



CONFIRMED MINUTES

OF THE

ORDINARY COUNCIL MEETING

27 MARCH 2025

These minutes were confirmed at a meeting held 1 May 2025 and signed below by the Presiding Person, at the meeting these minutes were confirmed.

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

Signed:

SHIRE OF BROOME
ORDINARY COUNCIL MEETING
THURSDAY 27 MARCH 2025
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	6
6.	APPLICATIONS FOR LEAVE OF ABSENCE.....	7
7.	CONFIRMATION OF MINUTES	7
8.	PRESENTATIONS / PETITIONS / DEPUTATIONS.....	8
9.	REPORTS FROM OFFICERS.....	9
9.1	PEOPLE.....	9
9.1.1	TEMPORARY CLOSURE OF CABLE BEACH VEHICLE ACCESS RAMP AND ADJUSTMENTS TO GANTHEAUME POINT DOG EXERCISE AREA	9
9.1.2	COMMUNITY SPORT AND RECREATION FACILITIES FUND (CSRFF) SMALL GRANTS 2025/26.....	21
9.2	PLACE	26
9.2.1	AMENDMENT NO 1 TO LOCAL PLANNING SCHEME NO 7 - IMPLEMENTATION OF PRECINCT STRUCTURE PLANS.....	26
9.2.2	CHINATOWN OLD BROOME PRECINCT STRUCTURE PLAN - CONSIDERATION OF SUBMISSIONS AND ADOPTION	107
9.2.3	CABLE BEACH PRECINCT STRUCTURE PLAN - CONSIDERATION OF SUBMISSIONS AND ADOPTION	228
9.2.4	SUCCESSFUL APPLICATION TO THE WESTERN AUSTRALIA BICYCLE NETWORK GRANTS PROGRAM	307
9.3	PROSPERITY	317
9.3.1	SHINJU MATSURI ACQUITTAL 2023 AND 2024 AND FUTURE REQUEST FOR FUNDING	317
9.4	PERFORMANCE	408
9.4.1	ANNUAL ELECTORS MEETING - 6 FEBRUARY 2025.....	408

9.4.2	MINUTES AND RECOMMENDATIONS FROM THE KIMBERLEY ZONE AND KIMBERLEY REGIONAL GROUP MEETING HELD 21 FEBRUARY 2025	430
9.4.3	MONTHLY PAYMENT LISTING - FEBRUARY 2025	581
9.4.4	MONTHLY FINANCIAL REPORT JANUARY - 2025	601
9.4.5	MONTHLY FINANCIAL REPORT FEBRUARY - 2025	630
10.	REPORTS OF COMMITTEES	663
11.	NOTICES OF MOTION WITH NOTICE.....	664
12.	NOTICE OF MOTION WITHOUT NOTICE	664
13.	BUSINESS OF AN URGENT NATURE.....	664
14.	MEETING CLOSED TO PUBLIC	664
15.	MEETING CLOSURE.....	664

**MINUTES OF THE ORDINARY COUNCIL MEETING OF THE SHIRE OF BROOME,
HELD IN THE COUNCIL CHAMBERS, CORNER WELD AND HAAS STREETS, BROOME,
ON THURSDAY 27 MARCH 2025, COMMENCING AT 5:00PM.**

1. OFFICIAL OPENING

The Chairperson welcomed Councillors, officers and members of the public and declared the meeting open at 5.12 pm.

2. ATTENDANCE AND APOLOGIES

ATTENDANCE

Councillors:	Shire President C Mitchell Cr D Male Cr S Cooper Cr J Lewis Cr J Mamid Cr P Matsumoto Cr E Smith Cr P Taylor Cr M Virgo	Shire President (via electronic attendance in accordance with <i>Administration Regulation 14C, 14CA</i>) Arrived at 5:22pm
Apologies:	Nil	
Leave of Absence:	Nil	
Officers:	Mr S Mastrolembo Mr J Hall Mr J Watt Ms N Roukens Ms K Wood Mr A Ahtong Ms R Doyle Ms K Cookson Ms T Pomery Ms K Minns Mr K Hirschmann Mr S Shafqat	Chief Executive Officer Director Infrastructure Director Corporate Services Acting Director Development & Community Manager Building & Planning Manager Health, Emergency & Rangers Manager Governance, Strategy & Risk Senior Administration & Governance Officer Marketing & Communications Coordinator Marketing & Communications Officer ICT Senior Support Officer ICT Support Officer
Media:	Nil	
Public Gallery:	L Westlake	

J Carpenter
W Shoveller
D Oliver
R Italiano
S Salmon
B Long
M Clark
T Skeen
T Strahan
N Flanagan
S Hunter
M Councillor

3. ANNOUNCEMENTS BY PRESIDENT WITHOUT DISCUSSION

Nil.

4. DECLARATIONS OF INTEREST

FINANCIAL INTERESTS (s5.60A)			
Councillor	Item No	Item	Nature of Interest
Cr S Cooper	9.2.1	Amendment No 1 to Local Planning Scheme No 7 - implementation of Precinct Structure Plans	I own property within the area of the scheme and structure plan.
Cr S Cooper	9.2.2	Chinatown Old Broome Precinct Structure Plan - Consideration of Submissions and Adoption	I own property within the area of the scheme and structure plan.
Cr P Taylor	9.2.1	Amendment No 1 to Local Planning Scheme No 7 - implementation of Precinct Structure Plans	I am the director of a company that owns property in Chinatown.
Cr P Taylor	9.2.2	Chinatown Old Broome Precinct Structure Plan - Consideration of Submissions and Adoption	I am the director of a company that owns property in Chinatown.
Cr E Smith	9.2.1	Amendment No 1 to Local Planning Scheme No 7 - implementation of Precinct Structure Plans	Have been engaged as a consultant for Nyamba Buru Yawuru (NBY). NBY own land throughout the areas of both Cable Beach and Chinatown Old Broome.
Cr E Smith	9.2.2	Chinatown Old Broome Precinct Structure Plan - consideration of submissions and adoption	Have been engaged as a consultant for Nyamba Buru Yawuru (NBY). NBY own land throughout the areas of both Cable Beach and Chinatown Old Broome.
Cr E Smith	9.2.3	Cable Beach Precinct Structure Plan -	Have been engaged as a consultant for Nyamba Buru Yawuru (NBY). NBY own land

		Consideration of submissions and Adoption	throughout the areas of both Cable Beach and Chinatown Old Broome.
Cr P Matsumoto	9.2.1	Amendment No 1 to Local Planning Scheme No 7 - implementation of Precinct Structure Plans	I own property in Chinatown Old Broome.
Cr P Matsumoto	9.2.2	Chinatown Old Broome Precinct Structure Plan - consideration of submissions and adoption	I own property in Chinatown Old Broome.
Mr S Mastrolembo	9.2.1	Amendment No 1 to Local Planning Scheme No 7 - implementation of Precinct Structure Plans	I own property in within the Old Broome precinct which is proposed to be rezoned.
Mr S Mastrolembo	9.2.2	Chinatown Old Broome Precinct Structure Plan - consideration of submissions and adoption	I own property in within the Old Broome precinct which is proposed to be rezoned.
Ms K Wood	9.2.1	Amendment No 1 to Local Planning Scheme No 7 - implementation of Precinct Structure Plans	I own property in the scheme amendment area and precinct structure plan area that is proposed to be rezoned.
Ms K Wood	9.2.2	Chinatown Old Broome Precinct Structure Plan - consideration of submissions and adoption	I own property in the scheme amendment area and precinct structure plan area that is proposed to be rezoned.
Cr M Virgo	9.3.1	Shinju Matsuri Acquittal 2023 and 2024 and Future Request for Funding	The Broome Visitor Centre has a partnership with Shinju Matsuri and I am the manager of the Broome Visitor Centre.

5. PUBLIC QUESTION TIME

Lesley Westlake provided one question prior to the meeting:

Question One (1)

Will the Shire review the minutes of motion 2 of lodgment 60 of the Resident's and Ratepayers meeting held in February 2025 so that the response is provided in the minutes of this meeting tonight. March 27th 2025, in listed agenda item 9.1.1 reflect the questions asked to be addressed in motion 2, thus ensuring the authenticity of the actual motion passed at the previous meeting?

Answer provided by Director Corporate Services:

The elector motion received prior to the Annual Elector Meeting held on 6 February 2025 contained a "preamble" or statement which was not included in the motion that was subsequently moved during the meeting. The motion, as written, was displayed to electors prior to being voted on, and was moved, seconded and passed by electors.

The Minutes of the Annual Electors Meeting, as published and circulated, were unanimously confirmed as being a true and accurate record of the meeting at the 27 February Ordinary Council Meeting.

An item has been listed on the Agenda tonight to allow Council to consider the elector motions moved at the Annual Electors Meeting. Officers have provided a recommendation in response to the referenced motion within that item, and elected members present tonight could propose an alternate motion should they see fit.

6. APPLICATIONS FOR LEAVE OF ABSENCE

COUNCIL RESOLUTION:

Minute No. C/0325/023

Moved: Cr P Matsumoto

Seconded: Cr E Smith

That Council grant Cr D Male a Leave of Absence from Councillor duties inclusive of 15th April 2025 through to 27th April 2025.

For the Motion: Shire President C Mitchell, Cr D Male, Cr S Cooper, Cr J Lewis, Cr P Matsumoto, Cr E Smith, Cr P Taylor and Cr M Virgo.

CARRIED UNANIMOUSLY 8/0

Cr J Mamid arrived 5:22pm electronically.

Cr Mamid declared that he could maintain confidentiality throughout the meeting as per Administration Regulation 14CA(5).

COUNCIL RESOLUTION:

Minute No. C/0325/024

Moved: Cr P Taylor

Seconded: Cr P Matsumoto

That Council grant Cr M Virgo a Leave of Absence from Councillor duties inclusive of 12th April 2025 through to 26th April 2025.

For the Motion: Shire President C Mitchell, Cr D Male, Cr S Cooper, Cr J Lewis Cr J Mamid, Cr P Matsumoto, Cr E Smith, Cr P Taylor and Cr M Virgo.

CARRIED UNANIMOUSLY 9/0

7. CONFIRMATION OF MINUTES

COUNCIL RESOLUTION:

Minute No. C/0325/025

Moved: Cr P Matsumoto

Seconded: Cr M Virgo

That the Minutes of the Ordinary Meeting of Council held on 27 February 2025, as published and circulated, be confirmed as a true and accurate record of that meeting.

For the Motion: Shire President C Mitchell, Cr D Male, Cr S Cooper, Cr J Lewis Cr J Mamid, Cr P Matsumoto, Cr E Smith, Cr P Taylor and Cr M Virgo.

CARRIED UNANIMOUSLY 9/0**COUNCIL RESOLUTION:****Minute No. C/0325/026****Moved: Cr S Cooper****Seconded: Cr M Virgo*****That the Minutes of the Special Meeting of Council held on 11 March 2025, as published and circulated, be confirmed as a true and accurate record of that meeting.*****For the Motion: Shire President C Mitchell, Cr D Male, Cr S Cooper, Cr J Lewis Cr J Mamid, Cr P Matsumoto, Cr E Smith, Cr P Taylor and Cr M Virgo.****CARRIED UNANIMOUSLY 9/0****8. PRESENTATIONS / PETITIONS / DEPUTATIONS**

There are no reports in this section.

9. REPORTS FROM OFFICERS

9.1 PEOPLE

A typographical amendment was made to the body of the officer report following publication of the agenda. This has been reflected in the minutes.

9.1.1 TEMPORARY CLOSURE OF CABLE BEACH VEHICLE ACCESS RAMP AND ADJUSTMENTS TO GANTHEAUME POINT DOG EXERCISE AREA

LOCATION/ADDRESS:	Gantheaume Point, UCL Lot 651 on Plan 415214
APPLICANT:	Nil
FILE:	RES 36477; LAW002
AUTHOR:	Acting Director Development & Community
CONTRIBUTOR/S:	Nil
RESPONSIBLE OFFICER:	Acting Director Development & Community
DISCLOSURE OF INTEREST:	Nil

SUMMARY:

Stage 2 of the Walmanyjun Cable Beach Foreshore Redevelopment is scheduled to begin in April 2025, necessitating the temporary closure of the existing Cable Beach vehicle access ramp. The Shire has obtained permission from the Kimberley Port Authority to extend the vehicle access area at Gantheaume Point for the project's duration.

This report recommends that Council, in accordance with section 3.50(4) of the Local Government Act 1995 and section 31(3A) of the Dog Act 1976, approve the temporary closure of the Cable Beach Vehicle Access Ramp for the duration of Stage 2 construction, extend the Gantheaume Point vehicle access area and adjust the dog on-leash area at Gantheaume Point for the same period.

BACKGROUND

Previous Considerations Cable Beach Vehicle Access Ramp

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 25 August 2022	Item 9.2.1
OMC 27 October 2022	Item 9.2.1
OMC 25 July 2024	Item 9.2.1

Previous Considerations Animal Management Plan

OMC 25 July 2024	Item 9.1.1
OMC 19 September 2024	Item 9.1.1

Cable Beach Vehicle Access Ramp

To protect nesting and hatching flatback turtles, the Shire of Broome has implemented seasonal closures of the Cable Beach vehicle access ramp during turtle nesting season. Historically, the ramp was closed to vehicles from December 1 to January 31. However, starting from the 2024 season, this closure has been extended through February, now spanning from December 1 to February 28.

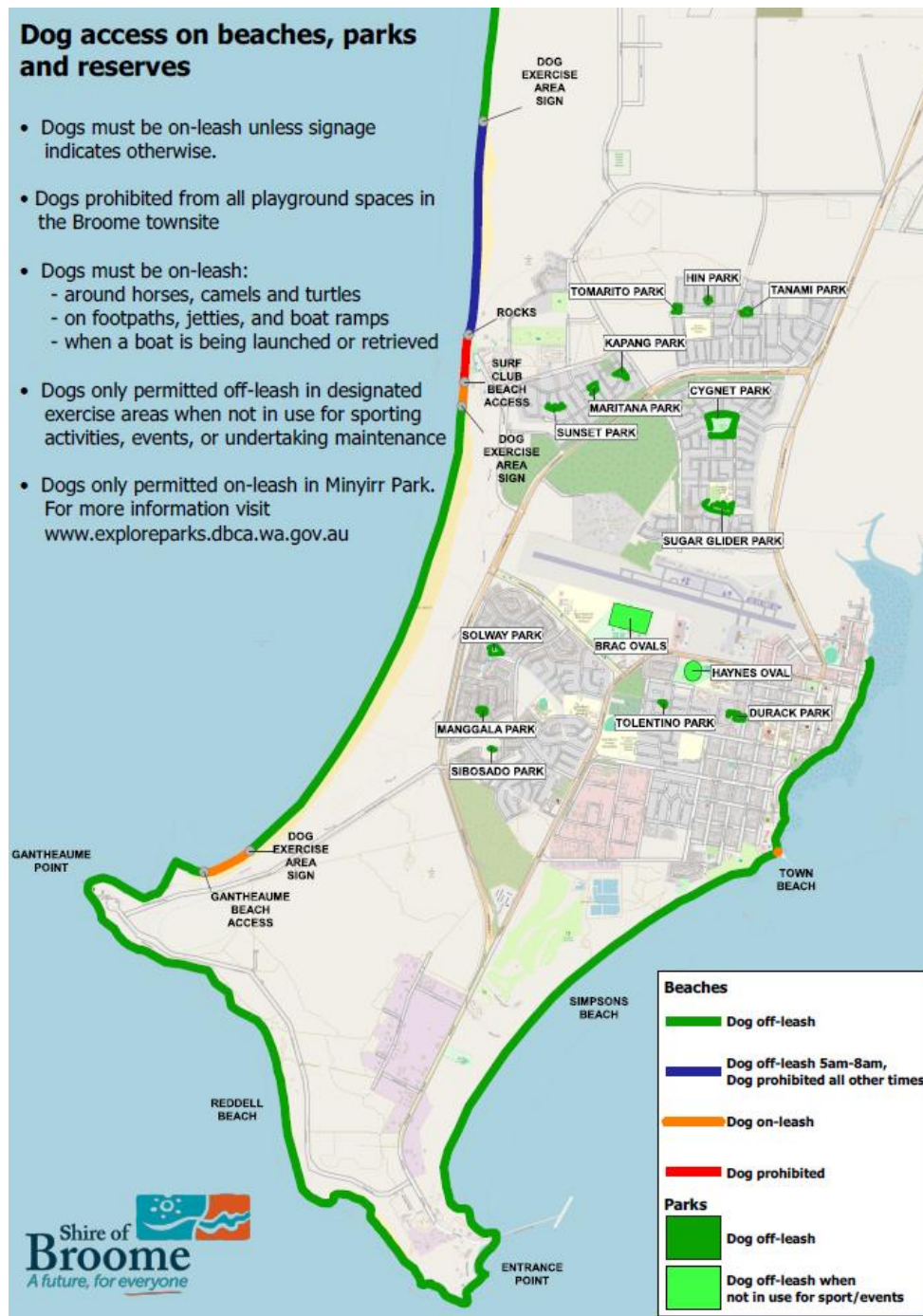
Animal Management Plan

The Shire of Broome's Animal Management Plan 2024 – 2028 was adopted at the Ordinary Council Meeting (OMC) on 19 September 2024. The plan was prepared to facilitate responsible animal management and seeks to achieve seven objectives:

1. Improve awareness and understanding of responsible and caring behaviour toward animals.
2. Increase adoption of responsible pet owner behaviours, related to registrations, microchipping, desexing, obedience training, excessive barking, and animal excreta.
3. Review animal access on local beaches to improve community safety and animal welfare.
4. Review dog access in local reserves, parks, playgrounds and outdoor sports facilities.
5. Improve the management of lost, stray and feral dogs and cats.
6. Minimise domestic animal impact on local wildlife.
7. Strengthen governance and enforcement.

The Shire's website has a full copy of the Animal Management Plan 2024 – 2028 (the Plan).

A key outcome of the Plan was to review dog exercise areas across the Broome townsite. The image below visually displays the dog exercise areas adopted by Council in the Plan.



The Plan included changing the dog off-lead areas at Gantheaume Point and requires dogs to be on-leash at all times in the vehicle access area. Dogs are permitted off-leash north of the Gantheaume Point vehicle access area.

The Walmanyjun Cable Beach Foreshore Redevelopment Stage 2 construction tender was awarded at a Special Meeting of Council on 11 March 2025.

Council Resolution:

(REPORT RECOMMENDATION)

Moved: Cr D Male

Minute No. C/0325/021

Seconded: Cr M Virgo

That Council:

1. **Note the recommendation in the Evaluation Report for RFT 24-10 Walmanyjun Cable Beach Foreshore Redevelopment Stage 2 as presented in Attachment 1;**

- 2. Accepts the Tender provided by CMA Contracting Pty Ltd as the most advantageous Respondent from which to form a Contract, after final contract negotiations, for RFT 24-10 Walmanyjun Cable Beach Foreshore Redevelopment Stage 2.**
- 3. Authorises the Chief Executive Officer to negotiate and sign the contract documentation following final contract negotiations and the appropriate financial due diligence, and negotiate contract variations during the works/project if necessary;**
- 4. Approve the inclusion of the Shire of Broome financial contribution to the Walmanyjun Cable Beach Foreshore Redevelopment Stage 2 as per the Long Term Financial Plan 2025-2040 of \$1,013,290 in municipal funds and \$2,231,710 in borrowings in the 25/26 Annual Budget;**
- 5. Recognises the additional grant funding secured and approve a budget amendment of \$6,106,852 Ex GST in the 2024/25 financial year to Expense Account 101131340 - Walmanyjun Cable Beach Foreshore Redevelopment Stage 2;**
- 6. Recognises the additional grant funding secured and approve a budget amendment of \$6,106,852 Ex GST in the 2024/25 financial year within Income Account 101131330 - Walmanyjun Cable Beach Foreshore Redevelopment Stage 2.**

Voting

For the Motion: Shire President C Mitchell, Cr D Male, Cr S Cooper, Cr J Mamid, Cr E Smith and Cr M Virgo.

Against the Motion: Cr J Lewis.

CARRIED BY ABSOLUTE MAJORITY 6/1

COMMENT

Construction of the Stage 2 Walmanyjun Cable Beach Foreshore Redevelopment is set to commence in April 2025 and will require the closure of the northern Cable Beach vehicle access ramp for the duration of the construction period. This is anticipated for be for a minimum of 12 months.

Essential service vehicles, licenced businesses, and emergency vehicles will be able to access Walmanyjun Cable Beach at the new vehicle ramp closer to the Broome Surf Club. This will not be open for vehicle access to the public.

The image below shows the extent of the Stage 2 construction footprint.



The Shire recognises that residents and tourists highly value vehicle access to the northern section of Walmanyjun Cable Beach. The Shire has explored alternative options to accommodate beach vehicle access in light of the temporary closure. Traffic counter data for Walmanyjun Cable Beach over time shows that approximately 60% of vehicle movements on the beach occur at Gantheaume Point and 40% occur north of the rocks.

As Gantheaume Point is already a popular location for driving onto the beach and parking, and with the anticipated increase in usage during the closure, there were concerns about congestion and potential safety risks. To mitigate these concerns, the Shire formally requested permission from the Kimberley Port Authority (KPA) to extend the designated vehicle access area at Gantheaume Point for the duration of the Stage 2 construction period. This would see the vehicle access area double in length. In December 2024, KPA granted approval for this request. Gantheaume Point (UCL Lot 651 on Plan 415214) is vested with the KPA under Section 25 of the *Port Authorities Act 1999*.

To support the increased activity at Gantheaume Point, the Shire will enhance Ranger presence during peak usage periods, such as sunset, to ensure compliance and safety. Additionally, the Shire will actively monitor and maintain the vehicle access ramp as needed to support safe and efficient use.

The image below visually shows the proposed changes to the vehicle access area and is also included in **Attachment 1**.



The 19 September 2024 OMC resolution only requires dogs to be on leash in the existing Gantheaume Point vehicle access area (430 metres). This decision was based on the diverse and conflicting uses at Gantheaume Point and attempted to create a safer space for all residents and users. This agenda item requests that Council consider extending the dog on-leash area to accommodate the extended Gantheaume Point vehicle access area (860 metres).

At the end of the Stage 2 construction period, the Gantheaume Point vehicle access area and dog-on-leash area will return to their current length (430 metres).

This report recommends that Council, in accordance with section 3.50(4) of the Local Government Act 1995 and section 31(3A) of the Dog Act 1976, approve the temporary closure of the Cable Beach Vehicle Access Ramp for the duration of Stage 2 construction, extend the Gantheaume Point vehicle access area and adjust the dog on-leash area at Gantheaume Point for the same period.

CONSULTATION

Extensive benchmarking, literature reviews, research and consultation were completed in the development of the Plan.

KPA were consulted and provided permission as landowners to develop this report recommendation.

Yawuru Park Council were advised of the proposed changes to the Gantheaume Point vehicle access area in developing this report recommendation.

STATUTORY ENVIRONMENT

Local Government Act 1995

Section 3.50 of the Local Government Act 1995 contains provisions for the closure of roads and includes 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 road for a period greater than four weeks.

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 Local Government 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;

Dog Act 1976

Administration of animal management within Western Australia is set out in legislation, the Dog Act 1976 – Section 31:

(3A) A local government may, by absolute majority as defined in the Local Government Act 1995 section 1.4, specify a public place, or a class of public place, that is under the care, control or management of the local government to be a dog exercise area.

POLICY IMPLICATIONS

Nil.

FINANCIAL IMPLICATIONS

Nil.

RISK

The following risks have been considered in the development of this report:

Risk	Type (Health, Financial Impact, Service Interruption, Compliance, Reputational, Property Environment)	Rank (based on measures of consequence and likelihood)	Mitigation
Residents and tourists express dissatisfaction with the temporary closure of vehicle access to the northern section of Walmanyjun Cable Beach during the Stage 2 construction period.	Reputational	Medium	The KPA has granted permission to temporarily extend the vehicle access area at Gantheaume Point, allowing for increased capacity during the Stage 2 construction period.
Potential public confusion regarding the designated on-leash and off-leash dog areas at Gantheaume Point due to the extended vehicle access area.	Reputational	Medium	Align the dog on-leash areas with the newly extended vehicle access area to minimise confusion and enable effective enforcement by Shire rangers. Install clear, updated signage to reduce confusion further. Launch a public communication campaign to inform the community about the changes in the dog on-leash and off-leash areas.
Increase usage at Gantheaume Point during the closure	Reputational and Safety	Medium	Ensure an increased Ranger presence during peak usage periods and

period of the northern vehicle access.			ensure the vehicle access ramp is regularly monitored and maintenance completed as required.
--	--	--	--

STRATEGIC ASPIRATIONS

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

Outcome 1 - A Safe Community

Objective 1.4 Encourage responsible animal management.

VOTING REQUIREMENTS

Absolute Majority

COUNCIL RESOLUTION

(REPORT RECOMMENDATION)

Minute No. C/0325/027

Moved: Cr D Male

Seconded: Cr S Cooper

That Council:

- 1. Pursuant to section 3.50(1a) of the Local Government Act 1995 closes the Cable Beach vehicle access ramp located on Reserve 36477 for the purposes of the Stage 2 Walmanyjun Cable Beach Foreshore Redevelopment for the duration of construction period, commencing in April 2025;**
- 2. Pursuant to section 3.50(1a) of the Local Government Act 1995 provides public notice of the closure as per point 1 above;**
- 3. Pursuant to Section 3.50(5) of the Local Government Act 1995 advise the Commissioner of Main Roads of the closure of the thoroughfare for the duration of the Stage 2 Walmanyjun Cable Beach Foreshore Redevelopment construction period;**
- 4. Extends the vehicle access area at Gantheaume Point for the duration of the Stage 2 Walmanyjun Cable Beach Foreshore Redevelopment as marked in Attachment 1, commencing in April 2025;**
- 5. Designates a Portion of Cable Beach as Dog Exercise Areas under section 31(3A) of the Dog Act 1976 as marked in Attachment 2;**
- 6. Requests the Chief Executive Officer to reinstate the vehicle access area and dog on-leash area at Gantheaume Point to their original size once the Stage 2 Walmanyjun Cable Beach Foreshore construction has finished;**
- 7. Publicly advertise the changes to the dog on-leash and off-leash areas at Gantheaume Point through the Shire's communication channels.**

For the Motion: Shire President C Mitchell, Councillor D Male, Cr S Cooper, Cr J Mamid, Cr P Matsumoto, Cr E Smith, Councillor P Taylor and Cr M Virgo.

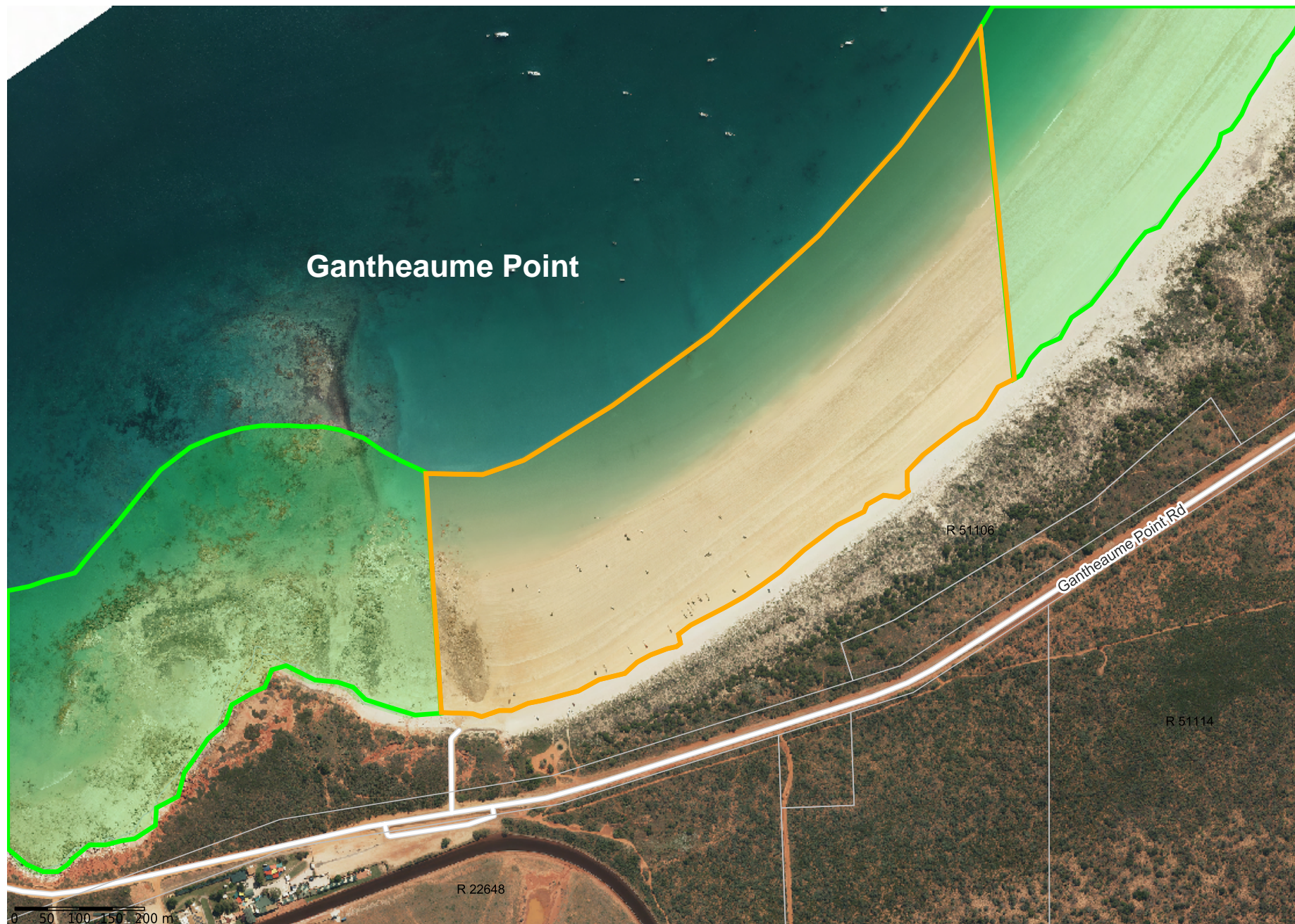
Against the Motion: Cr J Lewis.

<i>CARRIED BY ABSOLUTE MAJORITY 8/1</i>
--

Attachments

1. Attachment 1 - Vehicle Access Area
2. Attachment 2 - Dog On-Leash Area





9.1.2 COMMUNITY SPORT AND RECREATION FACILITIES FUND (CSRFF) SMALL GRANTS 2025/26

LOCATION/ADDRESS:	Cape Leveque Road, Broome WA 6725
APPLICANT:	Broome Motorcross Club
FILE:	GPC08
AUTHOR:	Manager Community Facilities
CONTRIBUTOR/S:	Place Activation & Engagement Officer (Community & Sporting)
RESPONSIBLE OFFICER:	Director Corporate Services
DISCLOSURE OF INTEREST:	Not applicable

SUMMARY:

The Community Sport and Recreation Facilities Fund, provided by the Department of Local Government Sport and Cultural Industries, requires Local Governments to endorse and rank applications received from within the municipality. The Shire of Broome has received one funding application for the 2025/26 small grants funding round for Council to review and consider.

BACKGROUND

Previous Considerations

Nil

The Community Sport and Recreation Facilities Fund (**CSRFF**) is a State Government funding program that provides financial assistance to community groups and local government authorities to develop basic infrastructure for sport and recreation, with an aim to maintain or increase participation in sport and recreation with an emphasis on physical activity.

The CSRFF application process requires all projects from within a local government area to be assessed and ranked in order of priority for the municipality. The assessment and ranking of projects are required to be endorsed by Council.

The Broome Motocross Club relocated to its current site on Cape Leveque Road in 2020. Prior to this the club shared a facility with Broome Speedway on Wattle Drive. The relocation of the Motorcross Club was funded by Landcorp (now Development WA), due to noise restrictions that would need to be adhered to with the expansion of residential lots in the Broome North development.

The relocation was based on a motorsports masterplan, but essentially ensured that the Motocross Club was able to achieve 'like for like' from the facility they had departed from.

COMMENT

The Broome Motorcross Club are proposing to build dirt kart track that complies with the Australian Independent Dirt Kart Association (**AIDKA**) Track Operation Manual. They intend to building the track on the southern portion of the site allocated for motorcross use and within the existing area leased to the Broome Motorcross Club.

In previous planning, this space was noted that it would 'remain uncleared until future funding permits track extension'. The club have indicated that the existing 1.6 kilometre motorcross track is sufficient for their club and event needs, and is the recommended length for the activities and events that the hold at the venue.

The Motorplex Masterplan allocated space for go kart use in the south eastern / central part of the full site. The absence of an established go kart club has meant that this has not yet eventuated. The proposal by the Motorcross Club is not to build the proposed track on the area allocated for the kart track in the masterplan, but to do this within the land parcel allocated for motorcross activities. This meaning there is no impact on the remainder of the masterplan already endorsed by Council.

From a property and leasing perspective, the club intends to place the new dirt kart track within its existing lease boundary. The management order designates the site for 'motorplex' purposes, which include go karting meaning the proposed project is consistent with the leasing arrangements of the site. The club holds a long term lease that expires in 2041.

Pending the successful securing of funding, a planning application will need to be submitted for the proposed works. As the site is located within a bushfire prone area, a Bushfire Attack Level (BAL) assessment will also be necessary. Additionally, as the proposed track is situated on land containing native bush, a clearing permit will need to be lodged with the Department of Water and Environmental Regulation.

One component of the project is to relocate an existing shipping container and retrofit to be used as a pit office, first aid room and air conditioned cool down space. Using a shipping container and undertaking works such as this will require assessment and approval from both a planning and building perspective.

The Shire of Broome's Sport and Recreation Plan 2021 – 2031 was developed following significant stakeholder and community consultation. The plan identified four key priority areas which included relevant actions and recommendations. The four priority areas are noted below:

- **Priority Area 1 – Clubs and Associations** – The focus of the priority is to build capacity within Broome Associations and Clubs who are volunteer based and provide a vital role in delivery of sport in Broome.
- **Priority Area 2 – Shire Facilities** – The focus of this priority is upgrades and additions to the Shire owned and operated facilities such as BRAC.
- **Priority Area 3 – Club Facilities** – The focus of this priority is upgrades and additions to Shire owned and Club operated facilities.
- **Priority Area 4 – Events and Carnivals** – The focus of this priority is attracting sporting events and carnivals to Broome.

Each of the priority areas were arranged to identify the actions required, responsibility for delivery, estimated costs and support for the action. Each action was also prioritised for scheduling on the following basis:

- **High priority** – Considered a very important strategic or operational priority to be delivered in the period 2022/23 to 2024/25.
- **Medium priority** - Considered an important strategic or operational priority to be delivered in the period 2025/26 to 2027/28.
- **Low priority** - Considered a strategic or operational priority to be delivered in the period 2028/29 to 2030/31.

The Broome Motocross Club hold a lease over the facility at which they operate, and were considered under Priority Area 3 – Club Facilities.

The comment from the Sport and Recreation Plan attributed to the Broome Motocross Club and associated facility is noted as shown below. At the time of the development of the plan, the club had not yet identified the dirt kart track as a priority project and as such was not included as an action or Shire of Broome priority.

Priority	Actions	Identified requirement
Low	Support the Broome Motocross Club with the provision of lighting for the track, upgrading of the facility amenity through the planting of trees and extension of pit area.	<p>The Motocross Club have recently located to a new facility located away from future residential areas. The facilities currently onsite are excellent. Motocross is well organised with the key priorities for the Club being to light the track to assist in being able to operate at night.</p> <p>When the track was developed, conduits were installed to future proof for lighting and the club has secured poles for usage through car park poles no longer required at a local shopping centre.</p> <p>The Club delivers a number of race meets that attract visitors to Broome.</p>

The CSRFF assessment process requires Local Governments to give a project rating, as well as a priority ranking of projects from within the municipality. The project options are as follows:

Rating	Project description
A	Well planned and needed by the municipality
B	Well planned and needed by the applicant
C	Needed by municipality, more planning required
D	Needed by applicant, more planning required
E	Idea has merit, more planning needed
F	Not recommended

The additional planning and building requirements that will need to be assessed and approved prior to construction being able to take place should the funding application be successful, lead officers to rate the project to be 'D – Needed by the applicant, more planning required'.

As the application is the only application received from within the Shire of Broome, officers recommend the project be ranked as the number one priority out of one application received.

CONSULTATION

Broome Motorcross Club have an active committee and have been liaising with the community in regard to the demand and community sentiment for this project to proceed. They have undertaken surveys advertised through social media and have received a largely positive response.

The project has been discussed with the Kimberley Office of the Department of Local Government, Sport and Cultural Industries (funding body), the Australian Independent Dirt Kart Racing Association (sport governing body) and Shire officers in various departments.

STATUTORY ENVIRONMENT

Nil.

POLICY IMPLICATIONS

Nil.

FINANCIAL IMPLICATIONS

Previous projects from Motorcross Club have requested unbudgeted and unprogrammed contributions from the Shire. The club has taken a different direction on this occasion and for this project is seeking a grant through the Community Development Fund (**CDF**) from the Shire of Broome.

The current funding round for the CDF closes on 20 March 2025, with applicants planned to be notified of results by 20 May 2025, and successful projects to be funded in the 2025/26 financial year.

Apart from the grant application through the CDF, there are no further financial implications for the Shire of Broome.

RISK

Due to the assessment process for the CDF occurring after the closing date for the CSRFF small grants, there is the risk that the CDF application will be unsuccessful and will leave a funding gap of \$10,000 in the project budget.

STRATEGIC ASPIRATIONS

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

Outcome 3 - A healthy, active community

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

VOTING REQUIREMENTS

Simple Majority

COUNCIL RESOLUTION:

(REPORT RECOMMENDATION)

Moved: Cr M Virgo

That Council:

Minute No. C/0325/028

Seconded: Cr E Smith

1. **Recommends the following application to the Department of Local Government, Sport and Cultural Industries Community Sport and Recreation Facilities Fund 2025-26 Small Grant round for funding as follows:**

Applicant	Project	Project assessment	Priority
Broome Motorcross Club	Dirt Kart Project	D (Needed by Applicant, more planning work required)	One

2. **Requests the Chief Executive Officer to inform the Department of Local Government and Cultural Industries of Council's decision in accordance with recommendation 1 above.**

For the Motion: Shire President C Mitchell, Cr D Male, Cr S Cooper, Cr J Lewis, Cr J Mamid, Cr E Smith and Cr M Virgo.

CARRIED UNANIMOUSLY 9/0

Attachments

1. CSRFF Small Grants - Motorcross Application (*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".

9.2 PLACE

The Chair advised that an amendment had been made to Attachment Two (Schedule of Modifications) within the report since publication of the agenda. This has been reflected in the minutes. A printed copy was provided to Council.

Cr E Smith has declared a Financial Interest in Item 9.2.1, the reason being “Have been engaged as a consultant for Nyamba Buru Yawuru (NBY). NBY own land throughout the areas of both Cable Beach and Chinatown Old Broome.”

Cr S Cooper has declared a Financial Interest in Item 9.2.1, the reason being “I own property within the area of the scheme and structure plan.”

Cr P Matsumoto has declared a Financial Interest in Item 9.2.1, the reason being “I own property in Chinatown, Old Broome.”

Cr P Taylor has declared a Financial Interest in Item 9.2.1, the reason being “I am the director of a company that owns property in Chinatown.”

Cr E Smith left the Chambers at 5:37 pm.

Cr S Cooper left the Chambers at 5:37 pm.

Cr P Matsumoto left the Chambers at 5:37 pm.

Cr P Taylor left the Chambers at 5:37 pm.

9.2.1 AMENDMENT NO 1 TO LOCAL PLANNING SCHEME NO 7 - IMPLEMENTATION OF PRECINCT STRUCTURE PLANS

LOCATION/ADDRESS:	Various
APPLICANT:	Shire of Broome
FILE:	PLA105 and LPS7/1
AUTHOR:	Manager Building & Planning
CONTRIBUTOR/S:	Nil
RESPONSIBLE OFFICER:	Acting Director Development & Community
DISCLOSURE OF INTEREST:	Financial Interest - Manager of Planning and Building and Chief Executive Officer

SUMMARY:

At the Ordinary Meeting of Council held 16 November 2023, Council resolved to adopt Amendment No 1 to Local Planning Scheme No 7 (**the Amendment**) and to adopt the Cable Beach and Chinatown/Old Broome Precinct Structure Plans for the purposes of seeking public comment.

In accordance with the *Planning and Development Act 2005*, an amendment to a Local Planning Scheme is required to be forwarded to the Minister for Planning and the Environmental Protection Authority prior to advertising. The Amendment was forwarded to these agencies who then requested several modifications. These changes were adopted by Council at the Ordinary Meeting held on the 29 August 2024.

The Scheme Amendment and Precinct Structure Plans were advertised for public comment between 30 September 2024 and 2 December 2024.

This report presents the submissions received on the Amendment and recommends that Council resolve to support the Amendment with modifications.

The submissions received and an assessment of the Precinct Structure Plans will be presented as separate agenda items.

BACKGROUND

Previous Considerations

OMC 26 May 2022	Item 9.2.1
OMC 25 August 2022	Item 9.2.5
OMC 16 November 2023	Item 9.2.2
OMC 29 August 2024	Item 9.2.2

COMMENT

At the Ordinary Meeting of Council (**OMC**) held on 26 May 2022, Council resolved to adopt the Local Planning Strategy for final approval by the Western Australian Planning Commission (**WAPC**). The Local Planning Strategy was endorsed by the WAPC in October 2023. The Local Planning Strategy identifies the need to review the existing Development Strategies that cover Chinatown, Old Broome and Cable Beach and to replace them with Precinct Structure Plans, to be prepared in a manner and form accepted by the WAPC.

At the OMC held on 25 August 2022, Council resolved to endorse the Communications and Stakeholder Engagement Plan to guide the preparation of Precinct Structure Plans for the Cable Beach and Chinatown/Old Broome Precincts. The initial community engagement (September and November 2022) and design engagement phases (March and April 2023) were undertaken and at the OMC held on 16 November 2023, Council resolved to adopt Amendment No 1 to Local Planning Scheme No 7 (the Amendment) and the Cable Beach and Chinatown/Old Broome Precinct Structure Plans for public comment.

Prior to commencing the statutory public comment period, the Amendment is required to be referred to the Minister of Planning (via the Department of Planning Lands and Heritage (**DPLH**)) and the Environmental Protection Authority (**EPA**). These agencies requested changes to be made to the document, which were adopted by Council at the OMC held on 29 August 2024. In summary the key changes were:

- Rezone the Cable Beach Precinct Structure Plan area from 'Tourism' to 'Urban Development'.
- Amend the vision of the Cable Beach Precinct Structure Plan due to the change in zoning.
- Incorporate land use permissibility's into the Cable Beach Precinct Structure Plan because of the change in zoning.
- Change the titles of the sub-precincts in the Cable Beach Precinct Structure Plan as could no longer refer to them as 'tourism'.

The Scheme Amendment and Precinct Structure Plans were advertised concurrently for public comment between 30 September 2024 and 2 December 2024.

Proposal

Amendment No 1 to Local Planning Scheme No 7 is required to implement the changes proposed in the Precinct Structure Plan. In summary the Amendment will:

- Rezone the individual parcels of land in Chinatown Old Broome that have been identified for change through the preparation of the Precinct Structure Plan.
- Rezone the Cable Beach Precinct from 'Tourism' to 'Urban Development'.
- Perform administrative amendments to the Scheme to reference the Precinct Structure Plans.

COMMENT

Now that the Scheme Amendment has been advertised for public comment, Council is required to consider the comments received and resolve whether to support the proposed Amendment with or without modification or to not support the proposed amendment. A review of the submissions and proposed modifications is set out below.

Summary of submissions

The Amendment was advertised concurrently with the two Precinct Structure Plans. At the close of the public comment period a total of 28 individual submissions were received. 23 of the submissions were in relation to the Scheme Amendment and a high level summary of the submissions is provided below:

Chinatown Old Broome Precinct:

- 1 submission of general support of zoning changes.
- 4 submissions requesting reinstatement of the Mixed Use zone;
- 7 objections to the proposed density increases;
- 6 objections to the proposed rezoning of the Chapple Street properties from 'Regional Centre' to 'Residential R10'.
- 1 submission in support of zoning changes and requesting increase in residential density; and

Cable Beach Precinct:

- 1 submission requesting amendment to the Urban Development objectives; and
- 1 from Tourism WA who did not support the rezoning on the Precinct from Tourism.

Two government departments also provided comments on the Amendment relative to both precincts.

A full copy of the submissions received, and officer's comments are set out in **Attachment No 1 – Schedule of Submissions**.

Some of the key matters raised in the submissions will be discussed below:

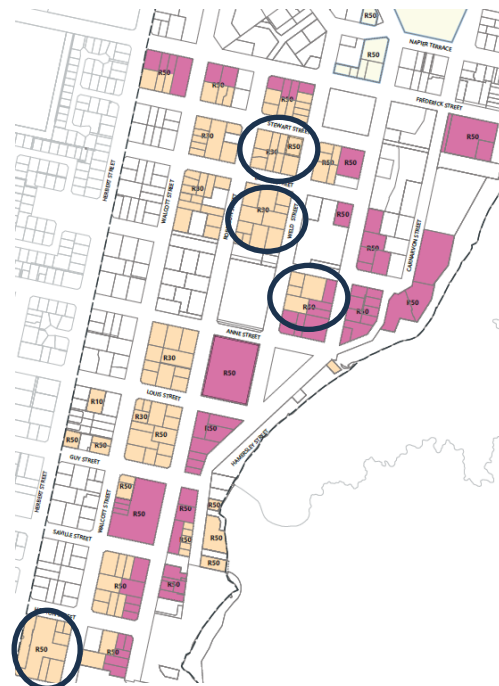
Reinstatement of the Mixed Use zone

Four submitters (submission 4, 11, 13 and 17) who were proposed to be rezoned from Mixed Use to Residential, requested that the Mixed Use zoning for their sites be retained. In general, the submitters wanted to maintain the Mixed Use zoning as it enables a greater variety of lands uses than the Residential zone.

The Amendment and Precinct Structure Plan does propose to scale back the extent of the Mixed Use zone throughout the precinct which is visually shown in the two images below.



Current Extent of Mixed Use Zoning in LPS7



Proposed Extent of Mixed Use zone in Amendment No 1

One of the primary drivers of reducing the Mixed Use zone was to consolidate commercial activity along Hamersley / Robinson Streets adjacent to Roebuck Bay and Town Beach, essentially linking Chinatown through to Town Beach and also to consolidate commercial activity along Frederick Street.

Three of the submissions requesting that the sites listed below be retained with the Mixed Use zone are supported as the properties generally joined key activity areas (Frederick Street) or adjacent to non-residential land uses (Weld Street):

- 10 Weld Street;
- 29, 31 and 33 Weld Street and 7 Hass Street;
- 15 Hopton Street, 84 and 86 Walcott Street and part of 21 Hopton Street.

The owner of 22 Weld Street (McDaniel House) also requested to be retained as Mixed Use zone. While the Mixed Use zoning was not supported in this case (due to the location being distant from either Frederick or Hamersley Street) the intent of the submission to allow a range of land uses to provide adaptive reuse of the State Registered Heritage Place was noted. It is therefore proposed to add an Additional Use to this site to accommodate the possible future land uses that would be appropriate for the site (such as Art Gallery, Reception Centre and so on).

Objections to the increase in density / Old Broome Special Character Area

There were seven submissions (submission 2, 3, 8, 9, 14, 15, 18) which objected to the proposed increase in residential densities within the Old Broome Special Character Area (**OBSCA**). These submitters objected to the increase in densities for various reasons, however the matter relevant to the consideration of the Amendment were concerns that increasing the density would negatively impact the character and heritage of the OBSCA. Figure 1

below shows the location of the OBSCA and with the pink highlights showing the areas the Amendment proposes to increase densities.

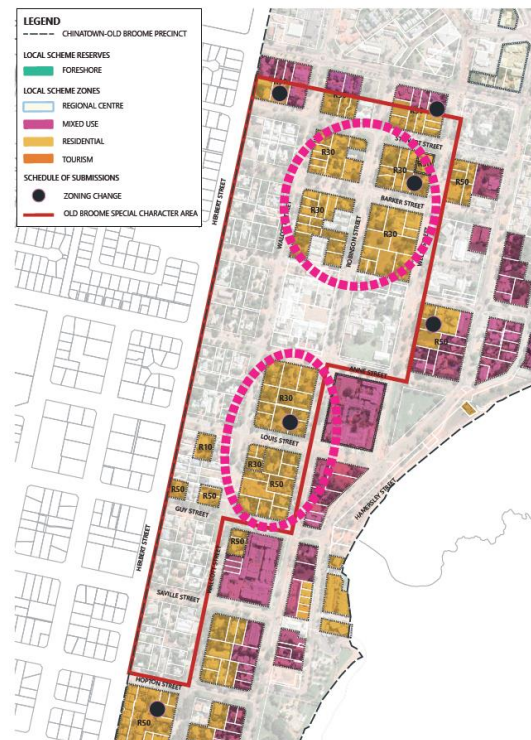


Figure One – Old Broome Special Character Area and proposed density increases

The role and significance of the OBSCA was considered through the preparation of the Amendment and Precinct Structure Plan. This included a review of the existing planning framework, including the Old Broome Development Strategy and Local Planning Policy 5.16 - Old Broome Development Strategy. Neither document clearly defines the specific built-form elements or heritage aspects of Old Broome that are to be retained through the designation of the OBSCA.

The most explicit guidance is found in Clause 2.4 of Local Planning Policy 5.16, which states that:

"Development within the Old Broome Special Character Area is to preserve the existing open character of the area."

While this area contains heritage listed and character properties, the defining elements of its character, such as wide streets, generous verges, and mature vegetation, are largely spatial and landscape-driven rather than built-form related. The Precinct Structure Plan incorporates controls to promote that these key features are maintained in the future.

The importance of the role and significance of the OBSCA, was tested during the design engagement process, where it was determined that retention of the OBSCA was desired. While it is not formally shown on the mapping, this is evidenced in the proposed zoning changes, whereby substantial areas of the existing R10 have been retained. There are two primary areas (as shown in Figure 1) where rezoning is proposed, justification is as follows:

1. The four urban blocks generally bounded by Walcott, Stewart, and Weld Streets and Broome Hospital. This area contains a number of large vacant, historic spot rezonings which have altered the character on some lots. This area has good proximity to major non-residential uses (e.g. Broome Hospital and Primary School).

2. The two urban blocks generally bounded by Anne, Walcott, Guy, and Robinson Streets. This area contains a prevalence of large sites predominantly cleared of vegetation, is situated near Roebuck Bay and the Robinson Street mixed use corridor and the Guy Street east-west corridor.

1.

In considering the submissions received, it has highlighted that the three properties on Anne Street (No 11-17), which contain State Registered Heritage Places (Maurice Lyon's Residence and United Church Manse) should be maintained at R10 due to the heritage qualities of these sites. Through the review of the submissions, it has also highlighted that additional controls for new development to provide Heritage Impact Statements where development is proposed on property adjacent to a Heritage Listed property, would promote that future development is sympathetic to existing heritage sites.

The Shire maintains its position that the proposed outcome achieves a good balance of character preservation, while supporting opportunities for infill in the right locations. With the development controls proposed through the Chinatown Old Broome Precinct Structure Plan, it is deemed that the character and heritage concerns raised can be managed and as such, with the exception of retaining the R10 Residential zoning over 11 – 17 Anne Street the Amendment is deemed appropriate.

Chapple Street

Six submissions (submissions 5, 6, 7, 10, 16 and 21) were received which objected to the proposed rezoning of land on Chapple Street from 'Regional Centre' to 'Residential R10'. The reason for the objection to the zoning changes related to reduce development potential with all six submissions expressing the change would trigger injurious affection (compensation). Figure 2 below shows the area in question and the individual properties which requested that the Regional Centre zone be retained (shown with the black dot).

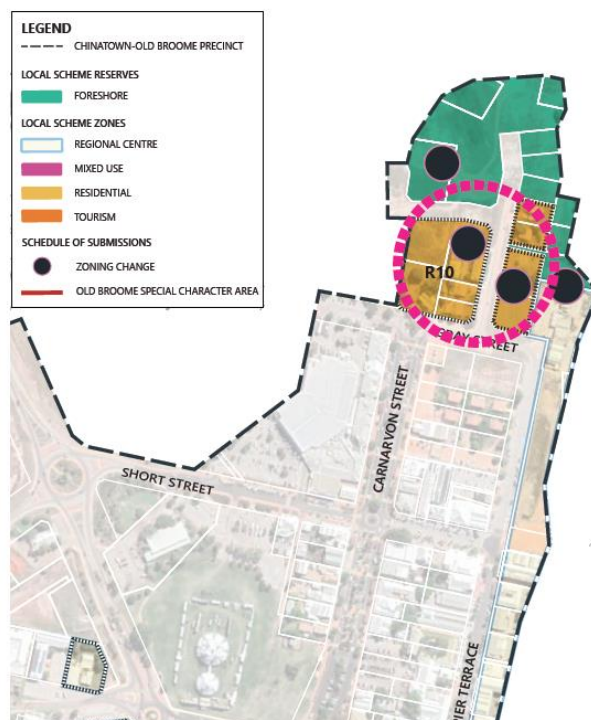


Figure 2 – Chapple Street properties

The Amendment sought to rezone the properties to Residential R10, based on the findings of the Shire's Coastal Hazard Risk Management and Adaptation Plan (CHRMAP) and the associated risks posed by coastal erosion and inundation north of Gray Street.

The CHRMAP identifies areas at risk of coastal processes (erosion and inundation) and provides guidance on land use planning to minimise potential future impacts on property, infrastructure, and public safety. Modelling shows that the area north of Gray Street, is at heightened risk of coastal processes over the medium to long term.

The CHRMAP has not earmarked this portion of Chinatown for coastal protection measures. Consequently, the Amendment proposed to rezone these sites to 'Residential R10' as planning decisions in this precinct should focus on limiting intensification of land uses. It is noted however that the Shire is in the process of reviewing the CHRMAP and it is therefore recommended all land held in private ownership be maintained at the 'Regional Centre' zoning pending the outcome of the review. It should also be noted, that any proposed development in this area, is required to address the CHRMAP and Local Planning Policy 5.23 Coastal Planning, which requires detailed consideration of coastal planning matters, which is likely to constrain development.

The following modifications are also proposed in this area:

- Lot 435 Chapple Street

In response to submission 16, it was identified that this lot which is privately owned was proposed to be zoned Foreshore Reserve, which as a mapping drafting error. If the Amendment was to proceed with this site being zoned Foreshore Reserve, it would trigger injurious affection. It is therefore proposed to modify the amendment for this site to maintain the current Regional Centre zoning. Note: future development on this site would still need to address coastal planning considerations.

- Lots 2076, 2075 and 2074 Chapple Street

In the drafting of the Amendment, it was thought that these lots were Crown Reserves, which is not the case, these vacant sites are held in freehold by the Aboriginal Lands Trust. To be consistent with the approach of the other freehold lots in the Chapple Street area, it is proposed that these sites be zoned Residential R10.

Support and increase density requested

Submission No 12 supported the proposed zoning increases and requested that three sites on the corner of Louis Street and Robinson Street be increased from the proposed R30 density to R50, the location is shown in Figure 3 below.

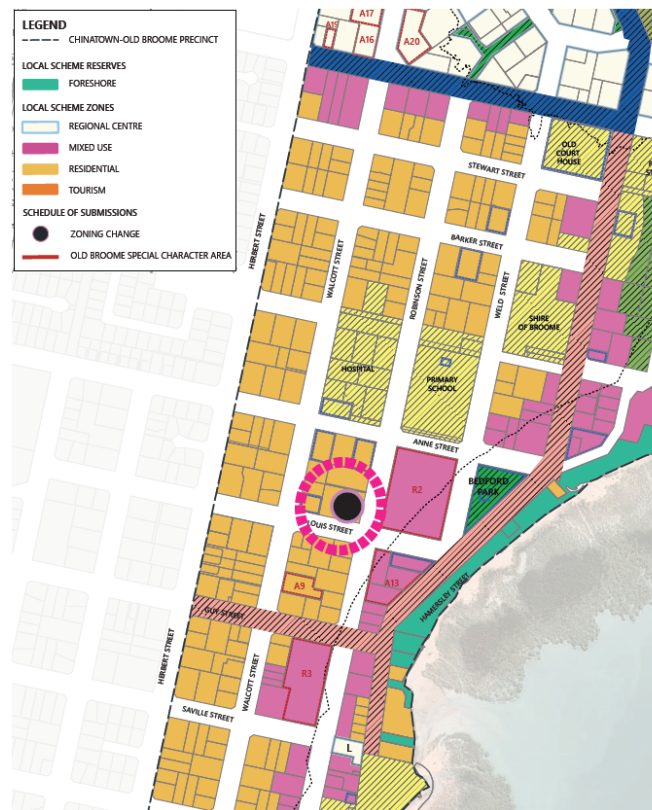


Figure 3 – Request for increase to R50 density

The increase density is being sought to provide an improved dwelling yield for these sites and also to be consistent with the density of the land to the immediate south (which is proposed to be R50).

Officers support the intent of this submission and recognises the strategic merits of the request, including its alignment with the objectives outlined in the COBPSP. Specifically, the requested R50 density coding:

- Aligns with the surrounding built form and streetscape, creating a consistent urban interface at the eastern end of Louis Street.
- Capitalises on the site's corner location adjoining Residential R50 and Mixed-Use R50 zones.
- Supports the broader planning principles of providing increased housing supply and opportunities for future joint ventures or consolidation.

Urban Development Zone in the Cable Beach Precinct

For the Cable Beach Precinct, the Amendment proposes to rezone the land from 'Tourist' to 'Urban Development'. Two submissions were received in this regard, submission 24 which requested amendment to the Urban Development objectives and submission 25 (Tourism WA) which objected to the Cable Beach Precinct being rezoned from 'Tourism'.

Firstly, it should be noted, that Council when adopting the Amendment in November 2023, proposed that the Cable Beach Precinct be retained in the 'Tourism' zone but sought to amend the objectives of the Tourism zone to delete the objective "to allow limited residential uses where appropriate" and replace with "to facilitate tourism and complimentary residential development, where an approved structure plan applies". The amendment to the objectives was proposed so the changes in the Cable Beach Precinct Structure Plan in relation to the tourist/residential split were capable of being implemented.

As part of seeking consent to advertise the Amendment, DPLH requested modifications to the Amendment, for the following reasons:

- it would not be consistent with the *Position Statement: Planning for Tourism and Short-term Rental Accommodation* as it outlines that residential development should be secondary to the tourism use.
- It would not be consistent with the Planning Reform agenda for consistent local planning schemes (i.e. DPLH will not support departures from the Model Provisions within the Planning and Development (Local Planning Schemes) Regulations 2015).

DPLH have therefore suggested that instead of maintaining the 'Tourism' zoning the Cable Beach Precinct could be rezoned to 'Urban Development'. Urban Development is a Model Provision zone and establishes that subdivision and development of land in the 'Urban Development' is to be in accordance with a Structure Plan. Therefore, with the zone being changed from 'Tourism' to 'Urban Development', the development controls (for both land use and built form) will be contained in the Precinct Structure Plan instead of the Local Planning Scheme.

The DPLH requested modifications were presented and adopted by Council at the August 2024 OCM. At the time it was noted changing the zoning to 'Urban Development' for the Cable Beach Precinct is not a preferred option, however given the Planning Reform and the need to have consistent local planning schemes, there was no other model zones that could be used and achieve the intent of the Precinct Structure Plan. It was therefore recommended that the Shire accept the requested changes and performed some modifications to the vision in the Precinct Structure Plan to highlight the intent to retain tourism as the primary land use at a precinct wide-scale.

Submission 23 (Tourism WA) objects to the rezoning of the Cable Beach Precinct from 'Tourism' to 'Urban Development'. The following reasons were cited:

- The wholesale rezoning of 'Tourism' land is not supported by Tourism WA, particularly given Cable Beach is one of Western Australia's most iconic regional tourism precincts.
- the proposal is inconsistent with the Western Australian Planning Commission's Position Statement – Planning for Tourism 2023 (the position statement) which establishes that areas used exclusively for strategic tourism precincts, such as Cable Beach, are to be zoned 'Tourism'.

Tourism WA also objected to the proposed changes to the Tourist/Residential spilt in the Precinct Structure Plan for the following reasons:

- There are concerns that it will result in residential becoming the predominant land use in the Cable Beach Precinct.
- The tourism character and amenity of the Cable Beach Precinct has not been defined. Tourism WA has concerns that in the absence of defined and measurable criteria, the proportion of tourism accommodation will be effectively reduced to 30 per cent.

While the points raised in the submission are noted, the Shire was not in a position to retain the 'Tourism' zoning and alter what has been raised as a key constraints to new development in the precinct, being that the predominate land use must be tourist (this is evidenced by lack of tourist development in the precinct, with the most recent tourist development being the Kimberley Sands resort, which was approved in 2005, and the Billi, which was approved in 2010).

While the Amended proposes to change the zoning in the precinct from 'Tourism', it is considered that the tourism intent still remains through the precinct objectives and land use restrictions and permissibility.

The review of the tourism land use within the precinct has been undertaken with consideration for the policy objectives and measures outlined in the WAPC's Position Statement: Planning for Tourism and Short-Term Rental Accommodation (which is outlined in Part 2 of the Precinct Structure Plan). The review also considered the future demand for tourism accommodation and this demonstrated that there is currently an oversupply of Tourism zoned land and the proposed planning framework changes through the Amendment and Precinct Structure Plan will enable future tourism demand to be met.

In relation to the tourist/residential split, the proposed approach in the Precinct Structure Plan provides greater flexibility in delivering alternative land uses (residential and commercial) which can be the catalyst for future tourism development and will also lead to improved activation of the precinct. The allowance for greater residential development provides flexibility for land use changes over time and adapts to a range of tourism delivery options. The planning framework changes proposed allows significantly greater flexibility to encourage development and investment in the area.

If the planning framework is not altered, it is unlikely to result in new development in the precinct, meaning that future accommodation demands will not be met and the visions of activating the precinct will not be realised.

Based on the above, it is not proposed to modify the Amendment or the Precinct Structure Plan in this regard.

Submission 24, submitted that the Urban Development objectives should be amended to align with the vision of the Precinct Structure Plan which is to 'retain and promote tourism character and land use'. While there would be merit to altering the Urban Development objective, this will not align with the Planning Reform agenda and therefore no change is recommended.

Proposed modifications

In response to the submissions received, modifications have been recommended to the Scheme Maps to address the discrete zoning changes requested where merit existed. The modifications are detailed in **Attachment No 2**. There are a total of 7 mapping modifications proposed and one text modifications (to capture the Additional Use proposed over 22 Weld Street).

Summary

After considering the submissions received it is recommended that Council resolve to support the Amendment with modifications as outlined above and detailed in **Attachment No 2**.

CONSULTATION

The following consultation was undertaken for the Amendment:

- Written notification to all landowners which were subject to a zoning change;

- Written notification to any person who has registered an interest in the Precinct Structure Plan project or has attended prior engagement sessions;
 - Update to the Social Pinpoint engagement platform;
 - Print website and social media notices;
 - Direct engagement with key landowners;
 - Community drop in session in each precinct; and
 - Written notification to government departments.
- 2.

The statutory comment period is 42 days for the Amendment and Precinct Structure Plan, however to ensure that members of the community had adequate time to review and prepare a submission an extended comment period was provided.

The community engagement period commenced on the 30 September 2024 and concluded on 2 December 2024, which is in excess of 90 days.

The schedule of submissions is included as **Attachment No 1** and details all the submissions received and recommendations in relation to the matters raised. A summary of the matters raised in the submissions is detailed in the officers comments section above.

STATUTORY ENVIRONMENT

Planning and Development Act 2005

Planning and Development (Local Planning Schemes) Regulations 2015

50. Consideration of submissions on standard amendments

- (2) *The local government —*
- (a) *must consider all submissions in relation to a proposed standard amendment to a local planning scheme lodged with the local government within the submission period; and*
 - (b) *may, at the discretion of the local government, consider submissions in relation to the proposed amendment lodged after the end of the submission period but before the end of the consideration period.*
- (3) *Before the end of the consideration period for a proposed standard amendment to a local planning scheme, or a later date approved by the Commission, the local government must pass a resolution —*
- (a) *to support the proposed amendment without modification; or*
 - 3.
 - (b) *to support the proposed amendment with proposed modifications to address issues raised in the submissions; or*
 - (c) *not to support the proposed amendment.*

POLICY IMPLICATIONS

If the Scheme Amendment is gazetted and the Precinct Structure Plans are approved, the following Policies will need to be reviewed and/or revoked:

- 5.13 – Design Guidelines Town Centre zone;
- 5.16 – Old Broome Development Strategy; and
- 5.19 – Strata Titling of Tourist Developments in the Tourist zone.

FINANCIAL IMPLICATIONS

Nil.

RISK

Nil.

STRATEGIC ASPIRATIONS

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

Outcome 6 - Responsible growth and development with respect for Broome's natural and built heritage

Objective 6.1 Promote sensible and sustainable growth and development.

Objective 6.2 Protect significant places of interest.

Objective 6.3 Create attractive, sustainable streetscapes and green spaces.

VOTING REQUIREMENTS

Simple Majority

COUNCIL RESOLUTION

(REPORT RECOMMENDATION)

Minute No. C/0325/029

Moved: Shire President C Mitchell

Seconded: Cr M Virgo

That Council:

1. ***In accordance with Regulation 50(2) of the Planning and Development (Local Planning Schemes) Regulations 2015, notes the submissions received in respect to Amendment No 1 to the Shire of Broome's Local Planning Scheme No 7 and endorses the response to the submissions as contained in Attachment No 1.***
2. ***In accordance with Regulations 50(3)(b) of the Planning and Development (Local Planning Schemes) Regulations 2015, determines to support with modifications, Amendment No 1 to the Shire of Broome's Local Planning Scheme No 1 as shown in Attachment No 2.***
3. ***In accordance with Regulation 35(2) of the Planning and Development (Local Planning Schemes) Regulations 2015, determines that the amendment referred to in resolution 2 above is a standard amendment for the following reasons:***
 - (i) ***It is generally consistent with the objectives of the relevant zone or reserve;***
 - (ii) ***It is generally consistent with a local planning strategy that has been endorsed by WAPC;***

- (iii) It does not result in any significant environmental, social, economic or governance impacts on land in the Scheme area; and**
- (iv) the amendment is not a complex or basic amendment.**

For the Motion: Shire President C Mitchell, Cr D Male, Cr J Mamid and Cr M Virgo.

Against the Motion: Cr J Lewis.

CARRIED 4/1

Attachments

1. Schedule of Submissions
2. Schedule of Modifications

**ATTACHMENT NO 1 - SCHEDULE OF SUBMISSIONS
AMENDMENT NO 1 TO LOCAL PLANNING SCHEME NO 7**

No.	Submitter	Summary of Submission	Local Government Response	Local Government Recommendation
1.	Agnus Turner	<p>I would like to offer support of the plans to improve density and allow more people to reside and mixed use for Old Broome Residential. Given environmental pressures and needs urban infill in a very stretched residential market, I think these changes will be helpful.</p> <p>I am an owner of 45 Walcott St and happy for the changes proposed below: Old Broome residential</p> <p>Numerous properties on Weld, Robinson, Barker and Stewart Streets are rezoned from Mixed Use to Residential (R30 and R50) to consolidate mixed use development along the Hamersley / Robinson Street north-south spine, and to promote infill development. Numerous properties rezoned from Residential (R10) to Residential (R30 and R50) to support future infill development.</p>	<p>Submission's support for the Amendment is noted.</p>	<p>That the submission be noted.</p> <p>No change recommended.</p>
2.	Maxine Clark	<p>I write to formally object to the proposed changes to the Old Broome Precinct Structure Plan that would increase the number of dwellings in the area. My concerns are based on several critical issues, which I outline below:</p>	<p>The concerns regarding potential impacts of infill development as a result of the COBPSP are noted.</p> <p>The background reporting has demonstrated that with the proposed zoning changes, the precinct could accommodate between approximately 300-1,000 additional dwellings across the 133 hectares in the precinct. It is important to note that this capacity analysis assumes that all identified lots are developed to their full potential which would take many years to occur, if at all, as it relies on the activity of private landowners.</p>	<p>That the submission be noted.</p> <p>No change recommended.</p>

**ATTACHMENT NO 1 - SCHEDULE OF SUBMISSIONS
AMENDMENT NO 1 TO LOCAL PLANNING SCHEME NO 7**

No.	Submitter	Summary of Submission	Local Government Response	Local Government Recommendation
		<p>a. Existing Parking and Traffic Issues Old Broome already faces significant parking and traffic challenges, particularly around key locations such as Broome Primary School, the hospital, the Staircase to the Moon viewing area, and the weekend markets. Increasing the number of dwellings will exacerbate these problems, creating further congestion and safety concerns for both residents and visitors.</p> <p>b. Ageing Infrastructure The infrastructure in Old Broome is already under strain, with water pipes frequently bursting or experiencing low pressure. An increase</p>	<p>The delivery of well-located housing in existing areas of the Broome Townsite remains a priority of the Shire to help alleviate the housing crisis, aligning with the intent of the Shire's Local Planning Strategy.</p> <p>Responses to individual issues are provided below:</p> <p>a. Existing Parking and Traffic Issues Regarding parking issues around key locations such as the hospital and school, the PSP acknowledges these issues and identifies in Part 1 (P1-Table 5) that the Western Australian Country Health Service is required to develop a Parking Management Strategy for this area as a short-term action. The Shire will continue to advocate for improvements in these key locations.</p> <p>The Traffic Impact Assessment has determined that even in a maximum build out scenario the majority of roads will be able to cope with additional traffic flows. All new residential parking is required to be accommodated on site and in limited circumstances, parking for mixed use development may be developed in the verges in line with the Shire's existing Local Planning Policy 5.6 – Parking.</p> <p>b. Ageing Infrastructure Existing infrastructure issues highlight the need for investment and renewal, which can be supported by</p>	

**ATTACHMENT NO 1 - SCHEDULE OF SUBMISSIONS
AMENDMENT NO 1 TO LOCAL PLANNING SCHEME NO 7**

No.	Submitter	Summary of Submission	Local Government Response	Local Government Recommendation
		<p>in dwellings will place additional pressure on these systems, leading to higher maintenance costs and potential service disruptions. Street lighting is also insufficient in many areas, raising safety concerns that would be worsened by higher population density.</p> <p>c. Environmental Concerns Old Broome is significantly hotter behind the Mangrove Hill due to reduced airflow and shading. Adding two-storey dwellings will amplify the urban heat effect, making the area less liveable and environmentally sustainable.</p> <p>d. Increased Rubbish and Waste Management Challenges Higher population density will result in more waste, which could overwhelm the current waste management infrastructure and negatively impact the cleanliness and appeal of the area. The increase in waste will likely find its way into Roebuck Bay, posing a significant threat to its already fragile and unique ecosystem.</p> <p>e. Loss of Historic and Cultural Character Old Broome is one of the few original town settlements remaining, and its unique character and charm are integral to its appeal for both residents and visitors.</p>	<p>infill development. The Water Corporation have confirmed that no upgrades will be required to their infrastructure as a result of increase in densities proposed through the Precinct Structure Plan and existing customers will not be impacted. Upgrades to street lighting will be considered as part of future streetscape upgrades.</p> <p>c. Environmental Concerns Two storey dwellings are already permitted in the COBPSP area per the requirements of the Residential Design Codes (Volume 1 and 2). This is not proposed to change.</p> <p>d. Increased Rubbish and Waste Management The COBPSP provides a framework which enables infill development to occur. This will take many years to occur. The Shire is well equipped to manage it's waste operations equal to this growth. Further, larger development will be required to prepare Waste Management Plans under the COBPSP.</p> <p>e. Loss of Historic and Cultural Character / Local Vegetation Increased density does not necessarily mean losing Old Broome's historic charm. The COBPSP promotes sensitive infill development which seeks to retain the character of Old Broome by requiring new buildings to align with stricter landscape controls (compared to what exists today). Regarding built</p>	

**ATTACHMENT NO 1 - SCHEDULE OF SUBMISSIONS
AMENDMENT NO 1 TO LOCAL PLANNING SCHEME NO 7**

No.	Submitter	Summary of Submission	Local Government Response	Local Government Recommendation
		<p>Replacing old-style houses and vegetation with overpopulated, modern developments would irreversibly damage the area's historical and cultural significance.</p> <p>The charm of Old Broome is a key draw for tourism, which supports the local economy. Preserving its heritage is vital for maintaining this appeal.</p> <p>f. Impact on Local Vegetation and Aesthetics The removal of mature vegetation to accommodate more dwellings would further diminish the area's natural beauty, increase temperatures, and reduce shade for residents and wildlife.</p> <p>In conclusion, I strongly urge the Council to reconsider this proposal. Instead of increasing density, I recommend implementing planning guidelines that focus on preserving the history, character, and environment of Old Broome for future generations.</p>	<p>heritage, heritage listed properties are protected through the Shire's Local Planning Scheme.</p> <p>f. Impact on Local Vegetation and Aesthetics A key principle of the COPSP is to promote that a prominent tree canopy can be maintained. It is acknowledged that with redevelopment some trees may be lost in the short-term, however, the planning framework includes landscape and open space controls which will ensure that new development is supported by planting of trees.</p>	
3.	Greg Clark	<p>I am writing to formally object to the proposed changes to the zoning codes in Old Broome. As a long-term resident who purchased a home in the area in 2002, I am deeply concerned about the impact these changes will have on our community, infrastructure, and the unique character of the area.</p>	<p>The concerns regarding potential impacts of infill development as a result of the COBPSP are noted. The background reporting has demonstrated that with the proposed zoning changes, the precinct could accommodate between approximately 300-1,000 additional dwellings across the 133 hectares precinct. It is important to note that this capacity analysis assumes that all identified lots are developed to their full potential which would take many years to occur, if at all, as it relies on the activity of private landowners.</p>	<p>That the submission be noted.</p> <p>No change recommended.</p>

**ATTACHMENT NO 1 - SCHEDULE OF SUBMISSIONS
AMENDMENT NO 1 TO LOCAL PLANNING SCHEME NO 7**

No.	Submitter	Summary of Submission	Local Government Response	Local Government Recommendation
		<p>a. Traffic Congestion, Safety Risks and Parking Old Broome already experiences significant traffic congestion, particularly near Broome Primary School and the hospital. Increasing the population density in this area will make these issues far worse, creating unsafe conditions for children walking or riding their bikes to and from school. As traffic worsens, parents may feel compelled to drive their children, further contributing to congestion.</p> <p>Parking is already insufficient in critical areas, including near the school and hospital. Additional residents and visitors brought by higher-density development will exacerbate these shortages, increasing frustration and making daily life more difficult for everyone in the area.</p> <p>b. Ageing Infrastructure The infrastructure in Old Broome is not capable of supporting increased density. Roads, water, and drainage systems are aging and already under strain. These systems were not designed to handle the demands of high-density living, and without substantial and costly upgrades, they will fail to meet the needs of the community.</p>	<p>The delivery of well-located housing in existing areas of the Broome Townsite remains a priority of the Shire to help alleviate the housing crisis, aligning with the intent of the Shire's Local Planning Strategy.</p> <p>Responses to individual issues are provided below:</p> <p>a. Traffic Congestion, Safety Risks and Parking The Traffic Impact Assessment has determined that even in a maximum built out scenario the majority of roads will be able to cope with the additional traffic flows. All new parking is encouraged to be accommodated on-site, however, the Shire already has a policy which allows consideration of verge parking for Mixed Use development, only if design principles can be achieved.</p> <p>Regarding parking issues around key locations such as the hospital and school, these are independent issues which the Shire are aware of. The PSP acknowledges these issues and identifies in Part 1 (P1-Table 5) that the Western Australian Country Health Service is required to develop a Parking Management Strategy for this area as a short-term action.</p> <p>b. Ageing Infrastructure Existing infrastructure issues highlight the need for investment and renewal, which can be supported by infill development. The Water Corporation have confirmed that no upgrades will be required to their infrastructure as a result of increase in densities proposed through the Precinct Structure Plan and</p>	

**ATTACHMENT NO 1 - SCHEDULE OF SUBMISSIONS
AMENDMENT NO 1 TO LOCAL PLANNING SCHEME NO 7**

No.	Submitter	Summary of Submission	Local Government Response	Local Government Recommendation
		<p>c. Preservation of Low-Density Living I chose to live in Old Broome because of the low-density lifestyle it offers. This area provides space, tranquillity, and a strong sense of community that would be irreparably damaged by high-density development. Residents value the unique feel of the area, which stands in stark contrast to newer, more densely populated developments.</p> <p>d. Protection of Historical and Cultural Heritage Old Broome is one of the last original townships in Western Australia that has not been overdeveloped. Broome Primary School, one of the oldest schools in the state, and many historic buildings define the character of this area. Replacing older homes with modern high density housing will destroy the heritage and charm that both residents and visitors cherish.</p> <p>e. Alternative Development Areas There is ample opportunity for development in other areas, such as Cable Beach, Roebuck Estate, and Broome North. These areas can accommodate the town's growth without compromising Old Broome's unique character or placing undue stress on its infrastructure and residents.</p>	<p>existing customers will not be impacted. See comments above in relation to roads.</p> <p>c. Preservation of Low-Density Living Increased density does not necessarily mean losing Old Broome's historic charm. The COBPSP promotes sensitive infill development which seeks to retain the character of Old Broome by requiring new buildings to align with stricter landscape controls (compared to what exists today). Regarding built heritage, heritage listed properties are protected by through the Shire's Local Planning Scheme.</p> <p>d. Protection of Historical and Cultural Heritage. Refer to comments above.</p> <p>e. Alternative Development Areas Through its draft Local Planning Strategy, the Shire has carefully considered all alternative locations for future urban growth. Cable Beach and Broome North are already earmarked for future growth, while Roebuck Estate has limited remaining development capacity. The benefit of the COBPSP is that it provides a short-medium term opportunities for accommodating growth, in areas which can make better use of existing infrastructure.</p>	

ATTACHMENT NO 1 - SCHEDULE OF SUBMISSIONS
AMENDMENT NO 1 TO LOCAL PLANNING SCHEME NO 7

No.	Submitter	Summary of Submission	Local Government Response	Local Government Recommendation
		<p>f. Consideration for Granny Flats</p> <p>As an alternative to high-density developments, I suggest that the Shire consider reducing some regulations to allow property owners with large blocks to add granny flats. This would provide residents with a more flexible and community-friendly way to adapt to changing family needs-whether to care for aging parents, support adult children, or create a home office. Such an approach would encourage sustainable growth while preserving Old Broome's low-density charm.</p> <p>In conclusion, I strongly urge the Shire to reconsider the proposed zoning changes and explore more balanced solutions. Increased density will create unsafe conditions for children, overwhelm aging infrastructure, and permanently alter the low-density charm and historical significance of Old Broome. Thoughtful alternatives like the inclusion of granny flats can help meet the needs of the community without sacrificing its character.</p> <p>Thank you for considering this submission. I trust the Shire will prioritize the well-being of its residents and the preservation of Old Broome's unique character in its decision-making process.</p>	<p>f. Consideration for Granny Flats</p> <p>Under the recently gazetted R-Codes Volume 1, the State Government has provided much greater flexibility on ancillary dwellings (granny flats). This is a position which has not been altered through the PSP.</p>	
4.	Argyle Cattle Company Pty Ltd	<p>Introduction/Context</p> <p>This submission is made on behalf Daiquiri Nominees Pty Ltd, which is the registered proprietor of properties at 22 Weld Street and 10 Barker Street, Broome which are located within and affected by the proposed Chinatown-Old Broome Precinct Structure Plan. Daiquiri was advised by letters dated 30 September 2024 from the Shire of Broome that the new Precinct Structure Plan under consideration for the Chinatown-Old Broome areas would, if approved in full, effect a zoning change for the above properties</p>	<p>The intent of the submission is acknowledged and understood. One of the primary drivers of rezoning the subject sites (and surrounding areas) from Mixed Use and Residential was to consolidate mixed-use and commercial activity along Hamersley / Robinson Streets adjacent to Roebuck Bay and Town Beach.</p>	<p>That the submission be noted.</p> <p>Scheme Maps</p> <p>New additional use introduced at Lot 92 (22) Weld Street and Lot 193 (10) Barker Street.</p>

**ATTACHMENT NO 1 - SCHEDULE OF SUBMISSIONS
AMENDMENT NO 1 TO LOCAL PLANNING SCHEME NO 7**

No.	Submitter	Summary of Submission	Local Government Response	Local Government Recommendation
		<p>from Mixed Use R10 to Residential R30. The Shire has invited submissions in respect of the draft PSP with a deadline on 2 December 2024.</p> <p>Daiquiri Nominees makes the following submissions with respect to the zoning changes that are proposed in the draft PSP and argues that the current Mixed Use R10 zoning should be retained. Daiquiri Nominees submits that the current Mixed Use R10 zoning should be retained for the properties for reasons which include the following:</p> <p>Heritage Listing Both house and garden at 22 Weld Street are Heritage listed under the WA <i>Heritage Act</i> and are listed on the municipal heritage register of the Shire of Broome, as McDaniel Homestead. The property is one of the oldest and best preserved of the remaining historic pearling masters' residences in Broome and is substantially unchanged structurally since it was constructed in the early 20th century.</p> <p>The Shire of Broome heritage registration can be found at https://inherit.dplh.wa.gov.au/public/inventory/details/7d7edad0-1fbc-4bd4-9325-902986d4e76b . The Heritage WA register assessment documentation can be found at https://inherit.dplh.wa.gov.au/Admin/api/file/bf62ca0b-c344-9441-5bfc-55c288cf4e44 . 10 Barker St is occupied and used in conjunction with 22 Weld Street as a single property, comprising a natural and spacious extension to the Weld Street garden with mature trees, including an established Boab, and a tennis court which adjoins the historic garden.</p>	<p>The costs required to upkeep the property to a standard befitting the site's State Heritage Register status is acknowledged, along with the limitations that a residential zoning may have on adaptive reuse.</p> <p>Notwithstanding the above, the Shire maintains its position that consolidating commercial / mixed use development on Hamersley Street is still the preferred outcome. A spot rezoning of this site, or rezoning the surrounding area to Mixed Use is not a desired outcome.</p> <p>However, given the unique circumstances of this site and reasons presented by the submitter, the Shire proposes an alternate solution which is to define an 'Additional Use' over the site which allows for the following uses as defined in the Shire's Local Planning Scheme No.7:</p> <ul style="list-style-type: none"> • Art Gallery, • Cinema/Theatre, • Community Purpose, • Consulting Rooms, • Market, • Reception Centre, • Recreation – private, • Restaurant/café, • Small bar. 	<p>Amend Schedule 1 to include site as additional use A26.</p> <p>Scheme Text Amend Schedule 1 of LPS7 to include A26, to allow the following additional uses on the property:</p> <p>Art Gallery; Cinema/Theatre; Community Purpose; Consulting Rooms; Market; Reception Centre; Recreation – private; Restaurant/café; and Small bar.</p>

ATTACHMENT NO 1 - SCHEDULE OF SUBMISSIONS
AMENDMENT NO 1 TO LOCAL PLANNING SCHEME NO 7

No.	Submitter	Summary of Submission	Local Government Response	Local Government Recommendation
		<p>Mixed Use zoning consistent with objectives of the WA Heritage Act The objectives of the <i>Heritage Act</i> include the following:</p> <p><i>Section 3(d) to encourage and facilitate the conservation, continuing use, development and adaptive reuse of places of cultural heritage significance in ways that represent high standards of heritage conservation and are in harmony with cultural heritage values.</i> (emphasis added).</p> <p>Retention of the property's Mixed Use zoning permits appropriate land-uses, development and adaptive reuse of the property consistent with this objective, whereas a R30 zoning focusing predominantly on an intensification of residential uses will not.</p> <p>Possible reuses The current Mixed Use zoning subject to development approval from the Shire of Broome, permits low impact non-residential use of the property, consistent with its heritage character. This includes a variety of uses such as a restaurant, a reception centre, art or exhibition gallery or for boutique shopping (possibly in conjunction with the Court House market). The synthetic tennis court would work well in conjunction with use of the properties for receptions.</p> <p>Potential for restoration and conservation costs to be offset by income generated from adaptive reuses of the property While under the <i>Heritage Act</i> the Heritage Council has limited power to make repair orders where '<i>as a consequence of neglect, works are required to prevent irreversible deterioration</i>' of a property, the Heritage Council has no power to order the conservation or maintenance of a heritage property.</p>		

ATTACHMENT NO 1 - SCHEDULE OF SUBMISSIONS
AMENDMENT NO 1 TO LOCAL PLANNING SCHEME NO 7

No.	Submitter	Summary of Submission	Local Government Response	Local Government Recommendation
		<p>It is recognised by the WA Heritage Council that restoration, conservation and maintenance of heritage properties will generally involve considerable ongoing expense, and that permitting appropriate commercial use of a heritage property can help offset conservation costs and encourage owners to undertake conservation and maintenance works.</p> <p>Since purchasing the properties in 2022, the owner has undertaken, at its own expense, extensive restoration, and conservation works in relation to both the buildings and the gardens. Continuing conservation and maintenance constitutes a substantial ongoing financial cost, not least for example in keeping water up to the large garden.</p> <p>Retention of a Mixed Use zoning means that there is an ongoing potential for the current and future owners to generate commercial income from the property to help offset the substantial cost of maintaining the property in a manner consistent with its heritage value.</p> <p>R30 Zoning inappropriate for this site</p> <p>The proposed new R30 zoning for much of Old Broome is designed we understand, to reflect the current residential use of much of the land, and at least in part, to relieve housing shortages in Broome by encouraging greater residential density development close to the Town Centre.</p> <p>R30 zoning is inappropriate for the site in circumstances where the buildings and gardens are Grade A Heritage listed, and where it is most unlikely that Heritage WA or Shire of Broome would permit</p>		

**ATTACHMENT NO 1 - SCHEDULE OF SUBMISSIONS
AMENDMENT NO 1 TO LOCAL PLANNING SCHEME NO 7**

No.	Submitter	Summary of Submission	Local Government Response	Local Government Recommendation
		<p>planning approval for residential infill housing as the highest and best use of the property By contrast the current Mixed Use R10 zoning facilitates sympathetic commercial uses while not incentivising excessive redevelopment of the land at the higher density coding.</p> <p>Location close to commercial precincts The property is located close to other mixed use and commercial use areas along Hammersley St and is close to the heritage listed historic Court House site which is used for a range of community purposes including the weekend Court House market. In this respect McDaniel Homestead has natural synergies with the historic core and the non-residential activity that occurs in the prevailing area.</p> <p>No appreciable benefit from a change of zoning The property is currently used for residential purposes only. While the owner has no immediate intention to seek development approval for an alternative use, there is no benefit or utility in changing the zoning to R30, which would preclude alternative uses, including those listed above, without securing any discernible planning advantage. As noted, limiting the potential scope of activities on the site where these are consistent with the properties heritage character as well as upzoning the land for residential development is counterproductive to the long term retention of its heritage character</p> <p>Public access to heritage site The advantages in preserving the ability to put the property to alternative non-residential uses includes the potential to use the property in a way that would facilitate public access to the site and</p>		

ATTACHMENT NO 1 - SCHEDULE OF SUBMISSIONS
AMENDMENT NO 1 TO LOCAL PLANNING SCHEME NO 7

No.	Submitter	Summary of Submission	Local Government Response	Local Government Recommendation
		<p>in this way showcase an important heritage asset to local Broome residents and to visitors. By contrast, a residential zoning would effectively lock the property up for use and access only by its residents.</p> <p>Any alternative use subject to development approval A Mixed Use zoning does not permit development or adaptive reuse as of right. Any use other than for home or home office occupation, will be subject to the Shire of Broome granting development approval. In this sense a Mixed Use R10 zoning retains protections for the property's heritage characteristics that prevent it from being put to inappropriate use.</p> <p>Conclusion For the reasons that have been outlined, it is submitted that the proposed Chinatown-Old Broome PSP be amended to remove the proposed zone changes for 22 Weld Street and 10 Barker Street, Broome and that the properties retain their Mixed Use R10 zoning. We welcome further discussion with the Shire in relation to this submission to ensure a suitable zoning outcome for these historic properties.</p>		
5.	Hudson McKenna	<p>I am writing to formerly object to the proposed zoning change for my property at 1/3 Chapple Street, Broome, under the above mentioned plan. Specifically, I strongly oppose the rezoning of my privately owned land from Regional Centre (R50) to Residential (R10).</p> <p>This rezoning will have significant negative implications for the use, value, and development potential of the property. The current Regional Centre (R50) zoning permits a range of commercial uses,</p>	<p>The Shire acknowledges the concerns raised regarding the proposed rezoning of this property from Regional Centre (R50) to Residential (R10).</p> <p>The reasoning behind this rezoning is based on the findings of the Shire's 2017 Coastal Hazard Risk Management and Adaptation Plan (CHRMAP) and the associated risks posed by coastal erosion and</p>	<p>That the submission be noted.</p> <p>Scheme Maps</p> <p>Change the zoning of Lot 2080 (No. 6) Gray Street, Lot 2080 (No. 6) Gray Street, Lot 2079 (No 1)</p>

ATTACHMENT NO 1 - SCHEDULE OF SUBMISSIONS
AMENDMENT NO 1 TO LOCAL PLANNING SCHEME NO 7

No.	Submitter	Summary of Submission	Local Government Response	Local Government Recommendation
		<p>which are critical to maintaining the economic viability and flexibility of the site. By rezoning the property to (R10), the proposed plan removes its commercial potential entirely, limiting its use to low- density residential purposes. This change significantly undermines the property's current and future functionality, particularly in light of its strategic location</p> <p>Furthermore, this rezoning constitutes a serious restriction on my rights as a landowner, significantly diminishing the flexibility and value of my property. The reduction in zoning density and the removal of commercial use options will adversely affect the property's economic potential. Such a change directly results in injurious affection, entitling me to claim compensation under relevant planning and compensation legislation.</p> <p>The proposed change does not appear to adequately consider the broader implications for landowners or the surrounding precinct. The loss of commercial zoning for this property contradicts the intent to foster a vibrant and functional regional hub, which relies on maintaining areas of mixed-use development.</p> <p>I respectfully request that the Shire of Broome reconsider the rezoning of my property at 1/3 Chapple Street and retain the current Regional Centre (RSO) zoning. This zoning better reflects the property's current and potential use and aligns with the broader goals of promoting economic and community activity in the Chinatown precinct.</p>	<p>inundation north of Gray Street, including the area encompassing this property.</p> <p>Coastal Erosion Risks and Land Use Planning The CHRMAP identifies areas at risk of coastal processes (erosion and inundation) and provides guidance on land use planning to minimise potential future impacts on property, infrastructure, and public safety. Modelling shows that the area north of Gray Street, where this property is located, is at heightened risk of coastal processes over the medium to long term.</p> <p>The CHRMAP does not earmark this portion of Chinatown for coastal protection measures.</p> <p>The Amendment therefore sought to rezone the land to limit intensification of land uses, including higher-density residential and commercial activities, which would exacerbate the risks to both private properties and public infrastructure in the future.</p> <p>Rationale for Rezoning Rezoning these properties to Residential (R10) reflects a precautionary approach to planning, ensuring that land use intensity aligns with the identified erosion and inundation risks.</p> <p>However, it is noted that a review of the CHRMAP is being undertaken. Rezoning of the sites in advance of the CHRMAP review would be premature.</p>	<p>Chapple Street, Lot 3 (No. 3) Chapple Street, Lot 100 (No. 6) Chapple Street, Lot 484 (No. 2) Chapple Street, Lot 10 (No 2078) Chapple Street and Lot 2077 (No 12) Chapple Street, from 'Residential R10' to 'Regional Centre'.</p>

ATTACHMENT NO 1 - SCHEDULE OF SUBMISSIONS
AMENDMENT NO 1 TO LOCAL PLANNING SCHEME NO 7

No.	Submitter	Summary of Submission	Local Government Response	Local Government Recommendation
			<p>It should be noted that the sites in question would have to address coastal planning constraints which is likely to limit redevelopment opportunities, regardless of the zoning.</p> <p>Summary Submission request to retain the Regional Centre zoning over the site is supported.</p>	
6.	Melanie Sawyer and Cody Sawyer	<p>I am writing to formally object to the proposed zoning change for my property at 6/3 Chapple Street, Broome, under the above mentioned plan. Specifically, I strongly oppose the rezoning of my privately owned land from Regional Centre (R50) to Residential (R10).</p> <p>This rezoning will have significant negative implications for the use, value, and development potential of the property. The current Regional Centre (R50) zoning permits a range of commercial uses, which are critical to maintaining the economic viability and flexibility of the site. By rezoning the property to Residential (R10), the proposed plan removes its commercial potential entirely, limiting its use to low-density residential purposes. This change significantly undermines the property's current and future functionality, particularly in light of its strategic location.</p> <p>Furthermore, this rezoning constitutes a serious restriction on my rights as a landowner, significantly diminishing the flexibility and value of my property. The reduction in zoning density and the removal of commercial use options will adversely affect the</p>	<p>The Shire acknowledges the concerns raised regarding the proposed rezoning of this property from Regional Centre (R50) to Residential (R10).</p> <p>The reasoning behind this rezoning is based on the findings of the Shire's Coastal Hazard Risk Management and Adaptation Plan (CHRMAP) and the associated risks posed by coastal erosion and inundation north of Gray Street, including the area encompassing this property.</p> <p>Coastal Erosion Risks and Land Use Planning The CHRMAP identifies areas at risk of coastal processes (erosion and inundation) and provides guidance on land use planning to minimise potential future impacts on property, infrastructure, and public safety. Modelling shows that the area north of Gray Street, where this property is located, is at heightened risk of coastal processes over the medium to long term.</p>	<p>That the submission be noted.</p> <p>Scheme Maps</p> <p>Change the zoning of Lot 2080 (No. 6) Gray Street, Lot 2080 (No. 6) Gray Street, Lot 2079 (No 1) Chapple Street, Lot 3 (No. 3) Chapple Street, Lot 100 (No. 6) Chapple Street, Lot 484 (No. 2) Chapple Street, Lot 10 (No 2078) Chapple Street and Lot 2077 (No 12) Chapple Street, from 'Residential R10' to 'Regional Centre'.</p>

ATTACHMENT NO 1 - SCHEDULE OF SUBMISSIONS
AMENDMENT NO 1 TO LOCAL PLANNING SCHEME NO 7

No.	Submitter	Summary of Submission	Local Government Response	Local Government Recommendation
		<p>property's economic potential. Such a change directly results in injurious affection, entitling me to claim compensation under relevant planning and compensation legislation.</p> <p>The proposed change does not appear to adequately consider the broader implications for landowners or the surrounding precinct. The loss of commercial zoning for this property contradicts the intent to foster a vibrant and functional regional hub, which relies on maintaining areas of mixed-use development.</p> <p>I respectfully request that the Shire of Broome reconsider the rezoning of my property at 1/3 Chapple Street and retain the current Regional Centre (R50) zoning. This zoning better reflects the property's current and potential use and aligns with the broader goals of promoting economic and community activity in the Chinatown precinct.</p>	<p>The CHRMAP does not earmarked this portion of Chinatown for coastal protection measures.</p> <p>The Amendment therefore sought to rezone the land to limit intensification of land uses, including higher-density residential and commercial activities, which would exacerbate the risks to both private properties and public infrastructure in the future.</p> <p>Rationale for Rezoning Rezoning these properties to Residential (R10) reflects a precautionary approach to planning, ensuring that land use intensity aligns with the identified erosion and inundation risks.</p> <p>However, it is noted that a review of the CHRMAP is being undertaken. Rezoning of the sites in advance of the CHRMAP review would be premature.</p> <p>It should be noted that the sites in question would have to address coastal planning constraints which is likely to limit redevelopment opportunities, regardless of the zoning.</p> <p>Summary Submission request to retain the Regional Centre zoning over the site is supported.</p>	

ATTACHMENT NO 1 - SCHEDULE OF SUBMISSIONS
AMENDMENT NO 1 TO LOCAL PLANNING SCHEME NO 7

No.	Submitter	Summary of Submission	Local Government Response	Local Government Recommendation
7.	Mariesa Crowder	<p>I am writing to formally object to the proposed zoning change for my property at 7/3 Chapple Street, Broome, under the above mentioned plan. Specifically, I strongly oppose the rezoning of my privately owned land from Regional Centre (R50) to Residential (R10).</p> <p>This rezoning will have significant negative implications for the use, value, and development potential of the property. The current Regional Centre (R50) zoning permits a range of commercial uses, which are critical to maintaining the economic viability and flexibility of the site. By rezoning the property to Residential (R10), the proposed plan removes its commercial potential entirely, limiting its use to low-density residential purposes. This change significantly undermines the property's current and future functionality, particularly in light of its strategic location.</p> <p>Furthermore, this rezoning constitutes a serious restriction on my rights as a landowner, significantly diminishing the flexibility and value of my property. The reduction in zoning density and the removal of commercial use options will adversely affect the property's economic potential. Such a change directly results in injurious affection, entitling me to claim compensation under relevant planning and compensation legislation.</p> <p>The proposed change does not appear to adequately consider the broader implications for landowners or the surrounding precinct. The loss of commercial zoning for this property contradicts the intent to foster a vibrant and functional regional hub, which relies on maintaining areas of mixed-use development.</p> <p>I respectfully request that the Shire of Broome reconsider the rezoning of my property at 7/3 Chapple Street and retain the current Regional Centre (R50) zoning. This zoning better reflects the property's current and potential use and aligns with the broader</p>	<p>The Shire acknowledges the concerns raised regarding the proposed rezoning of this property from Regional Centre (R50) to Residential (R10).</p> <p>The reasoning behind this rezoning is based on the findings of the Shire's Coastal Hazard Risk Management and Adaptation Plan (CHRMAP) and the associated risks posed by coastal erosion and inundation north of Gray Street, including the area encompassing this property.</p> <p>Coastal Erosion Risks and Land Use Planning The CHRMAP identifies areas at risk of coastal processes (erosion and inundation) and provides guidance on land use planning to minimise potential future impacts on property, infrastructure, and public safety. Modelling shows that the area north of Gray Street, where this property is located, is at heightened risk of coastal processes over the medium to long term.</p> <p>The CHRMAP does not earmark this portion of Chinatown for coastal protection measures.</p> <p>The Amendment therefore sought to rezone the land to limit intensification of land uses, including higher-density residential and commercial activities, which would exacerbate the risks to both private properties and public infrastructure in the future.</p> <p>Rationale for Rezoning</p>	<p>That the submission be noted.</p> <p>Scheme Maps</p> <p>Change the zoning of Lot 2080 (No. 6) Gray Street, Lot 2080 (No. 6) Gray Street, Lot 2079 (No 1) Chapple Street, Lot 3 (No. 3) Chapple Street, Lot 100 (No. 6) Chapple Street, Lot 484 (No. 2) Chapple Street, Lot 10 (No 2078) Chapple Street and Lot 2077 (No 12) Chapple Street, from 'Residential R10' to 'Regional Centre'.</p>

ATTACHMENT NO 1 - SCHEDULE OF SUBMISSIONS
AMENDMENT NO 1 TO LOCAL PLANNING SCHEME NO 7

No.	Submitter	Summary of Submission	Local Government Response	Local Government Recommendation
		goals of promoting economic and community activity in the Chinatown precinct.	<p>Rezoning these properties to Residential (R10) reflects a precautionary approach to planning, ensuring that land use intensity aligns with the identified erosion and inundation risks.</p> <p>However, it is noted that a review of the CHRMAP is being undertaken. Rezoning of the sites in advance of the CHRMAP review would be premature.</p> <p>It should be noted that the sites in question would have to address coastal planning constraints which is likely to limit redevelopment opportunities, regardless of the zoning.</p> <p>Summary Submission request to retain the Regional Centre zoning over the site is supported.</p>	
8.	Lisa Pelosi	<p>Having owned 4 Mary Street for 24 years I have seen many changes to Broome, the saving grace I believe has been the sensible decision making in the past years to implement and retain the R10 zoning to the Old Broome precinct. I can understand that with the ever increasing population there is a need to develop Broome of course there is but I also believe that without the character of the wide streets, old trees and big blocks within the Old Broome precinct you destroy what represents the uniqueness and history that makes Broome so popular!</p> <p>Why can't we continue developing the new areas and leave the gorgeous character filled streets in Old Broome alone. These</p>	<p>The concerns regarding potential impacts of infill development as a result of the COBPSP zoning changes are noted.</p> <p>The background reporting has demonstrated that with the proposed zoning changes, the precinct could accommodate between approximately 300-1,000 additional dwellings across the 133 hectares precinct. The delivery of well-located housing in existing areas of the Broome Townsite remains a priority of the Shire to help alleviate the housing</p>	<p>That the submission be noted.</p> <p>No change recommended.</p>

**ATTACHMENT NO 1 - SCHEDULE OF SUBMISSIONS
AMENDMENT NO 1 TO LOCAL PLANNING SCHEME NO 7**

No.	Submitter	Summary of Submission	Local Government Response	Local Government Recommendation
		<p>changes to the zoning will absolutely ruin the area, it encourages the destruction of old buildings and will result in Broome being the same as any other town in Australia which has lost its soul and appeal to those who visit. You hear it time and time again, people lamenting about what was before and how it was a mistake to have knocked things down, creating building upon building.</p> <p>The change you are suggesting reminds me of the stories I heard about Lord Macalpine saving the Old Broome buildings in the day against the wishes of those whose shortsightedness would have had us destroy buildings such as the current Matsos Brewery for example. The Old Broome buildings that we and many visitors to the area marvel at and luxuriate amongst today. Please, please don't allow these zoning changes to go through so in the future your children and grandchildren only get to read about a town called Broome in the Kimberley that used to have character.</p>	<p>crisis, aligning with the intent of the Shire's Local Planning Strategy.</p> <p>Through its draft Local Planning Strategy, the Shire has carefully considered all alternative locations for future urban growth with multiple opportunities identified. The benefit of the COBPSP is that it provides a short-medium term opportunities for housing growth, in areas which can make better use of existing infrastructure.</p> <p>Extent of Zoning Changes Regarding the extent of the rezoning, of the 146 properties identified as being R10 (currently):</p> <ul style="list-style-type: none"> • 69 Properties are retained as R10 (47%) • 51 Properties are zoned from R10 to R30 (35%) • 26 Properties are zoned from R10 to R50 (18%) <p>The Shire has adopted a balanced approach, with the areas being upcoded proposed primarily east of Walcott Street.</p> <p>Character Protection The concerns around how future development will impact on landscape character are understood. The following points are provided:</p>	

**ATTACHMENT NO 1 - SCHEDULE OF SUBMISSIONS
AMENDMENT NO 1 TO LOCAL PLANNING SCHEME NO 7**

No.	Submitter	Summary of Submission	Local Government Response	Local Government Recommendation
			<ul style="list-style-type: none"> • The Structure Plan once approved will be a Western Australian Planning Commission endorsed document. The document will provide stronger guidance than the existing framework which has seen individual sites in the Old Broome Special Character Area spot rezoned and R-Code compliant solutions delivered which have removed trees and provided minimal landscaping. • A key principle of the COBPSP is to maintain the prominent tree canopy. It is acknowledged that with redevelopment some trees may be lost in the short-term, however, the planning framework includes landscape and open space controls which will ensure that new development is supported by planting of trees. • Contemporary planning systems are supported by design review and other mechanisms to ensure design quality is at the forefront of good planning decisions. The Shire has a Design Review Policy in place and relevant proposals will be referred to the Design Review Panel to ensure the integrity of the COBPSP planning controls are maintained. <p>Finally, the R-Codes Volume 1 (which will apply throughout the COBPSP) were updated in 2024. The base standard of medium density development is expected to improve as a result, with substantially</p>	

**ATTACHMENT NO 1 - SCHEDULE OF SUBMISSIONS
AMENDMENT NO 1 TO LOCAL PLANNING SCHEME NO 7**

No.	Submitter	Summary of Submission	Local Government Response	Local Government Recommendation
			greater emphasis now placed on sensitive infill development which is conscious of its individual site and surrounding context.	
9.	Valerie Burgess	<p>I have lived in Broome for 18 years - the majority of them in Walcott St and have raised a child here. The value of this place to me comes from the very special character of this Old Broome area, quiet streets, large blocks with lush gardens, plenty of breezeway and above all low density housing. The special character of this area comes not just from the history and heritage of many of the older houses in this area, but also from the ambience defined by the R10 blocks, which allows for green, leafy gardens with large trees, verges and breezeways. It is admired by tourists and visitors who come to this area and recognise that this place is something really special.</p> <p>Increasing the density of housing in this one area of Broome that epitomises the history and character of this incredibly special place is incredibly short-sighted. If you get this wrong you will lose yet more of the unique character of Broome. The area defined as the Old Broome special character area should be retained as a R10 zone. Please help preserve this area, not destroy it.</p>	<p>The concerns regarding potential impacts of infill development as a result of the COBPSP zoning changes are noted.</p> <p>The background reporting has demonstrated that with the proposed zoning changes, the precinct could accommodate between approximately 300-1,000 additional dwellings across the 133 hectares precinct. The delivery of well-located housing in existing areas of the Broome Townsite remains a priority of the Shire to help alleviate the housing crisis, aligning with the intent of the Shire's Local Planning Strategy. Through its draft Local Planning Strategy, the Shire has carefully considered all alternative locations for future urban growth with multiple opportunities identified. The benefit of the COBPSP is that it provides a short-medium term opportunities for housing growth, in areas which can make better use of existing infrastructure.</p> <p>Extent of Zoning Changes Regarding the extent of the rezoning, of the 146 properties identified as being R10 (currently):</p> <ul style="list-style-type: none"> • 69 Properties are retained as R10 (47%) • 51 Properties are zoned from R10 to R30 (35%) • 26 Properties are zoned from R10 to R50 (18%) 	<p>That the submission be noted.</p> <p>Scheme Maps</p> <p>To be modified to rezone Lots 197 (No. 17), 198 (No. 13), and Lot 199 (No. 11) Anne Street, from 'Residential R30' to 'Residential R10'.</p>

ATTACHMENT NO 1 - SCHEDULE OF SUBMISSIONS

AMENDMENT NO 1 TO LOCAL PLANNING SCHEME NO 7

No.	Submitter	Summary of Submission	Local Government Response	Local Government Recommendation
			<p>The Shire has tried to ensure a balanced approach, with the areas being upcoded proposed primarily east of Walcott Street.</p> <p>Character Protection The concerns around how future development will impact on landscape character are understood. The following points are provided:</p> <ul style="list-style-type: none"> • The Structure Plan once approved will be a Western Australian Planning Commission endorsed document. The document will provide stronger guidance than the existing framework which has seen individual sites in the Old Broome Special Character Area spot rezoned and R-Code compliant solutions delivered which have removed trees and provided minimal landscaping. • A key principle of the COBPSP is to maintain the prominent tree canopy. It is acknowledged that with redevelopment some trees may be lost in the short-term, however, the planning framework includes landscape and open space controls which will ensure that new development is supported by planting of trees. • Contemporary planning systems are supported by design review and other mechanisms to ensure design quality is at the forefront of 	

ATTACHMENT NO 1 - SCHEDULE OF SUBMISSIONS
AMENDMENT NO 1 TO LOCAL PLANNING SCHEME NO 7

No.	Submitter	Summary of Submission	Local Government Response	Local Government Recommendation
			<p>good planning decisions. The Shire has a Design Review Policy in place and relevant proposals will be referred to the Design Review Panel to ensure the integrity of the COBPSP planning controls are maintained.</p> <p>Finally, the R-Codes Volume 1 (which will apply throughout the COBPSP) were updated in 2024. The base standard of medium density development is expected to improve as a result, with substantially greater emphasis now placed on sensitive infill development which is conscious of its individual site and surrounding context.</p>	
10	Andrew Grace and Sadie Prendergast	<p>I am writing to formally object to the proposed zoning change for my property at 1/3 Chapple Street, Broome, under the above-mentioned plan. Specifically, I strongly oppose the rezoning of my privately owned land from Regional Centre (R50) to Residential (R10).</p> <p>This rezoning will have significant negative implications for the use, value, and development potential of the property. The current Regional Centre (R50) zoning permits a range of commercial uses, which are critical to maintaining the economic viability and flexibility of the site. By rezoning the property to Residential (R10), the proposed plan removes its commercial potential entirely, limiting its use to low-density residential purposes. This change significantly undermines the property's current and future functionality, particularly in light of its strategic location.</p>	<p>The Shire acknowledges the concerns raised regarding the proposed rezoning of this property from Regional Centre (R50) to Residential (R10).</p> <p>The reasoning behind this rezoning is based on the findings of the Shire's 2017 Coastal Hazard Risk Management and Adaptation Plan (CHRMAP) and the associated risks posed by coastal erosion and inundation north of Gray Street, including the area encompassing this property.</p> <p>Coastal Erosion Risks and Land Use Planning The CHRMAP identifies areas at risk of coastal processes (erosion and inundation) and provides guidance on land use planning to minimise potential future impacts on property, infrastructure, and public safety. Modelling shows that the area</p>	<p>That the submission be noted.</p> <p>Scheme Maps</p> <p>Change the zoning of Lot 2080 (No. 6) Gray Street, Lot 2080 (No. 6) Gray Street, Lot 2079 (No 1) Chapple Street, Lot 3 (No. 3) Chapple Street, Lot 100 (No. 6) Chapple Street, Lot 484 (No. 2) Chapple Street, Lot 10 (No 2078) Chapple Street and Lot 2077 (No 12) Chapple Street, from</p>

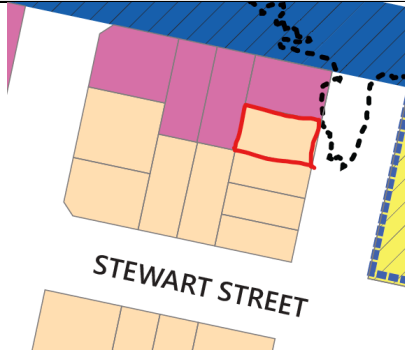
ATTACHMENT NO 1 - SCHEDULE OF SUBMISSIONS
AMENDMENT NO 1 TO LOCAL PLANNING SCHEME NO 7

No.	Submitter	Summary of Submission	Local Government Response	Local Government Recommendation
		<p>Furthermore, this rezoning constitutes a serious restriction on my rights as a landowner, significantly diminishing the flexibility and value of my property. The reduction in zoning density and the removal of commercial use options will adversely affect the property's economic potential. Such a change directly results in injurious affection, entitling me to claim compensation under relevant planning and compensation legislation.</p> <p>The proposed change does not appear to adequately consider the broader implications for landowners or the surrounding precinct. The loss of commercial zoning for this property contradicts the intent to foster a vibrant and functional regional hub, which relies on maintaining areas of mixed-use development.</p> <p>I respectfully request that the Shire of Broome reconsider the rezoning of my property at 1/3 Chapple Street and retain the current Regional Centre (R50) zoning. This zoning better reflects the property's current and potential use and aligns with the broader goals of promoting economic and community activity in the Chinatown precinct.</p>	<p>north of Gray Street, where this property is located, is at heightened risk of coastal processes over the medium to long term.</p> <p>The CHRMAP does not earmark this portion of Chinatown for coastal protection measures.</p> <p>The Amendment therefore sought to rezone the land to limit intensification of land uses, including higher-density residential and commercial activities, which would exacerbate the risks to both private properties and public infrastructure in the future.</p> <p>Rationale for Rezoning Rezoning these properties to Residential (R10) reflects a precautionary approach to planning, ensuring that land use intensity aligns with the identified erosion and inundation risks.</p> <p>However, it is noted that a review of the CHRMAP is being undertaken. Rezoning of the sites in advance of the CHRMAP review would be premature.</p> <p>It should be noted that the sites in question would have to address coastal planning constraints which is likely to limit redevelopment opportunities, regardless of the zoning.</p> <p>Summary Submission request to retain the Regional Centre zoning over the site is supported.</p>	<p>'Residential R10' to 'Regional Centre'.</p>

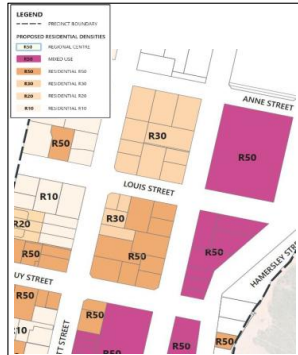
**ATTACHMENT NO 1 - SCHEDULE OF SUBMISSIONS
AMENDMENT NO 1 TO LOCAL PLANNING SCHEME NO 7**

No.	Submitter	Summary of Submission	Local Government Response	Local Government Recommendation
11	Kelly Woodley	We have plans to build commercial & residential on our block at 10 Weld St. The Shire is proposing a change of our block zoning from mixed use to residential. The reason we purchased this block was because it is zoned as mixed use, as we had plans to build commercially, so we do not accept a change to the zoning. We will be at a financial loss if the zoning changes to residential only. I will attach our current building plans, and forward them to Kirsten's email. It shows commercial space and multi residential space, in the new proposed buildings.	<p>The intent of the submission is acknowledged and understood. One of the primary drivers of rezoning the subject sites (and surrounding areas) from mixed use to residential was to consolidate mixed-use and commercial activity along Hamersley / Robinson Streets adjacent to Roebuck Bay and Town Beach.</p> <p>The Shire maintains its position that consolidating commercial / mixed use development on Hamersley Street is still the preferred outcome. However, given the location of this site and the fact that its boundaries align with mixed use properties at 29-31 Frederick Street, its location adjacent to Court House, the Shire is supportive of changing this site back to a Mixed Use zone.</p> <p>As such, the Shire will recommend that the zoning for Lot 57 (10 Weld Street), should retain its existing mixed-use classification.</p>	<p>That the submission be noted.</p> <p>Scheme Maps</p> <p>To be modified to change Lot 57 (No. 10) Weld Street from 'Residential R50' to 'Mixed Use R50'.</p>

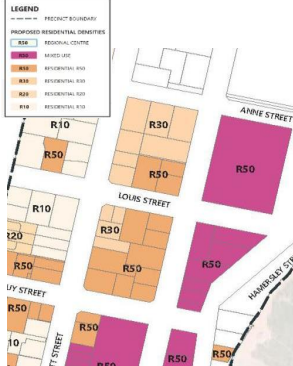
ATTACHMENT NO 1 - SCHEDULE OF SUBMISSIONS
AMENDMENT NO 1 TO LOCAL PLANNING SCHEME NO 7

No.	Submitter	Summary of Submission	Local Government Response	Local Government Recommendation
				
12	Claire Richards Rowe Group	<p>Rowe Group acts on behalf of the owners of Lot 203 (No. 6) Louis Street, Broome ('site'). The site is located within the boundaries of the Shire's draft Chinatown-Old Broome Precinct Structure Plan ('PSP') and proposed Local Planning Scheme No. 7 ('LPS7') Scheme Amendment No. 1 ('Proposed Amendment') which are currently being advertised for public comment. We have reviewed the draft PSP and Proposed Amendment and are instructed by our Clients to provide the following comments.</p> <p>Our Clients wish to confirm that they support the draft PSP and Proposed Amendment but request that the Shire consider a density increase from R30 to R50 in relation to the site and adjoining land to the immediate east. The basis for this request is explained below.</p> <p>The site is currently zoned 'Residential' under the provisions of LPS7 and is allocated a density coding of R10 on the Scheme Maps. If adopted as drafted, the Proposed Amendment would increase the residential density coding on the site from R10 to R30. An R30</p>	<p>The Shire appreciates the support and intent provided in the submission, acknowledging the detailed justification provided.</p> <p>The Shire supports the intent of this submission and recognises the strategic merits of the proposal, including its alignment with the objectives outlined in the COBPSP. Specifically, the proposed R50 density coding:</p> <ul style="list-style-type: none"> Aligns with the surrounding built form and streetscape, creating a consistent urban interface at the eastern end of Louis Street. Capitalises on the site's corner location adjoining Residential R50 and Mixed-Use R50 zones. Supports the broader planning principles of providing increased housing supply and 	<p>That the submission be noted.</p> <p>Scheme Maps</p> <p>Figures modified to rezone Lot 203 (No. 6) Louis Street, Lot 2 (No. 44) and Lot 1 (No. 46) Robinson Street from 'Residential R30' to 'Residential R50'.</p>

ATTACHMENT NO 1 - SCHEDULE OF SUBMISSIONS
AMENDMENT NO 1 TO LOCAL PLANNING SCHEME NO 7

No.	Submitter	Summary of Submission	Local Government Response	Local Government Recommendation
		<p>density coding will improve the site's development potential allowing for the construction of up to eight (8) dwellings, subject to detailed design. An R50 density would further improve the site's development potential allowing for the construction of up to 13 dwellings, subject to detailed design.</p> <p>An R50 density coding is preferred by our Clients as it will provide for the same development opportunities (and built form outcomes) as the land directly south and east of the site, and provide for a more consistent streetscape interface (that is, R50 opposite R50 as opposed to R30 opposite R50). This appears to be broadly consistent with the approach taken further south of the site, along Guy Street, which proposes an increased density of R50 on both sides of the road.</p> <p>The requested modification is illustrated in the figures below:</p> 	<p>opportunities for future joint ventures or consolidation.</p> <p>Given these considerations, the Shire proposes a modification to the COBPSP and Proposed Amendment No. 1 to rezone the site (Lot 203 (No. 6) Louis Street) and the adjoining properties at Lot 2 (No. 44) and Lot 1 (No. 46) Robinson Street from R30 to R50.</p>	

ATTACHMENT NO 1 - SCHEDULE OF SUBMISSIONS
AMENDMENT NO 1 TO LOCAL PLANNING SCHEME NO 7

No.	Submitter	Summary of Submission	Local Government Response	Local Government Recommendation
		<p><i>Proposed Residential Density Plan (PSP P1 - Figure 5)</i></p>  <p><i>Requested (Modified) Residential Density Plan</i></p> <p>The site, along with the adjoining lots to the east (being, Lot 310 (No. 44) and Lot 311 (No. 46) Robinson Street), contain existing dwellings with no Broome character either in terms of architectural style or design. An R50 density code encompassing all three (3) properties would provide a consistent streetscape at the eastern end of Louis Street and may also provide for a future joint venture opportunity. Our Clients have also indicated a willingness to acquire these properties should the owners be interested in selling. An R50 density coding at this location would also provide a consistent 'rounding off' of the density at the intersection of Louis and Robinson Street, the balance of which is designated an R50 density coding under the draft PSP and Proposed Amendment.</p>		

ATTACHMENT NO 1 - SCHEDULE OF SUBMISSIONS
AMENDMENT NO 1 TO LOCAL PLANNING SCHEME NO 7

No.	Submitter	Summary of Submission	Local Government Response	Local Government Recommendation
		<p>The assignment of residential densities within the draft PSP appears to broadly follow the objectives set out in Part Two Section 4.5.5 'Residential Densities'. Here, R30 areas are described as <i>"areas [sic] to support increased housing supply while still feeling suburban. Primarily located around public facilities and mixed use areas"</i>. R50 areas are described as <i>"high development potential areas adjoining mixed-use zones and/or lots with strategic significance such as potential consolidation on corner lots and sites with potential views to mangroves or beach"</i> (underline is our emphasis).</p> <p>Given the site's corner location adjoining Residential R50 and Mixed Use R50 areas, it would appear logical for an R50 designation to be considered for the site, particularly in conjunction with No. 44 and No. 46 Robinson Street to the east.</p> <p>Our Clients are keen to progress redevelopment of the site. They lodged a formal Scheme Amendment Request in 2008, shortly after purchasing the property, requesting an increase in density from R10 to R40. That Amendment Request was unsuccessful, with staff recommending that the Amendment not be initiated on the basis that the Shire was preparing to undertake a review of the Old Broome Development Strategy which would inform residential density allocations. That review was subsequently overtaken by the PSP process but in effect, has now taken some 16 years to complete. Our Clients have retained ownership of the property and currently lease the dwelling to a local nurse. They remain committed to redeveloping the site and would like to be able to maximise that development potential given the length of time that has passed since Council resolved to undertake a review of the Old Broome Development Strategy.</p>		

ATTACHMENT NO 1 - SCHEDULE OF SUBMISSIONS
AMENDMENT NO 1 TO LOCAL PLANNING SCHEME NO 7

No.	Submitter	Summary of Submission	Local Government Response	Local Government Recommendation
		<p>Having regard to the above, we can confirm that our Clients support the draft PSP and Proposed Amendment. They will accept an R30 density allocation (if that is supported by Council) but believe that the site is locationally suited to an R50 density coding in addition to adjoining No. 44 and No. 46 Robinson Street to the east and should be allocated as such on the draft PSP and Proposed Amendment maps.</p> <p>Our Clients appreciate the work that has been undertaken by the Shire and its consultant team in preparing the draft PSP and thank the Shire for the opportunity to comment on the draft documents. We would be pleased to discuss this submission with your Office in further detail once you have had an opportunity to review and ask that you contact the undersigned on 0423 590 090.</p>		
13	James Carrigan	<p>I own 29 Weld St (29A & 29B) It is proposed this property converts from mixed use to residential. In 24 Jan 04 the then owners were advised of a proposed change to mixed use. On 17 Feb 05 they requested no change (remain residential) which was rejected. It is now proposed to change back again. I am the only residential property in that area of Weld St surrounded by the Shire HQ complex, the Catholic Church complex and Broome Primary School. To my left at 31 and 33 Weld St a combined vacant site of 2500 sq mtrs both owned by BRAMS there is a concept proposal to build a large medical complex on that site for which they are currently seeking funding. I fail to understand why my property will be converted to residential only when all other properties (both existing and proposed) in my area of Weld St are otherwise. I would like my existing classification to remain.</p>	<p>The intent of the submission is acknowledged and understood. One of the primary drivers of rezoning the subject sites (and surrounding areas) from mixed use to residential was to consolidate mixed-use and commercial activity along Hamersley / Robinson Streets adjacent to Roebuck Bay and Town Beach. The Shire maintains its position that consolidating commercial / mixed use development on Hamersley Street is still the preferred outcome.</p> <p>However, the Shire supports the intent of your submission and recognises the unique circumstances of your property within the Weld Street locality. Considering its position surrounded by non-residential uses—including the Shire</p>	<p>That the submission be noted.</p> <p>Scheme Maps</p> <p>To be modified to zone Lot 1 (No. 29) Weld Street, Lot 12 (No. 7) Haas Street, Lot 11 (No. 31) Weld Street, and Lot 10 (No. 33) Weld Street from 'Residential R50' to 'Mixed Use R50'.</p>

ATTACHMENT NO 1 - SCHEDULE OF SUBMISSIONS
AMENDMENT NO 1 TO LOCAL PLANNING SCHEME NO 7

No.	Submitter	Summary of Submission	Local Government Response	Local Government Recommendation
			<p>Administration, the Catholic Church complex, Broome Primary School, and the proposed BRAMS medical complex—the Shire agrees that retaining a non-residential classification is logical and consistent with the surrounding development framework.</p> <p>As such, the Shire will recommend that the zoning for Lot 1 (No. 29) Weld Street, Lot 12 (No. 7) Haas Street, Lot 11 (No. 31) Weld Street, and Lot 10 (No. 33) Weld Street should all retain their existing mixed-use classification. This will ensure a cohesive zoning strategy for this area that supports complementary uses and the broader strategic vision for this precinct.</p>	
14	Sean Salmon	<p>As an owner and resident of 11 and 13 Robinson Street I object to these lots and those in the vicinity of Weld, Stewart, Robinson and Barker Streets being rezoned from R10 to R30 as proposed in the Old Broome Precinct Structure Plan and associated Scheme Amendment to Local Planning Scheme 7.</p> <p>We have lived here for 25 years and were attracted to this area of Broome due to it's character and amenity and the belief, consistently reinforced by Shire policy in the intervening years, that this area would retain it's characteristic charm and uniqueness and R10 zoning.</p> <p>Previous Shire decisions, strategies and policies have recommended this area of Old Broome to be zoned R10 to <i>"Ensure the historical character and amenity is protected from redevelopment."</i> (LPS 1998).</p>	<p>The Shire acknowledges the submission provided. It is understood that the submission has raised concerns about the impact of rezoning on the historic character and amenity of Old Broome, particularly in the Weld, Stewart, Robinson, and Barker Streets area. Responses to key issues raised are summarised below.</p>	<p>That the submission be noted.</p> <p>Scheme Maps</p> <p>Rezone Lots 197 (No. 17), 198 (No. 13), and Lot 199 (No. 11) Anne Street, from 'Residential R30' to 'Residential R10'.</p>

ATTACHMENT NO 1 - SCHEDULE OF SUBMISSIONS
AMENDMENT NO 1 TO LOCAL PLANNING SCHEME NO 7

No.	Submitter	Summary of Submission	Local Government Response	Local Government Recommendation
		<p>This rationale has been consistently reinforced through, amongst others, <i>The Broome Housing Strategy (1997)</i>, <i>TPS4 (2004)</i>, <i>Broome Planning Steering Committee (2005)</i> and the <i>Local Housing Strategy (2009)</i>.</p> <p>At the Council Meeting on November 20, 2013, the Council endorsed the Officers Comments and Recommendation that; <i>"Officers acknowledge that the Local Housing Strategy 2009 proposed that the area between Robinson and Herbert Streets remain R10 in recognition of it's historical character."</i></p> <p>This rationale was again reinforced in the latest planning documents the <i>Old Broome Development Strategy (2014)</i> and <i>LPS 6</i> which even further strengthened the protection of this historical area with the establishment of the Old Broome Special Character Area.</p> <p>The rationale to protect the historical character and amenity of this area from unnecessary redevelopment is as relevant and pertinent today as ever. Broome has undergone many changes over the years, however the historical character of this area remains, it does not suddenly cease to exist, and if anything has become more important to the town's identity and sense of place.</p> <p>a. Representation of heritage buildings</p> <p>After so many years of successive Shire officers and Councillors ensuring the protection of this unique area of Broome, and recognising that the best way to do this is ensuring the area remains R10, why does the draft OBPSP now defy this rationale?</p>	<p>a. Representation of heritage buildings</p> <p><u>Heritage Protection and Inadequate Safeguards</u> While the proposed COBPSP zoning approach does upcode certain heritage listed sites, as acknowledged in the submission, this does not mean that they will or are capable of being</p>	

**ATTACHMENT NO 1 - SCHEDULE OF SUBMISSIONS
AMENDMENT NO 1 TO LOCAL PLANNING SCHEME NO 7**

No.	Submitter	Summary of Submission	Local Government Response	Local Government Recommendation
		<p>As established in previous Shire policy and recognised in the draft Old Broome Precinct Structure Plan at 1.3.7 the key characteristics of Old Broome are the wide reserves, large tree lined verges, large heavily vegetated lots and a distinctive scale and size of buildings. This is all represented in the Weld/Stewart/Robinson/Barker vicinity. The Barker/Robinson/Weld/Stewart area also contains two of Broome's most celebrated historic buildings, St. John of God convent and McDaniels house. Both are listed on the State Register of Heritage Places and have a category 'A' listing in Broome Shire's Municipal Heritage Inventory, meaning they are "essential to the heritage of the locality." Both these buildings and adjacent areas are proposed for redevelopment to R30 in the draft OBPSP, however due to their significance and State heritage listing, the <i>Heritage of Western Australia Act 1990</i> provides that not only can't they be redeveloped, but also that any future development affecting these sites, such as on adjacent properties, will need to demonstrate that the heritage significance of the places is retained.</p> <p>There is nothing in the draft OBPSP Old Broome Development Requirements (3.5.1) that ensures the conservation of the existing streetscape, or that built form will be compatible with the heritage buildings, and in an historical context, development to R30 will never fulfil these requirements.</p> <p>There should at the least be a requirement for a Heritage Impact Statement and a requirement that developments adjacent to buildings on the Shire's heritage list conserve the existing streetscape and are compatible in built form, including height, with the adjacent heritage building/s.</p> <p>The draft OBPSP 1.2.5 Culture values and Identity states;</p>	<p>redeveloped. Heritage listed sites are protected by other legislation (e.g. Heritage Act and/or Local Planning Scheme) irrespective of their zoning. The submission does rightly point out, however, that there is limited commentary on how new development would interface with these heritage listed sites.</p> <p>The Shire recommends that:</p> <ul style="list-style-type: none"> • Section 2.2.12 Heritage Management be expanded to provide specific guidance relating to the interface between new development and identified heritage sites. • Section 4.1 be updated to set out the requirements for when a Heritage Impact Statements will be required. <p>These additions put controls in place so that new development thoughtfully considers its interface with adjoining heritage properties.</p> <p><u>Identification of Heritage Places in COBPSP</u></p> <p>It is acknowledged that P2-Figure 8 Culture Values and Identity is not currently displaying any sites on the Local Heritage List, despite 'local heritage' being identified in the legend.</p> <p>This is a map drafting error. The Shire agrees that this figure requires an update to show all heritage listed sites (state and local) for accuracy.</p>	

**ATTACHMENT NO 1 - SCHEDULE OF SUBMISSIONS
AMENDMENT NO 1 TO LOCAL PLANNING SCHEME NO 7**

No.	Submitter	Summary of Submission	Local Government Response	Local Government Recommendation
		<p><i>"There are several places listed on the Shire's Municipal Heritage Inventory in the COBP, with 17 of these places also registered on the State Register of Heritage Places. A listing on the State Register of Heritage Places affords a place the highest level of protection under the Heritage of Western Australia Act 1990. P2 - Figure 8 depicts all existing heritage places and areas on the Shire's Municipal Heritage Inventory, State Register, and Aboriginal Heritage Sites Register.</i></p> <p>This statement and the accompanying map are false and misleading, underplaying the true level of heritage buildings within the area. Far from depicting all the existing heritage places, P2 – Figure 8 does not depict any of the places on the Shires Municipal Heritage Inventory, that are not state listed. For the statement and P2 – figure 8 to be accurate it also needs to include;</p> <p>19 Barker Street 34 Weld Street 38 Weld Street 24 Robinson Street 78 Herbert Street 55 Herbert Street 24 Stewart Street 29 Stewart Street 63 Walcott Street 22 Weld Street 34 Weld Street 38 Weld Street 38 Hammersley Street 11 Anne Street 13 Anne Street</p>	<p>It is also recommended that heritage Category 1 and Category 2 sites be identified for protection should be illustrated on the Structure Plan Map as these are the site listed in the Heritage List under LPS7.</p> <p>Note, the following properties are shown on the figure:</p> <ul style="list-style-type: none"> • 28 Weld Street • 22 Weld Street • 11 Anne Street • 9 Barker Street • 8 Hammersley Street • 47 Walcott Street <p>The following sites while on the Shire's Municipal Inventory, are listed as Category C places and therefore are not on the Heritage List and do not have any planning implications. Therefore these sites will not be shown:</p> <ul style="list-style-type: none"> • 19 Barker Street • 34 Weld Street • 24 Robinson Street • 55 Herbert Street • 24 Stewart Street • 29 Stewart Street • 38 Hammersley Street • 13 Anne Street 	

ATTACHMENT NO 1 - SCHEDULE OF SUBMISSIONS
AMENDMENT NO 1 TO LOCAL PLANNING SCHEME NO 7

No.	Submitter	Summary of Submission	Local Government Response	Local Government Recommendation
		<p>9 Barker Street, 8 Hammersley Street, 22 Weld Street, 40 Robinson Street, 41 Walcott Street, 38 Walcott Street and 47 Walcott Street are also State Heritage listed and correctly illustrated.</p> <p>Nearly all of these heritage buildings fall within the Old Broome Special Character Area but have been left out of the maps and statements in the draft OBSP which supposedly depicts the heritage of the area. The OBSP should not continue with a higher density rezoning in this area, as the draft that has been out for public comment is clearly misleading when it comes to the heritage of Old Broome.</p> <p>b. Old Broome Special Character Area</p> <p>How is the public expected to make an informed opinion and submissions when the basic information provided is missing, and the statement in the text misleading?</p> <p>The Council meeting of 26 May 2022 endorsed the 9.2.1 Final adoption of Local Planning Strategy and states that, <i>"It is noted that there is a portion of area within the Old Broome Development Strategy that is recognised as having special character, being the Old Broome Special Character Area. It is recommended that Figure 6 of the draft Strategy be updated to reference this special character area, which would be reviewed, and appropriate design controls put in place through the Precinct Structure Plan preparation process."</i></p>	<p>The following properties will need to be updated on the figure:</p> <ul style="list-style-type: none"> • 63 Walcott Street • 19 Anne Street • 40 Robinson Street • 13 Anne Street • 40 Robinson Street • 41 Walcott Street • 38 Walcott Street • 78 Herbert Street – note this falls outside the precinct but should be shown for context. <p>b. Old Broome Special Character Area</p> <p>It is acknowledged that Part Two of the COBPSP does not provide specific commentary regarding the Old Broome Special Character Area, and that this has led to concerns about the transparency of the planning process and the ability for the community to make informed submissions.</p> <p>At the time of preparing the COBPSP, a thorough review of the existing planning framework, including the Old Broome Development Strategy and Local Planning Policy 5.16 Old Broome Development Strategy, was undertaken. However, neither documents clearly defines the specific built-</p>	

ATTACHMENT NO 1 - SCHEDULE OF SUBMISSIONS
AMENDMENT NO 1 TO LOCAL PLANNING SCHEME NO 7

No.	Submitter	Summary of Submission	Local Government Response	Local Government Recommendation
		<p>This recommendation from Council has not been included in the draft OBPSP. There is no map of the Old Broome Special Character Area within the OBPSP, and no reference to the Old Broome Special Character Area other than to twice state that a review should be undertaken, (Site and Context analysis LU-2 and Design Elements LU-2).</p> <p>Where is the review?</p> <p>Where is the map of the Old Broome Special Character Area as recommended by Council?</p> <p>Were landowners or the public informed a review of the Old Broome Special Character was being undertaken?</p> <p>The only other reference to the Old Broome Special Character Area is within 4.5.5 Residential Densities where it is referred to as the area <i>"formally referred to as The Old Broome Special Character Area"</i>.</p> <p>How can the draft OBPSP call for a review of the Old Broome Special Character Area, not include a map of the special character area, not include most of the heritage places within the Special Character Area, have no other reference to the Special Character Area, and then refer to it as the area <i>"formerly referred to as the Old Broome Special Character Area"</i> at 4.5.5 Residential densities?</p> <p>If the OBPSP is reviewing the Old Broome Special Character Area, how can the same document consider the Old Broome Special Character Area as <i>"formerly referred to"</i> when it has had no other considerations throughout the document?</p> <p>The OBPSP rightfully acknowledges that <i>"Old Broome is rich in cultural heritage, relating to both pre and post-colonial settlement. Its heritage (cultural, built and natural) helps define what is unique about Old Broome and its place in Broome's history"</i> (1.3.1 Location.)</p> <p>However, far from seeking to preserve the built heritage of Old Broome the OBPSP focuses solely on what and where we can</p>	<p>form elements or heritage aspects of Old Broome that are to be retained through the designation of the Old Broome Special Character Area.</p> <p>The most explicit guidance is found in Clause 2.4 of Local Planning Policy 5.16, which states that:</p> <p><i>"Development within the Old Broome Special Character Area is to preserve the existing open character of the area."</i></p> <p>While this area contains numerous heritage-listed and character properties, the defining elements of its character—such as wide streets, generous verges, and mature vegetation—are largely spatial and landscape-driven rather than strictly built-form related. Importantly, the PSP includes controls to ensure that these key features are maintained, even with the proposed zoning changes.</p> <p>The Shire and its consultants considered the importance of the role and significance of the Old Broome Special Character. This was tested during the design engagement process, where it was determined that retention of the Old Broome Special Character areas was desired. While it is not formally shown on the mapping, this is evidenced in the proposed zoning changes, whereby substantial areas of the existing R10 have been retained (see response to point d for further</p>	

**ATTACHMENT NO 1 - SCHEDULE OF SUBMISSIONS
AMENDMENT NO 1 TO LOCAL PLANNING SCHEME NO 7**

No.	Submitter	Summary of Submission	Local Government Response	Local Government Recommendation
		<p>dispense with the heritage. A proper review of the Old Broome Special Character Area would be seeking how to better understand, interpret and preserve this area. A proper review may have identified more built-form that requires a level of protection, preservation or recording, and equally may identify some areas where redevelopment could occur without a negative impact on the heritage values of the area. Unfortunately, the draft OBSP does neither adequately.</p>	<p>details). There are two primary areas where rezoning is proposed, justification is as follows:</p> <ul style="list-style-type: none"> • The four urban blocks generally bounded by Walcott, Stewart, and Weld Streets and Broome Hospital. This area contains a large number of large vacant, historic spot rezonings which have already altered the character on some lots, and has good proximity to major non-residential uses and attractors (e.g. Broome Hospital and Primary School). • The two urban blocks generally bounded by Anne, Walcott, Guy, and Robinson Streets. This area contains a prevalence of large sites predominantly cleared of vegetation, is situated near Roebuck Bay and the Robinson Street Mixed Use Precinct and located on the Guy Street east-west corridor. Some landowners have signalled an intent to support rezonings. The Shire has however, identified that three properties on Anne Street (No 11-17) should be rezoned back to R10 due to the heritage qualities of these sites. <p>The Shire maintains its position that the proposed outcome achieves a good balance of character preservation, while supporting opportunities for</p>	

**ATTACHMENT NO 1 - SCHEDULE OF SUBMISSIONS
AMENDMENT NO 1 TO LOCAL PLANNING SCHEME NO 7**

No.	Submitter	Summary of Submission	Local Government Response	Local Government Recommendation
		<p>c. Flawed Development Potential Assessment 1.3.10 Development Potential of the OBSP states that the analysis identified <i>Large portions of Old Broome are identified as having medium potential (some isolated areas have high potential) for redevelopment, primarily in areas where there are concentrations of low density R10."</i> The assessment methodology was influenced by tenure, lot size, existing use and age/condition.</p>	<p>infill in the right locations. To address the concerns raised, the Shire proposes the following changes:</p> <ul style="list-style-type: none"> • Illustrating the Old Broome Special Character Area in Part Two. • Outlining the specific heritage sites that warrant preservation on relevant graphics. • Changing the zoning of existing State Heritage Properties on Anne Street back to Residential R10. <p>These additions will add greater visual clarity to how these elements have been considered.</p> <p>Furthermore, it is noted that the proposed amendment referenced in a. above, which would see the need for a Heritage Impact Statements to be supplied if development adjoins a heritage listed site, would assist to preserve buildings with distinct character that should be maintained.</p> <p>c. Flawed Development Potential Assessment It is recommended that the Part Two is modified to better clarify the intent and purpose of the Development Potential Assessment. The intent of the Development Potential Assessment is primarily a spatial exercise which identifies areas which have the spatial capacity to support future development. It is recommended that Part Two be modified to provide a clearer distinction that the study's</p>	

ATTACHMENT NO 1 - SCHEDULE OF SUBMISSIONS
AMENDMENT NO 1 TO LOCAL PLANNING SCHEME NO 7

No.	Submitter	Summary of Submission	Local Government Response	Local Government Recommendation
		<p>Old Broome, from Herbert Street east to the bay, is the oldest residential area in Broome, with some buildings over 110 years old. This methodology is completely flawed for such an area. It does not consider</p> <ul style="list-style-type: none"> Houses/buildings that have been restored. Houses/buildings that have been renovated. Houses buildings with heritage. Houses buildings with heritage listings, either State Heritage listed or the Broome Municipal Heritage Inventory. <p>For example, McDaniels House, on the corner of Barker and Weld Street, is a State Heritage listed building that has been restored at great expense to the highest level, yet due to the flawed methodology of the assessment is identified (P2 – Figure 22) as having a ‘high potential’ for development. <i>High potential – being land that is highly likely to be developed in the next 10 years.</i></p> <p>How can a State Heritage listed building be considered ‘high potential for development’? How can State heritage and Broome Municipal Heritage Inventory listed buildings be identified as having ‘high’ and ‘medium’ potential for development?</p> <p>Both the lots I own, at 11 and 13 Robinson Streets, have also both been identified as ‘high potential’ for development. Both have been lovingly restored and renovated at considerable expense. As has the house next door on Barker Street, a 100-year-old building, that is also assessed as ‘high potential’ for development.</p> <p>‘Arthur Flats’ on the corner of Barker and Robinson Street is a ‘master pearler’ dating back to 1910, is listed in the Broome Municipal Inventory of Heritage Places, and has been renovated</p>	<p>purpose was to understand capacity, and is not intended to pre-empt which sites will and will not be developed. One of the key statements relevant to Old Broome (Page 67) includes the following:</p> <p><i>Large portions of Old Broome are identified as having medium potential (some isolated areas have high potential for redevelopment, primarily in areas where there are concentrations of low density R10. Lot sizes throughout this part of the precinct are large enough to support sensitive redevelopment that does not detract away from the character of Old Broome (this will need to be tested through stakeholder engagement).</i></p> <p>For example, despite the Development Potential Assessment (P2-Figure 22) identifying the majority of lots on the western side of Walcott Street as having ‘medium’ or ‘high’ potential they have not been proposed for rezoning. The majority of these sites have retained their Residential R10 designation consistent with previous planning exercises.</p> <p>However, the Shire does agree, that P2-Figure 22 should be updated to illustrate heritage properties which will help clarify that even though these sites may have the ‘capacity’ to develop, there are other limiting factors which will determine whether they are actually developed. While this change will not alter the outcomes of the assessment i.e. the</p>	

ATTACHMENT NO 1 - SCHEDULE OF SUBMISSIONS
AMENDMENT NO 1 TO LOCAL PLANNING SCHEME NO 7

No.	Submitter	Summary of Submission	Local Government Response	Local Government Recommendation
		<p>and restored, yet is identified as 'medium potential' for development.</p> <p>St. John of God Convent on Barker Street is a State Heritage listed building yet is identified as 'medium potential' for development. There are also other properties within the Old Broome Special Character Area, in Walcott St., Mary St., and Herbert St., that I am aware of that have been restored and renovated yet are considered 'high' or 'medium' potential for redevelopment. Rather than being considered highly likely to be developed, the opposite is true. It is highly doubtful that any of these lots mentioned, and many others, will be redeveloped in the next 10 to 20 years, yet this is not reflected at all in the Development Potential Assessment.</p> <p>As outlined the Development Potential Assessment and associated maps are so deeply flawed that that they should not be relied upon to influence any further part of the OBSP, such as at 1.4 Response to Context US-2 of the OBSP</p> <p><i>As captured in the development potential assessment there are a number of large undeveloped lots in the COBP or lots with low intensity and/or aging buildings. These areas that provide high potential for redevelopment should be prioritised...</i></p> <p>How can the Development Potential Assessment be relied upon to support rezoning when it gets it so wrong?</p> <p>How is the public expected to make an informed opinion and submissions when the information provided is so flawed?</p> <p>d. Sensitive infill development</p> <p>3.5 P5 - OLD BROOME RESIDENTIAL 3.5.1. DEVELOPMENT REQUIREMENTS</p>	<p>proposed zoning approach, it will clarify the nuances of the study.</p> <p>d. Sensitive Infill <u>Objection to Rezoning from R10 to R30</u></p>	

ATTACHMENT NO 1 - SCHEDULE OF SUBMISSIONS
AMENDMENT NO 1 TO LOCAL PLANNING SCHEME NO 7

No.	Submitter	Summary of Submission	Local Government Response	Local Government Recommendation
		<p>OLD BROOME RESIDENTIAL SUB-PRECINCT INTENT SUB-PRECINCT OBJECTIVES <i>New housing is developed across a range of residential densities to provide housing choice which meets the diverse needs of the local community.</i></p> <p>Broome does not finish at Herbert Street. There are no other precincts in Broome with R10 lots. Rezoning so many lots within Old Broome from R10 to R30 is decreasing the range of residential densities and housing choices, not increasing it.</p> <p>The Barker/Robinson/Weld/Stewart St block already has an existing housing diversity with a 2-story block of units on the Barker/Weld St corner and another on the Barker/Robinson Street corner. Both these buildings were established before Broome had any planning controls and were later given spot rezoning.</p> <p><i>Sensitive infill development is implemented to ensure the existing landscape character of Old Broome is protected.</i></p> <p>This statement makes no sense. Without higher density infill development, there is little requirement for the protection of the existing landscape character of Old Broome, whether the development is 'sensitive' or not. Furthermore, 'sensitive infill development' to a higher density is impossible to implement. The requirements of subdivision from R10 to R30 will require extensive earthworks and clearing of vegetation; for the implementation of retaining walls for drainage, establishing new boundaries for fences, connections to sewerage and power, and then the new buildings. The corner of Barker and Robinson Streets was recently subdivided,</p>	<p>Regarding the extent of R10 rezoning proposed as part of the COBPSP, of the 146 properties identified as being R10 (currently):</p> <ul style="list-style-type: none"> • 69 Properties are retained as R10 (47%) • 51 Properties are rezoned from R10 to R30 (35%) • 26 Properties are rezoned from R10 to R50 (18%) <p>The Shire has adopted a balanced approach, with the areas being upcoded proposed primarily east of Walcott Street.</p> <ul style="list-style-type: none"> • Ultimately, the upcoding cannot force private landowners to redevelop and it does not supersede other relevant legislation regarding heritage protection. • The COBPSP acknowledges the importance of the built / landscape character in Old Broome and does include measures which enable both protection of built heritage and preservation / enhancement of landscape character. This includes specific requirements which limit site cover (percentage of a site which can be occupied by buildings) and promote larger spaces for landscaping. • While the dwelling capacity may appear to be modest, the precinct could 	

ATTACHMENT NO 1 - SCHEDULE OF SUBMISSIONS
AMENDMENT NO 1 TO LOCAL PLANNING SCHEME NO 7

No.	Submitter	Summary of Submission	Local Government Response	Local Government Recommendation
		<p>and the requirements of the subdivision left no trees or any vegetation on the lot, and all the verge was cleared except for a few trees.</p> <p><i>New development ensures that Old Broome's tree canopy is enhanced through a combination of tree retention and new planting.</i></p> <p>See above. All vegetation was cleared in order to adequately fulfil the requirements of the subdivision including trees that were 60+ years old. It is not replaceable.</p> <p>Also, no design guidelines or development requirements implemented by the Shire can prevent an owner of a lot clearing any trees or landscape they desire on their lot, or ensure they plant new trees.</p> <p>Rezoning areas of Old Broome that retain the historic character and heritage from R10 to R30 will, without doubt, ensure the existing landscape of Old Broome is considerably diminished, not protected.</p> <p>The areas the draft OBPSP identifies in the Old Broome Special Character Area for rezoning from R10 to R30 will only provide a very minimal amount, if any, of extra housing for Broome.</p> <p>An R10 lot with a grouped dwelling and an auxiliary building can potentially house just as many people as the 3 x R30 lots that will replace it. R30 lots allow for a single dwelling, not a grouped dwelling, nor do they allow for an auxiliary building. Broome already has an abundance of R30 lots outside of the Old Broome precinct for such development. The loss of historic character to the oldest residential area of Broome that will accompany the rezoning</p>	<p>accommodate between approximately 300-1,000 additional dwellings across the 133 hectares precinct. The delivery of well-located housing in existing areas of the Broome Townsite remains a priority of the Shire to help alleviate the housing crisis, aligning with the intent of the Shire's Local Planning Strategy. The benefit of the COBPSP is that it provides short-medium term opportunities for housing growth, in areas which can make better use of existing infrastructure.</p> <p><u>Contemporary Planning Framework</u></p> <p>The concerns around how future development will impact on landscape character are understood. The following points are provided:</p> <p>The Structure Plan once approved will be a Western Australian Planning Commission endorsed document. The document will therefore provide stronger guidance than the existing framework. The COBPSP also includes modifications to the R-Codes, whereby planning controls relating to site cover and landscaping have been modified to strengthen these aspects. This was proposed to ensure development outcomes which had better consideration for the landscape character elements of the Old Broome area.</p>	

**ATTACHMENT NO 1 - SCHEDULE OF SUBMISSIONS
AMENDMENT NO 1 TO LOCAL PLANNING SCHEME NO 7**

No.	Submitter	Summary of Submission	Local Government Response	Local Government Recommendation
		is unacceptable when the supposed gain in actual housing is negligible or at the least, minimal.	<p>A key principle of the COPSP is to ensure that a prominent tree canopy can be maintained. It is acknowledged that with redevelopment some trees may be lost in the short-term, however, the planning framework includes landscape and open space controls which will ensure that new development is supported by planting of trees.</p> <ul style="list-style-type: none"> • Some lots in the Old Broome Special Character Areas are large enough that they could be subdivided, even at an R10 coding. As above, the additional built form and landscape guidance contained in the COBPSP can be a positive for the area. • Contemporary planning systems are supported by design review and other mechanisms to ensure design quality is at the forefront of good planning decisions. The Shire has a Design Review Policy in place and relevant proposals will be referred to the Design Review Panel to ensure the integrity of the COBPSP planning controls are maintained. • Finally, the R-Codes Volume 1 (which will apply throughout the COBPSP) were recently updated in 2024. The base standard of medium density development is expected to improve as a result, with substantially greater emphasis now placed on sensitive infill 	

**ATTACHMENT NO 1 - SCHEDULE OF SUBMISSIONS
AMENDMENT NO 1 TO LOCAL PLANNING SCHEME NO 7**

No.	Submitter	Summary of Submission	Local Government Response	Local Government Recommendation
			development which is conscious of its individual site and surrounding context.	
15	Diana Oliver 2/18 Barker Street	<p>In the last few months I have watched the demolition of several old houses on two large blocks on Robinson & Walcott street. Nearly all the trees were removed and the blocks cleared and re-levelled to alter the natural drainage.</p> <p>The attractive features of this area are the big blocks, shady trees, established gardens and the many historic buildings of Heritage values and status. This was deemed the Old Broome special character area with R10 Zoning for a reason!</p> <p>Please do not further the removal of trees and clearing of blocks by increasing the zoning to R30, 40 or 50.</p> <p>I have lived in several blocks of units, my current unit is a private rental. Neighbour noise, traffic, the lack of gardens and big trees, frequent break-ins, violence and anti-social behaviour seem to be a symptom of high density housing.</p> <p>Please keep this scenario out of Old Broome. New land release areas are better equipped for innovative design and clever planning for high density living.</p>	<p>The concerns regarding potential impacts of infill development as a result of the COBPSP zoning changes are noted.</p> <p>The background reporting has demonstrated that with the proposed zoning changes, the precinct could accommodate between approximately 300-1,000 additional dwellings across the 133 hectares precinct. The delivery of well-located housing in existing areas of the Broome Townsite remains a priority of the Shire to help alleviate the housing crisis, aligning with the intent of the Shire's Local Planning Strategy. Through its draft Local Planning Strategy, the Shire has carefully considered all alternative locations for future urban growth with multiple opportunities identified. The benefit of the COBPSP is that it provides a short-medium term opportunities for housing growth, in areas which can make better use of existing infrastructure.</p> <p>Extent of Zoning Changes Regarding the extent of the rezoning, of the 146 properties identified as being R10 (currently):</p> <ul style="list-style-type: none"> 69 Properties are retained as R10 (47%) 51 Properties are zoned from R10 to R30 (35%) 	<p>That the submission be noted.</p> <p>No change recommended.</p>

ATTACHMENT NO 1 - SCHEDULE OF SUBMISSIONS
AMENDMENT NO 1 TO LOCAL PLANNING SCHEME NO 7

No.	Submitter	Summary of Submission	Local Government Response	Local Government Recommendation
			<ul style="list-style-type: none"> 26 Properties are zoned from R10 to R50 (18%) <p>The Shire has adopted a balanced approach, with the areas being upcoded proposed primarily east of Walcott Street.</p> <p>Character Protection The COBPSP acknowledges the importance of the built / landscape character in Old Broome and does include measures which enable both protection of built heritage and preservation / enhancement of landscape character. This includes specific requirements which limit site cover (percentage of a site which can be occupied by buildings) and promote larger spaces for landscaping.</p>	
16	Element Advisory on behalf of Paspaley Properties Pty Ltd and Pearls Pty Ltd (Paspaley)	<p>Introduction/context</p> <p>Element Advisory has prepared this submission on behalf of Paspaley Pearls Properties Pty Ltd and Pearls Pty Ltd (Paspaley) on the Cable Beach Precinct Structure Plan (CBPSP), Chinatown-Old Broome Precinct Structure Plan (COBPSP) and the Shire Of Broome Local Planning Scheme No. 7 - Scheme Amendment No. 1, all of which are currently being advertised by the Shire of Broome (the Shire).</p> <p>Paspaley is a significant local landowner with longstanding interests in the Broome townsite with numerous properties within</p>	<p>The Shire acknowledges the submission provided by Paspaley Pearls Properties Pty Ltd and Pearls Pty Ltd (Paspaley) and appreciate their continued investment in and commitment to the Broome region. Their role as a significant local landowner with assets across the Chinatown-Old Broome Precinct.</p> <p>Responses to the various issues raised in the submission are provided as follows.</p>	<p>That the submission be noted.</p> <p>Scheme Maps</p> <p>To be modified to rezone Lot 435 Chapple Street from 'Residential R10' / 'Foreshore Reserve' to 'Regional Centre'.</p>

ATTACHMENT NO 1 - SCHEDULE OF SUBMISSIONS
AMENDMENT NO 1 TO LOCAL PLANNING SCHEME NO 7

No.	Submitter	Summary of Submission	Local Government Response	Local Government Recommendation
		<p>Chinatown, Old Broome and Cable Beach and therefore, the advertised planning documents are of significant interest to Paspaley. The particulars of the Paspaley owned land within Chinatown, Old Broome and Cable Beach which are included in the PSP areas are:</p> <ul style="list-style-type: none"> • 6 and 8 Short Street • 1, 3, 5, 7 and 9 Carnarvon Street • 1, 2, 4, 6, and 8 Dampier Terrace • Lot 435 Chapple Street • 30, 32, 34 and 38 Hamersley Street • 47 Robinson Street. • 8 and 10 Murray Road. <p>Paspaley has a number of proposed plans for its various landholdings within the areas affected by the proposed CBPSP, COBPSP and Scheme Amendment No. 1 and has therefore reviewed these documents to ascertain how these will impact both on Paspaley's current property interests as well as their future plans. Paspaley has a common interest with the Shire in ensuring Broome continues to grow as a thriving Regional City. We respectfully request that consideration be given to the comments and proposed changes outlined below.</p> <p>Chinatown-Old Broome Precinct Structure Plan</p> <p>Paspaley supports the objectives of the COBPSP and, in particular, those in relation to the need to encourage increased development intensity through mixed use development in key precincts and, to ensure that Chinatown remains the Central Business District of Broome. Paspaley's comments on the specific parts of the COBPSP follows.</p>		

ATTACHMENT NO 1 - SCHEDULE OF SUBMISSIONS
AMENDMENT NO 1 TO LOCAL PLANNING SCHEME NO 7

No.	Submitter	Summary of Submission	Local Government Response	Local Government Recommendation
		<p>a. Rezoning objections <u>Lot 435 Chapple Street</u> Lot 435 Chapple Street, Broome, is proposed to be rezoned in the Structure Plan Map to Foreshore Reserve. This will remove the landowners' development rights, negatively affecting the land and will entitle Paspaley to make a claim to the Shire for injurious affection. Paspaley strongly objects to this change as the land is developable in accordance with the CHRMAP.</p>	<p>a. Rezoning Objections <u>Lot 435 Chapple Street</u> The Shire acknowledges the concerns raised regarding the proposed rezoning of this property from Regional Centre (R50) to Foreshore Reserve. The reasoning behind this rezoning was guided by the findings of the Shire's 2017 Coastal Hazard Risk Management and Adaptation Plan (CHRMAP) and the associated risks posed by coastal erosion north of Gray Street, including the area encompassing this property.</p> <p>The CHRMAP identifies areas at risk of coastal processes (erosion and inundation) and provides guidance on land use planning to minimise potential future impacts on property, infrastructure, and public safety.</p> <p>The area north of Gray Street, where this property is located, has been assessed as being at heightened risk of coastal processes over the medium to long term. This area has not been earmarked for coastal protection measures in the CHRMAP. Consequently, the Amendment proposed an approach to limit intensification of land uses, including higher-density residential and commercial activities, which would exacerbate the risks to both private properties and public infrastructure in the future.</p>	

**ATTACHMENT NO 1 - SCHEDULE OF SUBMISSIONS
AMENDMENT NO 1 TO LOCAL PLANNING SCHEME NO 7**

No.	Submitter	Summary of Submission	Local Government Response	Local Government Recommendation
		<p><u>Lot 3067 Dampier Terrace</u></p> <p>Lot 3067 Dampier Terrace is shown in the COBPSP Structure Plan Map as being part rezoned to Public Open Space. This land is currently located wholly within the Regional Centre (R50) zone. Despite being shown on the COBPSPS Structure Plan Map as being rezoned it is not included in the list of properties being rezoned in Scheme Amendment No. 1. Therefore, the proposal for this land is uncertain. Nonetheless, any identification of the land as Public Open Space will remove and/or limit the landowners' development rights, and Paspaley strongly objects to this proposed change to Lot 3067 Dampier Terrace. There is no planning requirement for public open space on this lot. As noted above, the identified land for POS is the subject of a licence agreement between Paspaley and the Shire (for a \$1 annual fee) which provides for public (visitor and tourist) and maintenance access to Streeter's Jetty and to preserve the amenity and safety of the Streeter's Jetty – these objectives can continue to be provided for with the redevelopment of this lot if these provisions regarding access and views are provided for in the COBPSP. It is not necessary to provide that this privately owned</p>	<p>Notwithstanding the above, the Shire understands the issues raised and proposes to change the zoning of this site back to Regional Centre noting that future development will still be required to be delivered in accordance with the COBPSP and the Broome Townsite CHRMAP.</p> <p>The primary reason why this change in zoning is supported, is changing it to a 'Foreshore Reserve' could trigger injurious affection which is an unintended consequence.</p> <p><u>Lot 3067 Dampier Terrace</u></p> <p>The site maintains the Regional Centre zoning in the Amendment. The designation in the Figures in the Precinct Structure Plan are addressed in the submissions schedule for Chinatown Old Broome Precinct Structure Plan.</p>	

ATTACHMENT NO 1 - SCHEDULE OF SUBMISSIONS
AMENDMENT NO 1 TO LOCAL PLANNING SCHEME NO 7

No.	Submitter	Summary of Submission	Local Government Response	Local Government Recommendation
		<p>land be rezoned as POS to facilitate ongoing access to Streeter's Jetty. It is noted that the Shire is aware that Paspaley has development aspirations for this land.</p> <p>Conclusion</p> <p>We trust the comments provided will assist the Shire in reviewing the advertised documents. We urge the Shire to make amendments, as requested, to ensure that Paspaley does not lose development rights on Lot 435 Chapple Street or Lot 3067 Dampier Terrace and that LPS 7 and the PSPs provide for an appropriately flexible and robust planning framework that provides the necessary impetus to guide much needed growth within Chinatown, Old Broome and Cable Beach.</p> <p>We welcome any feedback on this submission and would be happy to arrange a meeting to discuss in greater detail. Should you have any queries or require clarification on the above matter, please do not hesitate to contact either Nick Hanigan on 0419 992 069 or the undersigned on 0429 102 079.</p>		
17	Element Advisory on behalf of Hawaiian Group	<p>Introduction/context</p> <p>Element Advisory has prepared this submission on behalf of Hawaiian Group (Hawaiian) on the Cable Beach Precinct Structure Plan (CBPSP), Chinatown-Old Broome Precinct Structure Plan (COBPSP) and the Shire Of Broome Local Planning Scheme No. 7 - Scheme Amendment No. 1, all of which are currently being advertised by the Shire of Broome (the Shire).</p>	The Shire acknowledges the submission provided by Hawaiian. Responses to the various issues raised in the submission are provided as follows.	<p>That the submission be noted.</p> <p>Scheme Maps</p> <p>To be modified to change the zoning of Lot 360 (No. 15) Hopton Street, Lots 361 (No. 84) and 362 (No. 86) Walcott Street, and Part Lot</p>

ATTACHMENT NO 1 - SCHEDULE OF SUBMISSIONS
AMENDMENT NO 1 TO LOCAL PLANNING SCHEME NO 7

No.	Submitter	Summary of Submission	Local Government Response	Local Government Recommendation
		<p>Hawaiian has reviewed the CBPSP, the COBPSP and Scheme Amendment No. 1 to ascertain how these will impact both on Hawaiian's current property interests as well as their future plans.</p> <p>Hawaiian's comments on the specific parts of the COBPSP follows. Figure 2: COBPSP – Structure Plan Map</p> <p>a. Rezoning and Development Potential – objection to the rezoning from 'Mixed Use' to 'Residential'.</p> <p>As noted above in relation to Scheme Amendment No.1, Lots 3 and 360 Hopton Street and Lots 361 and 362 Walcott Street are proposed to be rezoned from Mixed Use (R40) to Residential (R50) in the Structure Plan Map.</p> <p>Hawaiian objects to the proposed rezoning of this privately owned land from Mixed Use to Residential on the basis that the development controls which are proposed to apply to the Residential Zone under the COBPSP all limit the overall quantum of floor area able to be developed on the site when compared to the Mixed Use Zone having regard to:</p> <ul style="list-style-type: none"> • Height limits – three (3) storeys with up to five (5) storeys considered under the bonus criteria in the Mixed Use Zone and only two (2) storeys in the Residential Zone. • Site cover provisions – 60% in the Mixed Use Zone and 50% for lots less than 2,000m² or 60% only for lots 2,000m² or more in the Residential Zone; • Soft landscaping requirements – 20% in all other zones and 30% for residential development. • Primary and secondary street setback controls – 2m in the Mixed Use Zone and 3m in the Residential Zone. 	<p>a. Rezoning and Development Potential objection to the rezoning from 'Mixed Use' to 'Residential'.</p> <p>It is acknowledged that Hawaiian objects to the proposed rezoning of the subject sites from Mixed Use (R40) to Residential (R50).</p> <p>Reinstating the zoning of these sites to Mixed Use is partly supported for the following reasons:</p> <ul style="list-style-type: none"> • One of the primary drivers of rezoning the subject sites from mixed use to residential was to consolidate mixed-use and commercial activity along Hamersley / Robinson Streets adjacent to Roebuck Bay and Town Beach. These are generally sites located away from low density residential areas, which have the ability to activate the key north-south spine and optimise views over Roebuck Bay. <p>The Shire maintains its position that consolidating commercial / mixed use development on Hamersley Street is still the preferred outcome.</p>	<p>3 (No. 21) Hopton Street from 'Residential R50' to 'Mixed Use R50'.</p>

**ATTACHMENT NO 1 - SCHEDULE OF SUBMISSIONS
AMENDMENT NO 1 TO LOCAL PLANNING SCHEME NO 7**

No.	Submitter	Summary of Submission	Local Government Response	Local Government Recommendation
		<p>This is a large site that has the ability to deliver new mixed use development in a manner and form that is consistent with the objectives of the COBPSP. It is also close to Town Beach and can readily integrate with the Mixed Use development proposed to Robinson Street without adversely impacting the residential properties on Walcott Street. It is considered more appropriate that the site remain in the Mixed Use Zone, but be re-coded to R50 consistent with the re-coding being applied to all the land between Walcott Street and Town Beach.</p> <p>Conclusion We trust the comments provided will assist the Shire in reviewing the advertised documents.</p> <p>We urge the Shire to make amendments, as requested, to ensure that the PSPs provide for an appropriately flexible and robust planning framework that provides the necessary impetus to support renewed investment in, and revitalisation of, Cable Beach and the Broome townsite.</p> <p>We welcome any feedback on this submission and would be happy to arrange a meeting to discuss in greater detail. Should you have any queries or require clarification on the above matter, please do not hesitate to contact either Richard Kilbane on 407 997 411 or the undersigned on 0429 102 079.</p>	<ul style="list-style-type: none"> To the north and west, Hawaiian's landholdings interface with low density R10 / R30 uses. The area to the north has been retained at R10 to support preservation of the existing Old Broome Character. A Mixed Use Zoning which would allow commercial activity and heights up to 5 storeys is therefore not supported in this location. <p>The Shire instead proposes a modified solution where Lot 360 (No. 15) Hopton Street, Lots 361 (No. 84) and 362 (No. 86) Walcott Street, and Part Lot 3 (No. 21) Hopton Street are rezoned from 'Residential R50' back to 'Mixed Use R50'. This will allow potential activation of vacant sites at the corner of Hopton and Walcott Streets.</p> <p>To mitigate potential impacts of bulks and scale, the height limit in this area will be capped at 3 storeys, despite being zoned mixed use.</p> <p><i>Note: See below for commentary regarding soft landscaping and building heights.</i></p> <p>Conclusion Hawaiian's commentary regarding the need for a flexible planning framework that supports investment and revitalisation is noted.</p>	

**ATTACHMENT NO 1 - SCHEDULE OF SUBMISSIONS
AMENDMENT NO 1 TO LOCAL PLANNING SCHEME NO 7**

No.	Submitter	Summary of Submission	Local Government Response	Local Government Recommendation
			This approach balances the need for strategic development with the preservation of urban design and residential amenity objectives.	
18	Beverley Long	<p>Having lived and raised a family in Old Broome for 25 years what captivated my heart was the unique character and ambience defined by the R10 blocks. Lushly vegetated gardens with many large trees, the heritage and architecture of the old homes surrounded by the large verges and breezeways. Over the years I have seen many of the older houses lovingly restored and renovated, often by young families, retaining the character, history and amenity of this distinctive area.</p> <p>The Shire has consistently supported mine, and many others' submissions, to various planning strategies, schemes and structure plans over many years, agreeing that the essence of the unique Old Broome character is best preserved by retaining the R10 zoning. This is why the Old Broome Special Character Area was implemented, and why the area was designated to continue with R10 zoning.</p> <p>There are other newer parts of Broome where an increase in housing density is more desirable and less costly to implement. For example the block of land on the corner of Robinson and Stewart Streets was recently subdivided resulting in the clearing of all vegetation to accommodate the massive amount of earthworks required for sewerage ,and drainage. To say that infill development can be implemented to ensure the existing landscape character of Old Broome can be protected is false and misleading.</p>	<p>The concerns regarding potential impacts of infill development as a result of the COBPSP zoning changes are noted.</p> <p>The background reporting has demonstrated that with the proposed zoning changes, the precinct could accommodate between approximately 300-1,000 additional dwellings across the 133 hectares precinct. The delivery of well-located housing in existing areas of the Broome Townsite remains a priority of the Shire to help alleviate the housing crisis, aligning with the intent of the Shire's Local Planning Strategy. Through its draft Local Planning Strategy, the Shire has carefully considered all alternative locations for future urban growth with multiple opportunities identified. The benefit of the COBPSP is that it provides a short-medium term opportunities for housing growth, in areas which can make better use of existing infrastructure.</p> <p>Extent of Zoning Changes Regarding the extent of the rezoning, of the 146 properties identified as being R10 (currently):</p> <ul style="list-style-type: none"> • 69 Properties are retained as R10 (47%) • 51 Properties are zoned from R10 to R30 (35%) 	<p>That the submission be noted.</p> <p>Scheme Maps</p> <p>To be modified to rezone Lots 197 (No. 17), 198 (No. 13), and Lot 199 (No. 11) Anne Street, from 'Residential R30' to 'Residential R10'.</p>

**ATTACHMENT NO 1 - SCHEDULE OF SUBMISSIONS
AMENDMENT NO 1 TO LOCAL PLANNING SCHEME NO 7**

No.	Submitter	Summary of Submission	Local Government Response	Local Government Recommendation
		<p>I strongly feel the current proposal of increased density to R30, R40 or R50 within the Old Broome Special Character Area will be forever detrimental to the character of the town. When it's gone it is lost forever.</p>	<ul style="list-style-type: none"> 26 Properties are zoned from R10 to R50 (18%) <p>The Shire has tried to ensure a balanced approach, with the areas being upcoded proposed primarily east of Walcott Street.</p> <p>Character Protection The concerns around how future development will impact on existing character are understood. The following points are provided:</p> <ul style="list-style-type: none"> A key principle of the COPSP is to ensure that a prominent tree canopy can be maintained. It is acknowledged that with redevelopment some trees may be lost in the short-term, however, the planning framework includes landscape and open space controls which will ensure that new development is supported by planting of trees. This combined with the fast-growing nature of vegetation in Broome should allow any potential loss in canopy to be reestablished quickly. Contemporary planning systems are supported by design review and other mechanisms to ensure design quality is at the forefront of good planning decisions. The Shire has a Design Review Policy in place and relevant proposals will be referred to the Design 	

**ATTACHMENT NO 1 - SCHEDULE OF SUBMISSIONS
AMENDMENT NO 1 TO LOCAL PLANNING SCHEME NO 7**

No.	Submitter	Summary of Submission	Local Government Response	Local Government Recommendation
			<p>Review Panel to ensure the integrity of the COBPSP planning controls are maintained.</p> <ul style="list-style-type: none"> Finally, in 2024 the R-Codes Volume 1 (which will apply throughout the COBPSP) were recently updated in 2024. The base standard of medium density development is expected to improve as a result, with substantially greater emphasis now placed on sensitive infill development which is conscious of its individual site and surrounding context. 	
19	Lesley Westlake	<p>Address: U4/1 Saville Street Broome W.A 6725 to be rezoned Mixed Use R50</p> <p>a. Volume of Traffic and parking Beyond Guy Street, Robinson Street carries a large volume of traffic to and from Town Beach.</p> <p>How will the Shire of Broome manage the parking of vehicles for events and markets at Town Beach when the verges are now full to overflowing with cars seeking parking?</p> <p>b. Protecting Public Views Currently I am able to view the water in the bay. As both sides including 69 Robinson Street fall within the proposed zoning, this view will be lost.</p> <p>c. Storm Water Management</p>	<p>The submission intent is acknowledged, with concerns regarding traffic, stormwater management, public views, mixed-use development, community character, and infrastructure for locals identified. Responses to the various issues raised are provided below.</p> <p>a. Volume of traffic and parking The Shire is aware that events and markets at Town Beach contribute to traffic congestion and overflow parking on verges, exacerbating local inconvenience. The Shire is exploring ways to mitigate these issues, though it should be acknowledged that they only occur at these specific times.</p> <p>b. Protecting Public Views</p>	<p>That the submission be noted.</p> <p>No change recommended.</p>

ATTACHMENT NO 1 - SCHEDULE OF SUBMISSIONS
AMENDMENT NO 1 TO LOCAL PLANNING SCHEME NO 7

No.	Submitter	Summary of Submission	Local Government Response	Local Government Recommendation
		<p>The intersection of Robinson and Saville (C1 .1.3) floods after each rain. How does the Shire of Broome intend to protect the infrastructure and assets from major storm and flooding events? It currently struggles with the existing drainage for run off, let alone if R50 mixed use proceeds to 2.2.2 building heights/section 3, p.1 figure 6, p1 figure 12?</p> <p>d. Loss of Broome's unique character If to proceed allows more intense development character, more urban edges with mix of tourism and commercial fronting the street edge should present in 2-3 stories to the street with the ability to go up to 5 stories for selected sites:</p> <p>How and why should any further commercial and/or tourism site be permitted?</p> <p>Broome style design will not compensate for the loss of Broome character that is hanging by a thread. The long-standing locals of Broome do not wish to live in a town that's focus is purely on tourists. Businesses struggle in non- tourist season, do not set up more to fail.</p> <p>The locals mourn the loss of the character of Broome. Improve and build infrastructure that supports the locals, e.g a purpose -built community centre and a staged retirement village, so that the ageing may choose to live out their days in an affordable Broome.</p> <p>Current and future planning decisions have forced personnel to leave" this town by the bay" because it is no longer affordable to stay.</p>	<p>All parking from private development sites will be accommodated on site. Therefore any new dwellings in these areas are not expected to exacerbate on-street parking issues during events.</p> <p>Protection of views from private development sites is not a valid planning consideration. Public views from key streets such as Guy, Hopton, Louis, and Anne Streets have been retained.</p> <p>c. Stormwater Management The Shire is aware of existing issues associated with flooding throughout the COBP. Where infrastructure upgrades are required to be delivered, this will be addressed in future capital works programs.</p> <p>The Water Management Strategy prepared as an Appendix to the COBPSP provides the necessary strategies and actions to mitigate these issues. This also includes a requirement for individual landowners to prepare Urban Water Management Plans on larger sites.</p> <p>d. Loss of Broome's Unique Character The Shire recognises that Broome's identity is deeply tied to its unique architectural, cultural, and social fabric, however, as the Town evolves planning must maintain a forward-looking focus.</p>	

ATTACHMENT NO 1 - SCHEDULE OF SUBMISSIONS
AMENDMENT NO 1 TO LOCAL PLANNING SCHEME NO 7

No.	Submitter	Summary of Submission	Local Government Response	Local Government Recommendation
		We are not miners, we live modestly, we pay the highest rates of any Shire in W.A. Broome cannot sustain its growth through current infrastructure and does not want story upon story of high rise to placate those with money to splash on events that have priced the Broome Locals out of attendance. Slow down, improve and consolidate, and listen to the locals.	<p>The extent of zoning changes in the COBPSP has been minimised and focussed in targeted areas such as along Hamersley Street and Robinson Street due to their proximity to Roebuck Bay and Town Beach.</p> <p>There are many examples of 2-3 storey developments across the precinct and this scale and type of development is encouraged to continue in these targeted areas. The ability to reach 5 storeys is not 'as of right' and landowners will need to satisfy a range of criteria before this can even be considered by the Shire.</p> <p>Carefully integrating buildings with landscape is a core focus of the COBPSP, as landscape already plays such a vital role in the precinct.</p>	
20	Nyamba Buru Yawuru Ltd 55 Reid road Cable Beach	Introduction/context <ul style="list-style-type: none"> • Lots 484 & 100 Chapple Street • Lots 2074, 2075, 2076, 2077 & 2078 Chapple Street • Morgan's Camp: Lots 3092 Chapple Street • Kennedy Hill: <ul style="list-style-type: none"> ▪ Lot 3061 Frederick Street ▪ Lot 52 Dampier Terrance ▪ Lots 520 & Lot 1219 Carnarvon Street – ▪ Portion of Lot 100 Frederick Street ▪ Portion of Reserve 15019 on Carnarvon St ▪ Lots 3000, 144, 145 and 146 Carnarvon St & lots 150 & 149 Haas Street 	The Shire thanks Nyamba Buru Yawuru for the submission. Responses to the issues raised and the specific areas they apply to are summarised below.	<p>That the submission be noted.</p> <p>Scheme Maps</p> <p>Change the zoning of Lot 2080 (No. 6) Gray Street, Lot 2080 (No. 6) Gray Street, Lot 2079 (No 1) Chapple Street, Lot 3 (No. 3) Chapple Street, Lot 100 (No. 6) Chapple Street, Lot</p>

ATTACHMENT NO 1 - SCHEDULE OF SUBMISSIONS
AMENDMENT NO 1 TO LOCAL PLANNING SCHEME NO 7

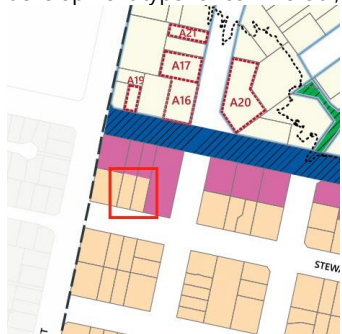
No.	Submitter	Summary of Submission	Local Government Response	Local Government Recommendation
		<ul style="list-style-type: none"> Lots 72 & 71 Frederick Street Lot 2828 Hamersley Street: to be transferred to Yawuru PBC (existing Broome Prison) after the facility relocated. <p>a. Lots 484 & 100 Chapple Street R Codes for single dwellings should consider apartment dwelling types, in which Nyamba Buru Yawuru suggest similar building form that is on Lot 474 should be parallel to Chapple Street streetscape design, for future residential developments and easing housing pressures in the Broome region.</p> <p>The densities proposed as part of the PSP are considered sound with potential to increase zoning to higher than R50 in some strategic locations for the intended purposes for easing housing pressures.</p> <p>The current classification of the land as an erosion risk area does not account for the significant mitigating impact of the existing mangrove system.</p> <p>Mangroves are important in stabilizing shorelines and reducing erosion, thereby enhancing the land's resilience. We request that the erosion risk classification be removed and that the landowner be allowed to undertake a thorough assessment to demonstrate the land's capability for development. If the risk area classification is to be retained, we request that the PSP notes that if an assessment confirms the land's suitability for development, the Shire will support its removal from the erosion zone designation.</p> <p>Broome has a unique environment with the mangrove system ranging across most of the eastern, and southern corridor of</p>	<p>a. Lots 484 & 100 Chapple Street The Shire acknowledges the concerns raised regarding the proposed rezoning of these properties, and their designation as an erosion risk area. The reasoning behind this rezoning is grounded in the findings of the Shire's Broome Townsite Coastal Hazard Risk Management and Adaptation Plan (CHRMAP) and the associated risks posed by coastal erosion north of Gray Street, including the area encompassing these properties.</p> <p>The Shire understands that there is a request to remove the erosion risk classification due to the potential stabilising role of mangroves. The Shire is undertaking a review of the Broome Townsite CHRMAP, the outcomes of this process will determine whether the erosion risk of this area can be reclassified.</p> <p>The Shire acknowledges the ecological and protective importance of mangroves in reducing erosion and storm damage is important, however, this is not adequately allowed for in State Planning Policy 2.6 – Coastal Planning. The Shire's CHRMAP needs to satisfy the requirements of the provisions set out in this State Policy.</p>	<p>484 (No. 2) Chapple Street, Lot 10 (No 2078) Chapple Street and Lot 2077 (No 12) Chapple Street, from 'Residential R10' to 'Regional Centre'.</p> <p>Change zoning of Lots 71 and 72 (No. 51) Frederick Street from 'Residential' to 'Mixed Use'.</p>

**ATTACHMENT NO 1 - SCHEDULE OF SUBMISSIONS
AMENDMENT NO 1 TO LOCAL PLANNING SCHEME NO 7**

No.	Submitter	Summary of Submission	Local Government Response	Local Government Recommendation
		<p>Chinatown and Old-Broome area where services, commercial and residential properties are situated. A report put together by Wetlands International and the Nature Conservancy suggests that mangroves may contribute to reducing loss of life and damage to property from storms and cyclones as they reduce the impacts of waves, storm surges and high winds – you can read more on the report</p> <p>Additional to mangroves, NSW Government Primary Industries Department found that mangroves act as a buffer, protecting coastal land by absorbing the energy of tidal currents and storm driven wind and waves that prevents erosion. Actions from major storm and wave events, such as Cyclone Tracy in Darwin and the tsunami in Asia in 2004 have shown the importance of mangrove forests in reducing storm damage to fragile coastlines and property – you can read more about the report here.</p> <p>b. Lot 2828 Hamersley Street – Broome Prison Nyamba Buru Yawuru consider that Lot 2828 in which the Broome Prison facility exist on to be identified as ‘Mixed Used’ so it provides an opportunity to maximise future development opportunities and benefit the Broome community, once the Broome custodial facility is relocated. Further suggestion to rezone all lots within the block to be Mixed Use zoning to ensure consistent development.</p>	<p>It is noted that a review of the CHRMAP is in the process of being undertaken. Rezoning of the sites in advance of the CHRMAP review is not recommended.</p> <p>It should be noted that the sites in question would have to address coastal planning constraints which is likely to limit redevelopment opportunities, regardless of the zoning.</p> <p>The submission request to retain the Regional Centre zoning over the site is supported.</p> <p>Furthermore, the Amendment is proposing to rezone Lots 2076 (No. 14), 2075 (No. 16), and 2074 (No.18) Chapple Street from ‘Foreshore’ reserve to ‘Regional Centre’. As these sites are not Crown Reserves it is recommended that they be retained with the Regional Centre zoning. This approach is consistent with all other freehold lots located on Chapple Street noting that development on these lots would have to address coastal planning considerations.</p> <p>b. Lot 2828 Hamersley Street – Broome Prison Unfortunately, despite the Shire’s Local Planning Strategy advocating for the relocated Broome Custodial Facility, until this process is further progressed it is unlikely that the State Government will support rezoning the existing site to Mixed Use.</p>	

ATTACHMENT NO 1 - SCHEDULE OF SUBMISSIONS

AMENDMENT NO 1 TO LOCAL PLANNING SCHEME NO 7

No.	Submitter	Summary of Submission	Local Government Response	Local Government Recommendation
		<p>c. Lots 72 and 71 Frederick Street Rezoning Frederick St, Lot 72 & 71 to 'Mixed-Use' so it provides an opportunity to maximise future development opportunities and benefit the wider Broome community, within the appropriate development type for commercial, services or residential proposal.</p>  <p>d. Density transitions Greater consideration should be taken to explore the transition of densities within the Chinatown/Old Broom PSP, especially where there is a big jump in zonings e.g. R50 to R10. The interface between the lots as well as their interface to the street/public realm</p>	<p>Once the Broome custodial facility is relocated, the Shire supports the intent to rezone this site to Mixed Use to maximise future development opportunities.</p> <p>c. Frederick Street (Lots 72 & 71) The Shire supports the intent of rezoning these lots to 'Mixed-Use' to enable flexible development options benefiting the broader community. A split zoning was not the intention.</p> <p>A modification to both the COBPSP Structure Plan Map and Scheme Maps are recommended.</p> <p>d. Density Transitions The recommendation to upcode R10 areas to R25 is not supported. The primary intention of the COBPSP is to maintain the majority of residential development at a low scale, reflecting community sentiment for the retention of R10 zoning and the preservation of the existing character of the area.</p>	

ATTACHMENT NO 1 - SCHEDULE OF SUBMISSIONS
AMENDMENT NO 1 TO LOCAL PLANNING SCHEME NO 7

No.	Submitter	Summary of Submission	Local Government Response	Local Government Recommendation
		<p>should be explored to ensure that it aligns with the intended street/precinct character.</p> <p>Suggestion to up code R10 within the PSP to at least R25 to allow for a smoother transition between low, medium, and mixed used density developments within the PSP area as well as existing low density residential developments outside of the PSP area.</p>	<p>Additionally, the PSP proposes a reduced building height for R50 residential areas in P5 – Old Broome Residential with a reduction from 3 storeys to 2 storeys, which is a variation to the R-Codes. This approach will help to provide a more compatible transition between varying densities.</p> <p>While the interface between different zones, such as R50 and R10, is acknowledged as an important design consideration, the retention of an R10 zoning for many properties in the precinct aligns with this transitional approach. Enhancing transitions through design measures, such as landscaping and building setbacks, will be prioritised over upcoding to achieve smoother integration.</p>	
21	<p>Department of Water and Environmental Regulation</p> <p>27 Victoria Highway Kununurra</p>	<p>The Department of Water and Environmental Regulation (the Department) has reviewed the scheme amendment and the Precinct Structure Plans. Detailed comments were provided in an attached table.</p> <p>For the Chinatown-Old Broome Precinct Structure Plan, the following was identified:</p> <p>Chinatown Core Rezoning The Department supports the Chapple Street lots being rezoned to Foreshore, consistent with the Shire's Coast Hazard Risk Management and Adaption Plan (CHRMAP).</p>	<p>The Shire has undertaken a review of the considerations identified by the Department of Water and Environmental Regulation. Responses to those relevant to the Chinatown-Old Broome PSP are summarised below.</p> <p>Chinatown Core Rezoning The Department's position is noted and supported.</p>	<p>That the submission be noted.</p> <p>No change recommended.</p>

**ATTACHMENT NO 1 - SCHEDULE OF SUBMISSIONS
AMENDMENT NO 1 TO LOCAL PLANNING SCHEME NO 7**

No.	Submitter	Summary of Submission	Local Government Response	Local Government Recommendation
22	Amanda Butterworth , Allerding & Associates On behalf of RAC Tourism Assets	<p>We provide this submission on behalf of RAC Tourism Assets Pty Ltd (RAC), owner of Lot 2785 (1) Murray Street, Cable Beach and operator of RAC Cable Beach Holiday Park (RAC Holiday Park).</p> <p>The RAC Holiday Park site has provided accommodation at Cable Beach for over 25 years. The RAC Holiday Park provides a variety of accommodation options including powered caravan sites and a variety of self-contained cabins. The property at 1 Murray Road also accommodates the Cable Beach General Store and Café.</p> <p>The RAC Holiday Park is presently zoned Tourism and is a registered Caravan Park with the Shire of Broome. We note that presently a Tourism zone does not have an R Code applied and the number of caravan sites and/or cabins is subject to compliance with the requirements of a Planning Approval and Caravan Park Licence. The RAC Holiday Park has:</p> <ul style="list-style-type: none"> • Planning Approval as a Caravan Park and Tourist Development; and • A Caravan Park Licence for a total of 236 short term sites and 5 camp sites. <p>We note that the Shire is seeking comment on both Scheme Amendment 1 the Shire of Broome Local Planning Scheme No 7 and also the draft Cable Beach Precinct Structure Plan. This submission provides comment on both Amendment 1 and the draft Cable Beach Precinct Structure Plan.</p> <p>Whilst RAC do not object to the introduction of a Precinct Structure Plan to apply to the Cable Beach area, there are a number of provisions within the Precinct Structure Plan that we seek to be amended.</p>	<p>a. Urban Development objectives Noted. DPLH were not supportive of amending the objectives of the Tourism zone, which would be required to allow greater land use flexibility for residential development to occur. After consultation with DPLH, it was recommended that the Urban Development zoning would be the most appropriate zoning to allow for vision to be realised, and appropriate land uses allocated through the CBPSP. Recommend retaining current zoning.</p> <p>b. 2.1: Land Use zones and Reserves <u>Density</u> As described above, it is recommended that the application of a density code to tourism development is removed.</p> <p><u>Land use permissibility</u> 1. It is recognised that small liquor store is currently a D use within the tourism zone of LPS7. Recommend amending from X to A to align with current land use permissibility and allow flexibility for complementary land uses. 2. It is recognised that small bar is currently a D use within the tourism zone of LPS7 and that Tavern use is currently an A use in this sub precinct. Recommend amending from X to A to align with current land use</p>	<p>That the submission be noted.</p> <p>No change recommended.</p>

ATTACHMENT NO 1 - SCHEDULE OF SUBMISSIONS
AMENDMENT NO 1 TO LOCAL PLANNING SCHEME NO 7

No.	Submitter	Summary of Submission	Local Government Response	Local Government Recommendation
		<p>a. Urban Development objectives</p> <p>The vision of the Cable Beach Precinct Structure Plan (CBPSP) is supported as it is noted that it seeks to “retain and promote tourism character and land use”, this is similar to the objective of the Tourism zone under LPS7.</p> <p>However, we highlight that this vision is inconsistent with the objectives of the Urban Development zone. Therefore, it is our submission that it is to better amend the objectives of the Urban Development zone such that one of the objectives of the Urban Development zone is aligned with the vision of the CBPSP.</p> <p>b. 2.1: Land Use zones and Reserves</p> <p><u>Density</u></p> <p>The RAC Holiday Park is proposed to be within the “Cable Beach Low – R20” Precinct as identified in P1 – Figure 2 – Sub Precinct and Density Plan. The preferred uses for the Cable Beach Low are supported. The use of the term “lower intensity tourism uses” is not defined and, in our submission, could reasonably be tourism uses of 1-2 storeys, however applying a density coding to equate to “low intensity” is not supported.</p> <p><u>Land use permissibility</u></p> <p>In regard to P1 – Table 6 Land Use Permissibility the following comment is provided:</p> <p>i. A small liquor store is currently a Discretionary land use on the Tourism zone. However, is proposed to be a Prohibited land use under the CBPSP. In order to provide a variety of complementary land uses within a Tourism Development, it</p>	<p>permissibility and allow flexibility for complementary land uses.</p> <p>3. The definition of a renewable Energy Facility means ‘<i>premises used to generate energy from a renewable energy source and includes any building or other structure used in, or relating to, the generation of energy by a renewable resource. It does not include renewable energy electricity generation where the energy produced principally supplies a domestic and/or business premises and any on selling to the grid is secondary.</i>’ It is suggested that any incidental renewable energy in the CBP would be produced principally to supply development on that land, and would therefore not classified as a Renewable Energy Facility. Recommend retaining this land use as an X prohibited use.</p>	

ATTACHMENT NO 1 - SCHEDULE OF SUBMISSIONS
AMENDMENT NO 1 TO LOCAL PLANNING SCHEME NO 7

No.	Submitter	Summary of Submission	Local Government Response	Local Government Recommendation
		<p>is our submission that a small liquor store be an "A" use, as is presently the case in the Tourism zone.</p> <p>ii. A small bar is currently a permitted land use on the Tourism zone. However, is proposed to be a Prohibited land use under the CBPSP. Given that a Tavern land use is proposed to be an "A" use, it is considered that a small bar would have a lesser impact as compared to a Tavern land use. In order to provide a variety of complementary land uses within a Tourism Development, it is our submission that a small bar be an "A" use, similar to a Tavern land use.</p> <p>iii. A renewable energy facility is an "X" use in all zones. Given the objectives in Section 1.3.1 to "adopt an environmentally sustainable approach" if a Tourist Development was to propose a renewable energy facility then this may not be permitted. It is our submission that a renewable energy facility ought to be an "I" land use being a land use that is "naturally attaching, appertaining or relating to the predominant use of the land."</p> <p>c. 2.1.2 Residential Density</p> <p>The provisions of Section 2.1.2 to limit permanent residential development in the Cable Beach Low Sub Precinct is supported, including that it is to be demonstrated that residential development will not have a negative impact on the primary tourism character or amenity of the CBP.</p>		
23	Tourism Western Australia	Thank you for your correspondence dated 30 September 2024, inviting Tourism Western Australia (Tourism WA) to comment on the following documents currently being advertised by the Shire of Broome (the Shire):	Noted.	<p>That the submission be noted.</p> <p>No change recommended.</p>

ATTACHMENT NO 1 - SCHEDULE OF SUBMISSIONS
AMENDMENT NO 1 TO LOCAL PLANNING SCHEME NO 7

No.	Submitter	Summary of Submission	Local Government Response	Local Government Recommendation
		<ul style="list-style-type: none"> • Cable Beach Precinct Structure Plan (CBPSP); • Chinatown-Old Broome Precinct Structure Plan (COBPSP); and • Shire of Broome Local Planning Scheme No. 7, Scheme Amendment No. 1 (Scheme Amendment). <p>Located in the Kimberley region on Yawuru land, around 1,700km north-east of Perth, Broome / Rubibi is an internationally recognised destination. The 22km long west-facing Cable Beach is arguably the most iconic regional beach in Western Australia and the precinct has developed over time to capitalise on this attraction with the expansion of short stay accommodation offerings forming an established tourism precinct. The addition of direct international flights from Singapore in June 2024, as well as a growing expedition cruise sector, highlight the strategic importance of Broome as a tourism destination for the State.</p> <p>The tourism industry is of critical importance to Broome's economy and a major contributor to its vibrancy and attraction as a place to live. Data from Tourism Research Australia demonstrates that in 2023, the Shire of Broome received 277,000 overnight visitors who stayed more than 1.6 million nights and contributed \$464 million to the local economy. Holidays account for the vast majority of domestic and international visitor nights. Further, the data suggests that international visitation is continuing to recover to pre-COVID numbers, with 18,000 international overnight visitors arriving in Broome in 2023.</p> <p>In 2024 Tourism WA released a Broome Accommodation Study (the Study) which assessed the supply and demand of short-stay accommodation in Broome. The Study identified the potential for significant future growth in visitor nights, with a key market gap in</p>		

**ATTACHMENT NO 1 - SCHEDULE OF SUBMISSIONS
AMENDMENT NO 1 TO LOCAL PLANNING SCHEME NO 7**

No.	Submitter	Summary of Submission	Local Government Response	Local Government Recommendation
		<p>the luxury accommodation segment. The projected growth highlighted that 573 additional rooms will be required over the next decade. Retaining high-quality, tourism zoned land is critical to enable the development of new offerings to meet this demand. It is understood that the Shire is seeking to update its planning framework to balance the appropriate urban growth of Broome while continuing to support the growth of tourism, one of Broome's key advantages and industries. Tourism WA provides the following comments for the Shire's consideration:</p> <p>a. Rezoning to Urban Development</p> <p>It is noted that the Shire's revised planning framework includes rezoning the Cable Beach Precinct from 'Tourism' to 'Urban Development' and that implementation of the Scheme Amendment will allow the Shire to consider development applications where tourism is not the predominant land use.</p> <p>The wholesale rezoning of 'Tourism' land is not supported by Tourism WA, particularly given Cable Beach is one of Western Australia's most iconic regional tourism precincts. It is also acknowledged that the proposal is inconsistent with the Western Australian Planning Commission's <i>Position Statement – Planning for Tourism 2023</i> (the position statement) which establishes that areas used exclusively for strategic tourism precincts, such as Cable Beach, are to be zoned 'Tourism'.</p>	<p>a. Rezoning to Urban Development</p> <p>While the CBPSP proposes to change the zoning from Tourism to Urban Development, it is considered that the tourism intent still remains through the precinct objectives and land use restrictions and permissibility.</p> <p>The review of the tourism land use within the CBP has been undertaken with consideration for the policy objectives and measures outlined in the WAPC's Position Statement: Planning for Tourism and Short-Term Rental Accommodation (refer to Part 2 of the CBPSP), ensuring the following:</p> <ul style="list-style-type: none"> • Tourism (and tourism related development) remains the primary function of the CBP and is located in areas of high amenity. • Adequate separation and/or tourism/residential interfaces are appropriately managed to protect amenity for both land uses. 	

**ATTACHMENT NO 1 - SCHEDULE OF SUBMISSIONS
AMENDMENT NO 1 TO LOCAL PLANNING SCHEME NO 7**

No.	Submitter	Summary of Submission	Local Government Response	Local Government Recommendation
			<ul style="list-style-type: none"> • Incorporate a mix of land uses appropriate to the tourism function of the precinct. • Statutory controls both in the Scheme and the CBPSP work together to appropriately guide discretion. • Ensure future capacity of tourism zoned land is maintained and able to respond to future tourism demand. <p>The Shire originally sought to maintain the Tourism zoning with an adjustment to the objectives of the Tourism zone to deliver the planning framework changes through the Precinct Structure Plan (i.e. so that the predominant development did not need to be Tourist development which is restricting development from occurring in the precinct). However the Shire was unable to amend the objectives of the Tourism zone, due to the State's consistent planning schemes mandate. Therefore to deliver on the intent of the Precinct Structure Plan, an alternative zone was required to be used.</p> <p>While the position of Tourism WA to maintain the Tourism zoning it noted, this would mean that the planning framework changes proposed through the Precinct Structure Plan would be incapable of being delivered. Ultimately no change to the planning framework is unlikely to deliver more tourist development due to financial feasibility.</p>	

ATTACHMENT NO 1 - SCHEDULE OF SUBMISSIONS
AMENDMENT NO 1 TO LOCAL PLANNING SCHEME NO 7

No.	Submitter	Summary of Submission	Local Government Response	Local Government Recommendation
		<p>b. Zoning of caravan parks</p> <p>It is further noted that the Shire's proposal is inconsistent with the position statement regarding the zoning of caravan parks, as these are also proposed to be rezoned to 'Urban Development'. As per the position statement, caravan parks are to be located in either 'Tourism' or 'Special Use' zones. Tourism WA has concerns that the rezoning of these affordable short-stay tourism assets will incentivise redevelopment for (predominantly) residential purposes.</p>	<p>Based on the above, no changes to the Urban Development zoned recommended.</p> <p>b. Zoning of caravan parks</p> <p>The Shire acknowledges that these caravan parks perform an essential role in the tourism market, however, rezoning the existing caravan parks to Tourism on the premises that they are Caravan Parks would not ensure their ongoing operation as a Caravan Park as the zone would enable Tourist Developments. Identifying the Caravan Parks sites as Special Use sites is also not supported, given the strategic location and size of the Parks within the precinct, to have a zone in place that only allows a Caravan Park is not considered appropriate, No change recommended.</p>	

SCHEDULE OF MODIFICATIONS

Schedule of Modifications: Shire of Broome Local Planning Scheme No.7 –Amendment No. 1

NO.	REFERENCE	MODIFICATION	REASON
GENERAL MODIFICATIONS			
1.	Scheme Maps	<p>Land Use Zones and reserves to be updated as follows:</p> <ul style="list-style-type: none"> • Change zoning of Lot 57 (No. 10) Weld Street from 'Residential' to 'Mixed Use'. • Change zoning of Lots 71 and 72 (No. 51) Frederick Street from 'Residential' to 'Mixed Use'. • Change zoning of Lot 1 (No. 29) Weld Street, Lot 12 (No. 7) Haas Street, Lot 11 (No. 31) Weld Street, and Lot 10 (No. 33) Weld Street from 'Residential' to 'Mixed Use'. • Change the zoning of Lot 360 (No. 15) Hopton Street, Lots 361 (No. 84) and 362 (No. 86) Walcott Street, and Part Lot 3 (No. 21) Hopton Street from 'Residential' to 'Mixed Use'. • Change zoning of Lot 435 Chapple Street from 'Foreshore Reserve' and 'Residential' to 'Regional Centre'. • Change zoning of Lots 2076 (No. 14), 2075 (No. 16), and 2074 (No.18) Chapple Street from 'Foreshore' reserve to 'Regional Centre'. • Change the zoning of Lot 2080 (No. 6) Gray Street, Lot 2080 (No. 6) Gray Street, Lot 2079 (No 1) Chapple Street, Lot 3 (No. 3) Chapple Street, Lot 100 (No. 6) Chapple Street, Lot 484 (No. 2) Chapple Street, Lot 10 (No 2078) Chapple Street and Lot 2077 (No 12) Chapple Street, from 'Residential R10' to 'Regional Centre'. • Change the zoning of Lot 203 (No. 6) Louis Street, Lot 2 (No. 44) and Lot 1 (No. 46) Robinson Street from 'Residential R30' to 'Residential R50' • Change the zoning of Lots 197 (No. 17), 198 (No. 13), and Lot 199 (No. 11) Anne Street, from 'Residential R30' to 'Residential R10'. 	Numerous mapping updates are proposed in response to Submissions No. 5, No. 6. No. 7, No. 10, No. 16, No.11, No. 13, No. 14, No. 16, No. 17, No. 21.

ATTACHMENT NO 2

NO.	REFERENCE	MODIFICATION				REASON								
		<ul style="list-style-type: none">Add an Additional Use to the properties located at Lot 92 (No.22) Weld Street and Lot 193 (No. 10) Barker Street.												
2.	Scheme Text	To include amend Schedule 1 to include the following:				In response to submission No 4.								
		<table><tr><th>No.</th><th>Description of land</th><th>Additional Use</th><th>Conditions</th></tr><tr><td>A26</td><td>Lot 92 (No.22) Weld Street and Lot 193 (No. 10) Barker Street</td><td>Art Gallery; Cinema/Theatre; Community Purpose; Consulting Rooms; Market; Reception Centre; Recreation – private; Restaurant/café; and Small bar.</td><td>The additional use shall be considered an 'D' use-the use is not permitted unless the local government has exercised its discretion by granting development approval after giving special notice in accordance with the advertising requirements of clause 64 of the deemed provisions.</td></tr></table>				No.	Description of land	Additional Use	Conditions	A26	Lot 92 (No.22) Weld Street and Lot 193 (No. 10) Barker Street	Art Gallery; Cinema/Theatre; Community Purpose; Consulting Rooms; Market; Reception Centre; Recreation – private; Restaurant/café; and Small bar.	The additional use shall be considered an 'D' use-the use is not permitted unless the local government has exercised its discretion by granting development approval after giving special notice in accordance with the advertising requirements of clause 64 of the deemed provisions.	
No.	Description of land	Additional Use	Conditions											
A26	Lot 92 (No.22) Weld Street and Lot 193 (No. 10) Barker Street	Art Gallery; Cinema/Theatre; Community Purpose; Consulting Rooms; Market; Reception Centre; Recreation – private; Restaurant/café; and Small bar.	The additional use shall be considered an 'D' use-the use is not permitted unless the local government has exercised its discretion by granting development approval after giving special notice in accordance with the advertising requirements of clause 64 of the deemed provisions.											

Cr E Smith has declared a Financial Interest in Item 9.2.1, the reason being “Have been engaged as a consultant for Nyamba Buru Yawuru (NBY). NBY own land throughout the areas of both Cable Beach and Chinatown Old Broome.”

Cr S Cooper has declared a Financial Interest in Item 9.2.1, the reason being “I own property within the area of the scheme and structure plan.”

Cr P Matsumoto has declared a Financial Interest in Item 9.2.1, the reason being “I own property in Chinatown Old Broome.”

Cr P Taylor has declared a Financial Interest in Item 9.2.1, the reason being “I am the director of a company that owns property in Chinatown.”

Cr E Smith, Cr S Cooper, Cr P Matsumoto and Cr P Taylor remained out of the chambers.

9.2.2 CHINATOWN OLD BROOME PRECINCT STRUCTURE PLAN - CONSIDERATION OF SUBMISSIONS AND ADOPTION

LOCATION/ADDRESS:	Nil
APPLICANT:	Shire of Broome
FILE:	PLA105
AUTHOR:	Manager Building & Planning
CONTRIBUTOR/S:	Nil
RESPONSIBLE OFFICER:	Acting Director Development & Community
DISCLOSURE OF INTEREST:	Chief Executive Officer and Manager of Planning and Building have a financial interest

SUMMARY:

At the Ordinary Meeting of Council held 16 November 2023, Council resolved to adopt Amendment No 1 to Local Planning Scheme No 1 (**the Amendment**) and to adopt the Chinatown Old Broome Precinct Structure Plan (**Precinct Structure Plan**) for the purposes of seeking public comment.

In accordance with the *Planning and Development Act 2005*, an amendment to a Local Planning Scheme is required to be forwarded to the Minister for Planning and the Environmental Protection Authority prior to advertising. The Amendment was forwarded to these agencies who then requested several modifications. These changes were adopted by Council at the Ordinary Meeting held on the 29 August 2024.

The Amendment and Precinct Structure Plans were advertised for public comment between 30 September 2024 and 2 December 2024.

As the public comment period has now closed, the Shire must consider the submissions received on the Precinct Structure Plan and provide a recommendation to the Western Australian Planning Commission (**WAPC**) on whether it should be approved with or without modifications.

This report recommends that the Chinatown Old Broome Precinct Structure Plan be approved with modifications.

The submissions received and an assessment of the Amendment will be presented as a separate agenda item.

BACKGROUND

Previous Considerations

OMC 26 May 2022	Item 9.2.1
OMC 25 August 2022	Item 9.2.5
OMC 16 November 2023	Item 9.2.2
OMC 29 August 2024	Item 9.2.2

At the Ordinary Meeting of Council (**OMC**) held on 26 May 2022, Council resolved to adopt the Local Planning Strategy for final approval by the Western Australian Planning Commission (**WAPC**). The Local Planning Strategy was endorsed by the WAPC in October 2023. The Local Planning Strategy identifies the need to review the existing Development Strategies that cover Chinatown, Old Broome and Cable Beach and to replace them with Precinct Structure Plans, to be prepared in a manner and form accepted by the WAPC.

At the OMC held on 25 August 2022, Council resolved to endorse the Communications and Stakeholder Engagement Plan to guide the preparation of Precinct Structure Plans for the Cable Beach and Chinatown/Old Broome Precincts. The initial community engagement (September and November 2022) and design engagement phases (March and April 2023) within the Communications and Stakeholder Engagement Plan were undertaken and at the OMC held on 16 November 2023, Council resolved to adopt Amendment No 1 to Local Planning Scheme No 7 (the Amendment) and the Cable Beach and Chinatown/Old Broome Precinct Structure Plans for public comment.

The Scheme Amendment and Precinct Structure Plans were advertised concurrently for public comment between 30 September 2024 and 2 December 2024.

Proposal

The Chinatown Old Broome Precinct Structure Plan covers the area currently falling within the Chinatown Development Strategy and Old Broome Development Strategy, with some minor adjustments (the boundary extends to the west to incorporate the Regional Centre zone to the west of Chinatown and in the southern area it does not incorporate the full extents of the Old Broome Development Strategy). The extents of the Precinct Structure Plan are shown in Figure1 below.



Figure 1 – Chinatown Old Broome Precinct Structure Plan

The proposed Precinct Structure Plan, if approved, will be the principal planning instrument guiding development in the precinct and will replace the Development Strategies referenced above.

COMMENT

The Precinct Structure Plan has been advertised for public comment as required under the Regulations. Now the public consultation period has closed the Shire must prepare a report on the proposed Structure Plan which is then submitted with the WAPC for determination.

Summary of submissions

The Precinct Structure Plan was advertised concurrently with the Amendment and the Cable Beach Precinct Structure Plan. At the close of the public comment period a total of 28 individual submissions were received. 23 of the submissions were in relation to the Chinatown Old Broome Precinct Structure Plan and a high level summary of the submissions are provided below:

- 1 submission of general support of Precinct Structure Plan.
- 4 submissions requesting reinstatement of the Mixed Use zone;
- 7 objections to the proposed density increases in the Old Broome Special Character Area;
- 6 objections to the proposed rezoning of the Chapple Street properties from 'Regional Centre' to 'Residential R10'.
- 1 submission in support of zoning changes and requesting increase in residential density.

As the Precinct Structure Plan proposed a number of zoning modifications, detailed consideration of the submissions raised relative to zoning are set out in the Amendment No 1 to Local Planning Scheme No 7 agenda item and it is not proposed to repeated.

The comments below, instead will focus on submissions that sought modification to the Precinct Structure Plan provisions.

Identification of heritage listed properties

Submission 14, correctly identifies that Figure 8 only depicts places on the State Register of Heritage Places and does not include places within the Shire of Broome Heritage List.

This is a map drafting error and this figure requires an update to show all heritage listed sites (state and local) for accuracy.

It is also recommended that all places listed on the Shire's Heritage List that are identified for protection should be illustrated on the Structure Plan Map as these are the site listed in the Heritage List under LPS7.

Development adjacent to heritage listed properties

Submission 14, raises concern that some State Registered Heritage Places (specifically St John of God convent and McDaniels house) are proposed to be rezoned to Residential R30. While the submitters notes that that registration of the places on the State Heritage Register will limit redevelopment, concern is raised that there is nothing in the draft Precinct Structure Plan that ensures the conservation of the existing streetscape, or that built form will be compatible with the heritage buildings.

Heritage listed sites are protected by other legislation (e.g. Heritage Act and/or Local Planning Scheme) irrespective of their zoning. The submission does rightly point out, however, that there is limited commentary on how new development would interface with these heritage listed sites.

It is recommended that:

- Section 2.2.12 Heritage Management be expanded to provide specific guidance relating to the interface between new development and identified heritage sites.
- Section 4.1 be updated to set out the requirements for when a Heritage Impact Statement will be required.

These additions put controls in place so that new development thoughtfully considers its interface with adjoining heritage properties.

Open Space in front of Streeters jetty

Submission 16, objects to portion of Lot 3067 Dampier Terrace (land in front of Streeters Jetty) being identified on the Precinct Structure Plan as Public Open Space. The submissions outlined any identification of the land as Public Open Space will remove and/or limit the landowners' development rights, which is strongly objected too.

While it is acknowledged that this land being shown as Public Open Space on the Precinct Structure Plan may limit its development potential, the land is incorporated in the State Heritage Register as it provides visual and public access to Streeters Jetty and should be maintained for public access. This approach is consistent with the adopted Chinatown Masterplan and therefore the submission is not supported.

Development controls

Submissions 16 suggests modification to the development controls, specifically:

- Fencing – supports the proposed fencing standards, with the exception of limiting the front fencing height to 1.2m, citing safety and security concerns and requests that the fencing should be 1.8m.

The intent of this submission is supported. The 80% permeability requirement will be required to be retained to promote surveillance and from a climatic design perspective. Increasing the maximum fence height to 1.8m to align with the R-Codes Volume 1 is supported.

- Landscaping – the submitter raises concern with the soft landscaping percentages proposed in the Precinct Structure Plan, noting it is higher than the R-Codes and requests that the provisions be reviewed.

The green landscape character of the Chinatown Old Broome Precinct was identified as one of the most important design elements during community and stakeholder engagement. In response, site cover and soft landscaping were a primary focus of the built form strategy for the Precinct Structure Plan. Minimising site cover and maximising soft landscaping is essential in maintaining high quality tree canopy in the private realm, assisting with water management, and contributing to local character. This submission is not supported.

Officer's have also reviewed the setback controls proposed in the Precinct Structure Plan and identified that the proposed setbacks were excessive and in need of review. It is recommended that the setbacks be determined by the R-Codes.

Proposed modifications

Based on the submissions received and as outlined in the comments above, it is proposed that modifications are performed to the Precinct Structure Plan. **Attachment No 2** is the Schedule of Modifications and **Attachment No 3** is a copy of the Precinct Structure Plan with the modifications shown tracked.

CONSULTATION

Extensive consultation has occurred in the preparation of the Precinct Structure Plans, this includes the two preliminary phases of community engagement, consultation with the Department of Planning, Lands and Heritage, briefings at Council Workshops and engagement with the Design Review Panel.

Community Engagement

Prior to the project formally launching, a notice was published on the Shire's website on 11 July 2022 to advise the community that the project was commencing shortly. Whilst there were no formal activities during this stage, the community was able to register their interest.

Following adoption of the CEP at the OMC in August 2022, the two phases of initial engagement occurred, prior to the drafting of the Precinct Structure Plans.

The initial phase of community engagement provided the project team with the opportunity to understand local values, ideas for the future and how the community may like to see the precincts develop. Engagement was undertaken primarily in September 2022 with additional engagement offered during November 2022.

Input from the community and key stakeholder was sought through a variety of methods which included:

- Four community workshops attended by 38 people.
- 169 comments made on the interactive online mapping tool.
- 14 stakeholder meetings.
- Yawuru community presentation and separate workshop with Nyamba Buru Yawuru Limited.
- Three market stalls.
- Seven written submissions.

The second phase of engagement, was the design engagement stage which was undertaken between March and April 2023 and provided the community with the opportunity to view the draft concept plans for each precinct, and provide their feedback.

Input from the community and key stakeholders was sought through a variety of methods which included:

- Two community workshops attended by 45 people.
- 1,399 reactions made on the design ideas via the online mapping tool.
- 81 survey responses.
- One workshop with Nyamba Buru Yawuru Limited.
- One workshop with Shire staff.
- Six written comments.

A summary of the feedback received relative to each precinct area has been outlined in the Officer Comment's section above. The Community Engagement Outcomes report was presented to Council at the OMC on the 16 November 2023.

The following engagement also occurred as part of preparing the draft Precinct Structure Plans.

DPLH Engagement

The Department of Planning, Lands and Heritage have also been consulted at the following stages:

- Prior to appointment of a planning consultant, the Shire sought feedback from DPLH officers on the Request for Quote and proposed project delivery methodology.
- Upon engagement of the consultant team and prior to project commencement, further engagement occurred with DPLH to seek feedback on the updated methodology and confirming alignment with State Guidelines for preparing the Precinct Structure Plans.

- During the Precinct Structure Plan drafting phase, DPLH were engaged with to seek feedback on the proposed key changes to the planning framework in the Precinct Structure Plans.

Council Workshops

The following workshops with Council have occurred:

- Project commencement - a workshop was held with Council in July and August 2022, where the consultant team provided an overview and sought feedback from elected members on the methodology to deliver the Precinct Structure Plans and the proposed community engagement methodology.
- Design Concept stage – workshops were held with Council in February and March 2023, where the consultant team presented the design concepts and sought feedback and input from elected members.
- Drafting of Precinct Structure Plans – prior to finalisation of the draft Precinct Structure Plans, a workshop was held with Council in early October 2023 where the consultant team presented the key feedback received during the community engagement phases and sought feedback on the design elements and key changes proposed in the Precinct Structure Plans.
- Prior to Council adoption of draft Precinct Structure Plans - A workshop occurred on the 11 November 2023 to provide an update to elected members on the key changes proposed to the existing planning framework in the Precinct Structure Plans.

Design Review Panel

Engagement with the Design Review Panel occurred at the following stages:

- January 2023 - feedback was sought on the site and context analysis, the response to the context and design approaches.
- October 2023 - feedback was sought on the design elements of urban ecology, urban structure, public realm, movement, land use and built form responses proposed in the Precinct Structure Plans. The design testing undertaken to inform the design controls was also discussed.

The comments received from the Design Review Panel have been considered in finalisation of the draft Precinct Structure Plans.

Statutory Public Comment Period

Under the Regulations, once Council adopts a Scheme Amendment and Precinct Structure Plan, the draft documents are required to be advertised for public comment, this period was referenced as the 'statutory public comment period' in the Communications and Stakeholder Engagement Plan.

As a part of this phase of the stakeholder engagement, the following was undertaken:

- Written notification to primary and secondary stakeholders;
- Written notification to any person who has registered an interest in the project or has attended prior engagement sessions;

- Update to the Social Pinpoint engagement platform;
- Print website and social media notices;
- Direct engagement with key landowners; and
- Community drop in session in each precinct.

The statutory comment period is 42 days for both a Scheme Amendment and Precinct Structure Plan, however to ensure that members of the community have adequate time to review and prepare a submission and extended period was provided.

The community engagement period commenced on the 30 September 2024 and concluded on 2 December 2024, which is in excess of 90 days.

The schedule of submissions is included as **Attachment No 1** and details all the submissions received and recommendations in relation to the matters raised. A summary of the matters raised in the submissions is detailed in the officer's comments section above.

A further Council Workshop was held on 11 February 2025 to discuss the submissions received and seeking input on the proposed modifications to the Precinct Structure Plan. This workshop was attended by Shire President Mitchell (online) and Councillors Cooper, Lewis, Mamid, Matsumoto, Taylor and Virgo.

STATUTORY ENVIRONMENT

Planning and Development Act 2005

Planning and Development (Local Planning Schemes) Regulations 2015

Schedule 2 – Deemed provisions for local planning schemes

19. Consideration of submissions

(1) The local government —

- (a) must consider all submissions made to the local government within the period specified in a notice advertising the structure plan; and*
- (b) may consider submissions made to the local government after that time; and*
- (c) may request further information from a person who prepared the structure plan; and*
- (d) may advertise any modifications proposed to the structure plan to address issues raised in submissions.*

(2) If a local government makes a decision under subclause (1)(d) the local government must take any steps the local government considers appropriate to advertise the proposed modification to the structure plan.

(3) Modifications to a structure plan may not be advertised on more than one occasion without the approval of the Commission.

20. Local government report to Commission

- (1) The local government must prepare a report on the proposed structure plan and provide it to the Commission no later than 60 days after the day that is the latest of —*

- (a) the last day of the period for making submissions on the proposed structure plan that applies under clause 18(3A); or
- (b) the last day for making submissions after a proposed modification of the structure plan is advertised under clause 19(2); or
- (c) a day agreed by the Commission.

(2) The report on the proposed structure plan must include the following —

- (a) a list of the submissions considered by the local government, including, if relevant, any submissions received on a proposed modification to the structure plan advertised under clause 19(2);
- (b) any comments by the local government in respect of those submissions;
- (c) a schedule of any proposed modifications to address issues raised in the submissions;
- (d) the local government's assessment of the proposal based on appropriate planning principles;
- (e) a recommendation by the local government on whether the proposed structure plan should be approved by the Commission, including a recommendation on any proposed modifications.

22. Decision of Commission

- (1) On receipt of a report on a proposed structure plan, the Commission must consider the plan and the report and may —
 - (a) approve the structure plan; or
 - (b) require the local government or the person who prepared the structure plan to —
 - (i) modify the plan in the manner specified by the Commission; and
 - (ii) resubmit the modified plan to the Commission for approval; or
 - (c) refuse to approve the structure plan.

POLICY IMPLICATIONS

If the Precinct Structure Plan is approved, LPP 5.16 Old Broome Development Strategy will be revoked.

FINANCIAL IMPLICATIONS

Nil

RISK

Nil

STRATEGIC ASPIRATIONS

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

Outcome 6 - Responsible growth and development with respect for Broome's natural and built heritage

Objective 6.1 Promote sensible and sustainable growth and development.

Objective 6.2 Protect significant places of interest.

Objective 6.3 Create attractive, sustainable streetscapes and green spaces.

VOTING REQUIREMENTS

Simple Majority

COUNCIL RESOLUTION

(REPORT RECOMMENDATION)

Minute No. C/0325/030

Moved: Cr D Male

Seconded: Cr M Virgo

That Council:

- 1. Pursuant to Regulation 19 of the Deemed Provisions of the Planning and Development (Local Planning Schemes) Regulations 2015 consider the submissions received and endorse the Schedule of Submissions set out in Attachment No 1.**
- 2. Pursuant to Regulation 20 (2) of the Deemed Provisions of the Planning and Development (Local Planning Schemes) Regulations endorses the Schedule of Modifications set out in Attachment No 2 and recommends to the Western Australian Planning Commission that the Chinatown Old Broome Precinct Structure Plan as contained in Attachment No 3 is approved subject to modification.**

For the Motion: Shire President C Mitchell, Cr D Male, Cr J Mamid and Cr M Virgo.

Against the Motion: Cr J Lewis.

CARRIED 4/1

Attachments

1. Schedule of Submissions
2. Schedule of Modifications
3. Precinct Structure Plan (Part 1) with tracked changes

**ATTACHMENT NO 1 - SCHEDULE OF SUBMISSIONS
CHINATOWN OLD BROOME PRECINCT STRCUTRE PLAN**

No.	Submitter	Summary of Submission	Local Government Response	Local Government Recommendation
1.	Agnus Turner	<p>I would like to offer support of the plans to improve density and allow more people to reside and mixed use for Old Broome Residential. Given environmental pressures and needs urban infill in a very stretched residential market, I think these changes will be helpful.</p> <p>I am an owner of 45 Walcott St and happy for the changes proposed below: Old Broome residential</p> <p>Numerous properties on Weld, Robinson, Barker and Stewart Streets are rezoned from Mixed Use to Residential (R30 and R50) to consolidate mixed use development along the Hamersley / Robinson Street north-south spine, and to promote infill development. Numerous properties rezoned from Residential (R10) to Residential (R30 and R50) to support future infill development.</p>	<p>Submission's support for the project is noted.</p>	<p>That the submission be noted.</p> <p>No change recommended.</p>
2.	Maxine Clark	<p>I write to formally object to the proposed changes to the Old Broome Precinct Structure Plan that would increase the number of dwellings in the area. My concerns are based on several critical issues, which I outline below:</p>	<p>The concerns regarding potential impacts of infill development as a result of the COBPSP are noted.</p> <p>The background reporting has demonstrated that with the proposed zoning changes, the precinct could accommodate between approximately 300-1,000 additional dwellings across the 133 hectares in the precinct. It is important to note that this capacity analysis assumes that all identified lots are developed to their full potential which would take many years to occur, if at all, as it relies on the activity of private landowners.</p>	<p>That the submission be noted.</p> <p>No change recommended.</p>

ATTACHMENT NO 1 - SCHEDULE OF SUBMISSIONS
CHINATOWN OLD BROOME PRECINCT STRCUTRE PLAN

No.	Submitter	Summary of Submission	Local Government Response	Local Government Recommendation
		<p>a. Existing Parking and Traffic Issues Old Broome already faces significant parking and traffic challenges, particularly around key locations such as Broome Primary School, the hospital, the Staircase to the Moon viewing area, and the weekend markets. Increasing the number of dwellings will exacerbate these problems, creating further congestion and safety concerns for both residents and visitors.</p> <p>b. Ageing Infrastructure The infrastructure in Old Broome is already under strain, with water pipes frequently bursting or experiencing low pressure. An increase</p>	<p>The delivery of well-located housing in existing areas of the Broome Townsite remains a priority of the Shire to help alleviate the housing crisis, aligning with the intent of the Shire's Local Planning Strategy.</p> <p>Responses to individual issues are provided below:</p> <p>a. Existing Parking and Traffic Issues</p> <p>Regarding parking issues around key locations such as the hospital and school, the PSP acknowledges these issues and identifies in Part 1 (P1-Table 5) that the Western Australian Country Health Service is required to develop a Parking Management Strategy for this area as a short-term action. The Shire will continue to advocate for improvements in these key locations.</p> <p>The Traffic Impact Assessment has determined that even in a maximum build out scenario the majority of roads will be able to cope with additional traffic flows. All new residential parking is required to be accommodated on site and in limited circumstances, parking for mixed use development may be developed in the verges in line with the Shire's existing 5.6 Local Planning Policy – Parking.</p> <p>b. Ageing Infrastructure</p> <p>Existing infrastructure issues highlight the need for investment and renewal, which can be supported by</p>	

**ATTACHMENT NO 1 - SCHEDULE OF SUBMISSIONS
CHINATOWN OLD BROOME PRECINCT STRCUTRE PLAN**

No.	Submitter	Summary of Submission	Local Government Response	Local Government Recommendation
		<p>in dwellings will place additional pressure on these systems, leading to higher maintenance costs and potential service disruptions. Street lighting is also insufficient in many areas, raising safety concerns that would be worsened by higher population density.</p> <p>c. Environmental Concerns Old Broome is significantly hotter behind the Mangrove Hill due to reduced airflow and shading. Adding two-storey dwellings will amplify the urban heat effect, making the area less liveable and environmentally sustainable.</p> <p>d. Increased Rubbish and Waste Management Challenges Higher population density will result in more waste, which could overwhelm the current waste management infrastructure and negatively impact the cleanliness and appeal of the area. The increase in waste will likely find its way into Roebuck Bay, posing a significant threat to its already fragile and unique ecosystem.</p> <p>e. Loss of Historic and Cultural Character Old Broome is one of the few original town settlements remaining, and its unique character and charm are integral to its appeal for both residents and visitors.</p>	<p>infill development. The Water Corporation have confirmed that no upgrades will be required to their infrastructure as a result of increase in densities proposed through the Precinct Structure Plan and existing customers will not be impacted. Upgrades to street lighting will be considered as part of future streetscape upgrades.</p> <p>c. Environmental Concerns Two storey dwellings are already permitted in the COBPSP area per the requirements of the Residential Design Codes (Volume 1 and 2). This is not proposed to change.</p> <p>d. Increased Rubbish and Waste Management The COBPSP provides a framework which enables infill development to occur. This will take many years to occur. The Shire is well equipped to manage it's waste operations equal to this growth. Further, larger development will be required to prepare Waste Management Plans under the COBPSP.</p> <p>e. Loss of Historic and Cultural Character / Local Vegetation Increased density does not necessarily mean losing Old Broome's historic charm. The COBPSP promotes sensitive infill development which seeks to retain the character of Old Broome by requiring new buildings to align with stricter landscape controls (compared to what exists today). Regarding built</p>	

**ATTACHMENT NO 1 - SCHEDULE OF SUBMISSIONS
CHINATOWN OLD BROOME PRECINCT STRCUTRE PLAN**

No.	Submitter	Summary of Submission	Local Government Response	Local Government Recommendation
		<p>Replacing old-style houses and vegetation with overpopulated, modern developments would irreversibly damage the area's historical and cultural significance.</p> <p>The charm of Old Broome is a key draw for tourism, which supports the local economy. Preserving its heritage is vital for maintaining this appeal.</p> <p>f. Impact on Local Vegetation and Aesthetics The removal of mature vegetation to accommodate more dwellings would further diminish the area's natural beauty, increase temperatures, and reduce shade for residents and wildlife.</p> <p>In conclusion, I strongly urge the Council to reconsider this proposal. Instead of increasing density, I recommend implementing planning guidelines that focus on preserving the history, character, and environment of Old Broome for future generations.</p>	<p>heritage, heritage listed properties are protected through the Shire's Local Planning Scheme.</p> <p>f. Impact on Local Vegetation and Aesthetics A key principle of the COPSP is to promote that a prominent tree canopy can be maintained. It is acknowledged that with redevelopment some trees may be lost in the short-term, however, the planning framework includes landscape and open space controls which will ensure that new development is supported by planting of trees.</p>	
3.	Greg Clark	<p>I am writing to formally object to the proposed changes to the zoning codes in Old Broome. As a long-term resident who purchased a home in the area in 2002, I am deeply concerned about the impact these changes will have on our community, infrastructure, and the unique character of the area.</p>	<p>The concerns regarding potential impacts of infill development as a result of the COBPSP are noted.</p> <p>The background reporting has demonstrated that with the proposed zoning changes, the precinct could accommodate between approximately 300-1,000 additional dwellings across the 133 hectares precinct. It is important to note that this capacity analysis assumes that all identified lots are developed to their full potential which would take many years to occur, if at all as it relies on the activity of private landowners.</p>	<p>That the submission be noted.</p> <p>No change recommended.</p>

**ATTACHMENT NO 1 - SCHEDULE OF SUBMISSIONS
CHINATOWN OLD BROOME PRECINCT STRCUTRE PLAN**

No.	Submitter	Summary of Submission	Local Government Response	Local Government Recommendation
		<p>a. Traffic Congestion, Safety Risks and Parking Old Broome already experiences significant traffic congestion, particularly near Broome Primary School and the hospital. Increasing the population density in this area will make these issues far worse, creating unsafe conditions for children walking or riding their bikes to and from school. As traffic worsens, parents may feel compelled to drive their children, further contributing to congestion.</p> <p>Parking is already insufficient in critical areas, including near the school and hospital. Additional residents and visitors brought by higher-density development will exacerbate these shortages, increasing frustration and making daily life more difficult for everyone in the area.</p> <p>b. Ageing Infrastructure The infrastructure in Old Broome is not capable of supporting increased density. Roads, water, and drainage systems are aging and already under strain. These systems were not designed to handle the</p>	<p>The delivery of well-located housing in existing areas of the Broome Townsite remains a priority of the Shire to help alleviate the housing crisis, aligning with the intent of the Shire's Local Planning Strategy.</p> <p>Responses to individual issues are provided below:</p> <p>a. Traffic Congestion, Safety Risks and Parking The Traffic Impact Assessment has determined that even in a maximum built out scenario the majority of roads will be able to cope with the additional traffic flows. All new parking is encouraged to be accommodated on-site, however, the Shire already has a policy which allows consideration of verge parking for Mixed Use development, only if design principles can be achieved.</p> <p>Regarding parking issues around key locations such as the hospital and school, these are independent issues which the Shire are aware of. The PSP acknowledges these issues and identifies in Part 1 (P1-Table 5) that the Western Australian Country Health Service is required to develop a Parking Management Strategy for this area as a short-term action.</p> <p>b. Ageing Infrastructure Existing infrastructure issues highlight the need for investment and renewal, which can be supported by</p>	

**ATTACHMENT NO 1 - SCHEDULE OF SUBMISSIONS
CHINATOWN OLD BROOME PRECINCT STRCUTRE PLAN**

No.	Submitter	Summary of Submission	Local Government Response	Local Government Recommendation
		<p>demands of high-density living, and without substantial and costly upgrades, they will fail to meet the needs of the community.</p> <p>c. Preservation of Low-Density Living I chose to live in Old Broome because of the low-density lifestyle it offers. This area provides space, tranquillity, and a strong sense of community that would be irreparably damaged by high-density development. Residents value the unique feel of the area, which stands in stark contrast to newer, more densely populated developments.</p> <p>d. Protection of Historical and Cultural Heritage Old Broome is one of the last original townships in Western Australia that has not been overdeveloped. Broome Primary School, one of the oldest schools in the state, and many historic buildings define the character of this area. Replacing older homes with modern high density housing will destroy the heritage and charm that both residents and visitors cherish.</p> <p>e. Alternative Development Areas There is ample opportunity for development in other areas, such as Cable Beach, Roebuck Estate, and Broome North. These areas can accommodate the town's growth without compromising Old Broome's unique character or placing undue stress on its infrastructure and residents.</p>	<p>infill development. The Water Corporation have confirmed that no upgrades will be required to their infrastructure as a result of increase in densities proposed through the Precinct Structure Plan and existing customers will not be impacted. See comments above in relation to roads.</p> <p>c. Preservation of Low-Density Living Increased density does not necessarily mean losing Old Broome's historic charm. The COBPSP promotes sensitive infill development which seeks to retain the character of Old Broome by requiring new buildings to align with stricter landscape controls (compared to what exists today). Regarding built heritage, heritage listed properties are protected by through the Shire's Local Planning Scheme.</p> <p>d. Protection of Historical and Cultural Heritage. Refer to comments above.</p> <p>e. Alternative Development Areas Through its draft Local Planning Strategy, the Shire has carefully considered all alternative locations for future urban growth. Cable Beach and Broome North are already earmarked for future growth, while Roebuck Estate has limited remaining</p>	

ATTACHMENT NO 1 - SCHEDULE OF SUBMISSIONS
CHINATOWN OLD BROOME PRECINCT STRCUTRE PLAN

No.	Submitter	Summary of Submission	Local Government Response	Local Government Recommendation
		<p>f. Consideration for Granny Flats</p> <p>As an alternative to high-density developments, I suggest that the Shire consider reducing some regulations to allow property owners with large blocks to add granny flats. This would provide residents with a more flexible and community-friendly way to adapt to changing family needs-whether to care for aging parents, support adult children, or create a home office. Such an approach would encourage sustainable growth while preserving Old Broome's low-density charm.</p> <p>In conclusion, I strongly urge the Shire to reconsider the proposed zoning changes and explore more balanced solutions. Increased density will create unsafe conditions for children, overwhelm aging infrastructure, and permanently alter the low-density charm and historical significance of Old Broome. Thoughtful alternatives like the inclusion of granny flats can help meet the needs of the community without sacrificing its character.</p> <p>Thank you for considering this submission. I trust the Shire will prioritize the well-being of its residents and the preservation of Old Broome's unique character in its decision-making process.</p>	<p>development capacity. The benefit of the COBPSP is that it provides a short-medium term opportunities for accommodating growth, in areas which can make better use of existing infrastructure.</p> <p>f. Consideration for Granny Flats</p> <p>Under the recently gazetted R-Codes Volume 1, the State Government has provided much greater flexibility on ancillary dwellings (granny flats). This is a position which has not been altered through the PSP.</p>	
4.	Argyle Cattle Company Pty Ltd	<p>Introduction/Context</p> <p>This submission is made on behalf Daiquiri Nominees Pty Ltd, which is the registered proprietor of properties at 22 Weld Street and 10</p>	<p>The intent of the submission is acknowledged and understood. One of the primary drivers of rezoning the subject sites (and surrounding areas) from Mixed Use and Residential was to consolidate</p>	<p>That the submission be noted.</p>

**ATTACHMENT NO 1 - SCHEDULE OF SUBMISSIONS
CHINATOWN OLD BROOME PRECINCT STRCUTRE PLAN**

No.	Submitter	Summary of Submission	Local Government Response	Local Government Recommendation
		<p>Barker Street, Broome which are located within and affected by the proposed Chinatown-Old Broome Precinct Structure Plan. Daiquiri was advised by letters dated 30 September 2024 from the Shire of Broome that the new Precinct Structure Plan under consideration for the Chinatown-Old Broome areas would, if approved in full, effect a zoning change for the above properties from Mixed Use R10 to Residential R30. The Shire has invited submissions in respect of the draft PSP with a deadline on 2 December 2024.</p> <p>Daiquiri Nominees makes the following submissions with respect to the zoning changes that are proposed in the draft PSP and argues that the current Mixed Use R10 zoning should be retained. Daiquiri Nominees submits that the current Mixed Use R10 zoning should be retained for the properties for reasons which include the following:</p> <p>Heritage Listing Both house and garden at 22 Weld Street are Heritage listed under the WA <i>Heritage Act</i> and are listed on the municipal heritage register of the Shire of Broome, as McDaniel Homestead. The property is one of the oldest and best preserved of the remaining historic pearling masters' residences in Broome and is substantially unchanged structurally since it was constructed in the early 20th century.</p> <p>The Shire of Broome heritage registration can be found at https://inherit.dplh.wa.gov.au/public/inventory/details/7d7edad0-1fbc-4bd4-9325-902986d4e76b . The Heritage WA register assessment documentation can be found at https://inherit.dplh.wa.gov.au/Admin/api/file/bf62ca0b-c344-9441-</p>	<p>mixed-use and commercial activity along Hamersley / Robinson Streets adjacent to Roebuck Bay and Town Beach.</p> <p>The costs required to upkeep the property to a standard befitting the site's State Heritage Register status is acknowledged, along with the limitations that a residential zoning may have on adaptive reuse.</p> <p>Notwithstanding the above, the Shire maintains its position that consolidating commercial / mixed use development on Hamersley Street is still the preferred outcome. A spot rezoning of this site, or rezoning the surrounding area to Mixed Use is not a desired outcome.</p> <p>However, given the unique circumstances of this site and reasons presented by the submitter, the Shire proposes an alternate solution which is to define an 'Additional Use' over the site which allows for the following uses as defined in the Shire's Local Planning Scheme No.7:</p> <ul style="list-style-type: none"> • Art Gallery, • Cinema/Theatre, • Community Purpose, • Consulting Rooms, • Market, • Reception Centre, 	<p>P1-Figure 2 Structure Plan Map</p> <p>Figures modified to show Additional Use for Lot 92 (No. 22) Weld Street and Lot 193 (No. 10) Barker Street as an additional use.</p>

**ATTACHMENT NO 1 - SCHEDULE OF SUBMISSIONS
CHINATOWN OLD BROOME PRECINCT STRCUTRE PLAN**

No.	Submitter	Summary of Submission	Local Government Response	Local Government Recommendation
		<p>5bfc-55c288cf4e44 . 10 Barker St is occupied and used in conjunction with 22 Weld Street as a single property, comprising a natural and spacious extension to the Weld Street garden with mature trees, including an established Boab, and a tennis court which adjoins the historic garden.</p> <p>Mixed Use zoning consistent with objectives of the WA Heritage Act The objectives of the <i>Heritage Act</i> include the following:</p> <p><i>Section 3(d) to encourage and facilitate the conservation, continuing use, development and adaptive reuse of places of cultural heritage significance in ways that represent high standards of heritage conservation and are in harmony with cultural heritage values.</i> (emphasis added).</p> <p>Retention of the property's Mixed Use zoning permits appropriate land-uses, development and adaptive reuse of the property consistent with this objective, whereas a R30 zoning focusing predominantly on an intensification of residential uses will not.</p> <p>Possible reuses The current Mixed Use zoning subject to development approval from the Shire of Broome, permits low impact non-residential use of the property, consistent with its heritage character. This includes a variety of uses such as a restaurant, a reception centre, art or exhibition gallery or for boutique shopping (possibly in conjunction with the Court House market). The synthetic tennis court would work well in conjunction with use of the properties for receptions.</p>	<ul style="list-style-type: none"> • Recreation – private, • Restaurant/café, • Small bar. 	

ATTACHMENT NO 1 - SCHEDULE OF SUBMISSIONS
CHINATOWN OLD BROOME PRECINCT STRCUTRE PLAN

No.	Submitter	Summary of Submission	Local Government Response	Local Government Recommendation
		<p>Potential for restoration and conservation costs to be offset by income generated from adaptive reuses of the property</p> <p>While under the <i>Heritage Act</i> the Heritage Council has limited power to make repair orders where '<i>as a consequence of neglect, works are required to prevent irreversible deterioration</i>' of a property, the Heritage Council has no power to order the conservation or maintenance of a heritage property.</p> <p>It is recognised by the WA Heritage Council that restoration, conservation and maintenance of heritage properties will generally involve considerable ongoing expense, and that permitting appropriate commercial use of a heritage property can help offset conservation costs and encourage owners to undertake conservation and maintenance works.</p> <p>Since purchasing the properties in 2022, the owner has undertaken, at its own expense, extensive restoration, and conservation works in relation to both the buildings and the gardens. Continuing conservation and maintenance constitutes a substantial ongoing financial cost, not least for example in keeping water up to the large garden.</p> <p>Retention of a Mixed Use zoning means that there is an ongoing potential for the current and future owners to generate commercial income from the property to help offset the substantial cost of maintaining the property in a manner consistent with its heritage value.</p> <p>R30 Zoning inappropriate for this site</p> <p>The proposed new R30 zoning for much of Old Broome is designed we understand, to reflect the current residential use of much of the</p>		

**ATTACHMENT NO 1 - SCHEDULE OF SUBMISSIONS
CHINATOWN OLD BROOME PRECINCT STRCUTRE PLAN**

No.	Submitter	Summary of Submission	Local Government Response	Local Government Recommendation
		<p>land, and at least in part, to relieve housing shortages in Broome by encouraging greater residential density development close to the Town Centre.</p> <p>R30 zoning is inappropriate for the site in circumstances where the buildings and gardens are Grade A Heritage listed, and where it is most unlikely that Heritage WA or Shire of Broome would permit planning approval for residential infill housing as the highest and best use of the property By contrast the current Mixed Use R10 zoning facilitates sympathetic commercial uses while not incentivising excessive redevelopment of the land at the higher density coding.</p> <p>Location close to commercial precincts The property is located close to other mixed use and commercial use areas along Hammersley St and is close to the heritage listed historic Court House site which is used for a range of community purposes including the weekend Court House market. In this respect McDaniel Homestead has natural synergies with the historic core and the non-residential activity that occurs in the prevailing area.</p> <p>No appreciable benefit from a change of zoning The property is currently used for residential purposes only. While the owner has no immediate intention to seek development approval for an alternative use, there is no benefit or utility in changing the zoning to R30, which would preclude alternative uses, including those listed above, without securing any discernible planning advantage. As noted, limiting the potential scope of activities on the site where these are consistent with the properties heritage character as well as upzoning the land for residential</p>		

**ATTACHMENT NO 1 - SCHEDULE OF SUBMISSIONS
CHINATOWN OLD BROOME PRECINCT STRCUTRE PLAN**

No.	Submitter	Summary of Submission	Local Government Response	Local Government Recommendation
		<p>development is counterproductive to the long term retention of its heritage character</p> <p>Public access to heritage site The advantages in preserving the ability to put the property to alternative non-residential uses includes the potential to use the property in a way that would facilitate public access to the site and in this way showcase an important heritage asset to local Broome residents and to visitors. By contrast, a residential zoning would effectively lock the property up for use and access only by its residents.</p> <p>Any alternative use subject to development approval A Mixed Use zoning does not permit development or adaptive reuse as of right. Any use other than for home or home office occupation, will be subject to the Shire of Broome granting development approval. In this sense a Mixed Use R10 zoning retains protections for the property's heritage characteristics that prevent it from being put to inappropriate use.</p> <p>Conclusion For the reasons that have been outlined, it is submitted that the proposed Chinatown-Old Broome PSP be amended to remove the proposed zone changes for 22 Weld Street and 10 Barker Street, Broome and that the properties retain their Mixed Use R10 zoning. We welcome further discussion with the Shire in relation to this submission to ensure a suitable zoning outcome for these historic properties.</p>		

ATTACHMENT NO 1 - SCHEDULE OF SUBMISSIONS
CHINATOWN OLD BROOME PRECINCT STRCUTRE PLAN

No.	Submitter	Summary of Submission	Local Government Response	Local Government Recommendation
5.	Hudson McKenna	<p>I am writing to formerly object to the proposed zoning change for my property at 1/3 Chapple Street, Broome, under the above mentioned plan. Specifically, I strongly oppose the rezoning of my privately owned land from Regional Centre (R50) to Residential (R10).</p> <p>This rezoning will have significant negative implications for the use, value, and development potential of the property. The current Regional Centre (R50) zoning permits a range of commercial uses, which are critical to maintaining the economic viability and flexibility of the site. By rezoning the property to (R10), the proposed plan removes its commercial potential entirely, limiting its use to low- density residential purposes. This change significantly undermines the property's current and future functionally, particularly in light of its strategic location</p> <p>Furthermore, this rezoning constitutes a serious restriction on my rights as a landowner, significantly diminishing the flexibility and value of my property. The reduction in zoning density and the removal of commercial use options will adversely affect the property's economic potential. Such a change directly results in injurious affection, entitling me to claim compensation under relevant planning and compensation legislation.</p> <p>The proposed change does not appear to adequately consider the broader implications for landowners or the surrounding precinct. The loss of commercial zoning for this property contradicts the intent to foster a vibrant and functional regional hub, which relies on maintaining areas of mixed-use development.</p>	<p>The Shire acknowledges the concerns raised regarding the proposed rezoning of this property from Regional Centre (R50) to Residential (R10).</p> <p>The reasoning behind this rezoning is based on the findings of the Shire's 2017 Coastal Hazard Risk Management and Adaptation Plan (CHRMAP) and the associated risks posed by coastal erosion and inundation north of Gray Street, including the area encompassing this property.</p> <p>Coastal Erosion Risks and Land Use Planning The CHRMAP identifies areas at risk of coastal processes (erosion and inundation) and provides guidance on land use planning to minimise potential future impacts on property, infrastructure, and public safety. Modelling shows that the area north of Gray Street, where this property is located, is at heightened risk of coastal processes over the medium to long term.</p> <p>The CHRMAP does not earmark this portion of Chinatown for coastal protection measures.</p> <p>The Amendment therefore sought to rezone the land to limit intensification of land uses, including higher-density residential and commercial activities, which would exacerbate the risks to both private properties and public infrastructure in the future.</p> <p>Rationale for Rezoning</p>	<p>That the submission be noted.</p> <p>P1 – Figure 2: COBPSP - Structure Plan Map;</p> <p>P1 - Figure 5: COBPSP - Residential Density Plan;</p> <p>Figures modified to change zoning of Lot 2080 (No. 6) Gray Street, Lot 2080 (No. 6) Gray Street, Lot 2079 (No 1) Chapple Street, Lot 3 (No. 3) Chapple Street, Lot 100 (No. 6) Chapple Street, Lot 484 (No. 2) Chapple Street, Lot 10 (No 2078) Chapple Street and Lot 2077 (No 12) Chapple Street, from 'Residential R10' to 'Regional Centre'.</p>

**ATTACHMENT NO 1 - SCHEDULE OF SUBMISSIONS
CHINATOWN OLD BROOME PRECINCT STRCUTRE PLAN**

No.	Submitter	Summary of Submission	Local Government Response	Local Government Recommendation
		I respectfully request that the Shire of Broome reconsider the rezoning of my property at 1/3 Chapple Street and retain the current Regional Centre (RSO) zoning. This zoning better reflects the property's current and potential use and aligns with the broader goals of promoting economic and community activity in the Chinatown precinct.	<p>Rezoning these properties to Residential (R10) reflects a precautionary approach to planning, ensuring that land use intensity aligns with the identified erosion and inundation risks.</p> <p>However, it is noted that a review of the CHRMAP is being undertaken. Rezoning of the sites in advance of the CHRMAP review would be premature.</p> <p>It should be noted that the sites in question would have to address coastal planning constraints which is likely to limit redevelopment opportunities, regardless of the zoning.</p> <p>Summary Submission request to retain the Regional Centre zoning over the site is supported.</p>	
6.	Melanie Sawyer and Cody Sawyer	<p>I am writing to formally object to the proposed zoning change for my property at 6/3 Chapple Street, Broome, under the above mentioned plan. Specifically, I strongly oppose the rezoning of my privately owned land from Regional Centre (R50) to Residential (R10).</p> <p>This rezoning will have significant negative implications for the use, value, and development potential of the property. The current Regional Centre (R50) zoning permits a range of commercial uses, which are critical to maintaining the economic viability and flexibility of the site. By rezoning the property to Residential (R10), the proposed plan removes its commercial potential entirely, limiting its</p>	<p>The Shire acknowledges the concerns raised regarding the proposed rezoning of this property from Regional Centre (R50) to Residential (R10).</p> <p>The reasoning behind this rezoning is based on the findings of the Shire's 2017 Coastal Hazard Risk Management and Adaptation Plan (CHRMAP) and the associated risks posed by coastal erosion and inundation north of Gray Street, including the area encompassing this property.</p> <p>Coastal Erosion Risks and Land Use Planning</p>	<p>That the submission be noted.</p> <p>P1 – Figure 2: COBPSP - Structure Plan Map;</p> <p>P1 - Figure 5: COBPSP - Residential Density Plan;</p> <p>Figures modified to change zoning of Lot 2080 (No. 6) Gray Street, Lot 2080 (No.</p>

**ATTACHMENT NO 1 - SCHEDULE OF SUBMISSIONS
CHINATOWN OLD BROOME PRECINCT STRCUTRE PLAN**

No.	Submitter	Summary of Submission	Local Government Response	Local Government Recommendation
		<p>use to low-density residential purposes. This change significantly undermines the property's current and future functionality, particularly in light of its strategic location.</p> <p>Furthermore, this rezoning constitutes a serious restriction on my rights as a landowner, significantly diminishing the flexibility and value of my property. The reduction in zoning density and the removal of commercial use options will adversely affect the property's economic potential. Such a change directly results in injurious affection, entitling me to claim compensation under relevant planning and compensation legislation.</p> <p>The proposed change does not appear to adequately consider the broader implications for landowners or the surrounding precinct. The loss of commercial zoning for this property contradicts the intent to foster a vibrant and functional regional hub, which relies on maintaining areas of mixed-use development.</p> <p>I respectfully request that the Shire of Broome reconsider the rezoning of my property at 1/3 Chapple Street and retain the current Regional Centre (R50) zoning. This zoning better reflects the property's current and potential use and aligns with the broader goals of promoting economic and community activity in the Chinatown precinct.</p>	<p>The CHRMAP identifies areas at risk of coastal processes (erosion and inundation) and provides guidance on land use planning to minimise potential future impacts on property, infrastructure, and public safety. Modelling shows that the area north of Gray Street, where this property is located, is at heightened risk of coastal processes over the medium to long term.</p> <p>The CHRMAP does not earmark this portion of Chinatown for coastal protection measures.</p> <p>The Amendment therefore sought to rezone the land to limit intensification of land uses, including higher-density residential and commercial activities, which would exacerbate the risks to both private properties and public infrastructure in the future.</p> <p>Rationale for Rezoning Rezoning these properties to Residential (R10) reflects a precautionary approach to planning, ensuring that land use intensity aligns with the identified erosion and inundation risks.</p> <p>However, it is noted that a review of the CHRMAP is being undertaken. Rezoning of the sites in advance of the CHRMAP review would be premature.</p> <p>It should be noted that the sites in question would have to address coastal planning constraints which</p>	<p>6) Gray Street, Lot 2079 (No 1) Chapple Street, Lot 3 (No. 3) Chapple Street, Lot 100 (No. 6) Chapple Street, Lot 484 (No. 2) Chapple Street, Lot 10 (No 2078) Chapple Street and Lot 2077 (No 12) Chapple Street, from 'Residential R10' to 'Regional Centre'.</p>

ATTACHMENT NO 1 - SCHEDULE OF SUBMISSIONS
CHINATOWN OLD BROOME PRECINCT STRCUTRE PLAN

No.	Submitter	Summary of Submission	Local Government Response	Local Government Recommendation
			<p>is likely to limit redevelopment opportunities, regardless of the zoning.</p> <p>Summary Submission request to retain the Regional Centre zoning over the site is supported.</p>	
7.	Mariesa Crowder	<p>I am writing to formally object to the proposed zoning change for my property at 7/3 Chapple Street, Broome, under the above mentioned plan. Specifically, I strongly oppose the rezoning of my privately owned land from Regional Centre (R50) to Residential (R10).</p> <p>This rezoning will have significant negative implications for the use, value, and development potential of the property. The current Regional Centre (R50) zoning permits a range of commercial uses, which are critical to maintaining the economic viability and flexibility of the site. By rezoning the property to Residential (R10), the proposed plan removes its commercial potential entirely, limiting its use to low-density residential purposes. This change significantly undermines the property's current and future functionality, particularly in light of its strategic location.</p> <p>Furthermore, this rezoning constitutes a serious restriction on my rights as a landowner, significantly diminishing the flexibility and value of my property. The reduction in zoning density and the removal of commercial use options will adversely affect the property's economic potential. Such a change directly results in injurious affection, entitling me to claim compensation under relevant planning and compensation legislation.</p> <p>The proposed change does not appear to adequately consider the broader implications for landowners or the surrounding precinct.</p>	<p>The Shire acknowledges the concerns raised regarding the proposed rezoning of this property from Regional Centre (R50) to Residential (R10).</p> <p>The reasoning behind this rezoning is based on the findings of the Shire's 2017 Coastal Hazard Risk Management and Adaptation Plan (CHRMAP) and the associated risks posed by coastal erosion and inundation north of Gray Street, including the area encompassing this property.</p> <p>Coastal Erosion Risks and Land Use Planning The CHRMAP identifies areas at risk of coastal processes (erosion and inundation) and provides guidance on land use planning to minimise potential future impacts on property, infrastructure, and public safety. Modelling shows that the area north of Gray Street, where this property is located, is at heightened risk of coastal processes over the medium to long term.</p> <p>The CHRMAP does not earmark this portion of Chinatown for coastal protection measures.</p>	<p>That the submission be noted.</p> <p>P1 – Figure 2: COBPSP - Structure Plan Map;</p> <p>P1 - Figure 5: COBPSP - Residential Density Plan;</p> <p>Figures modified to change zoning of Lot 2080 (No. 6) Gray Street, Lot 2079 (No. 6) Gray Street, Lot 2077 (No. 12) Chapple Street, Lot 3 (No. 3) Chapple Street, Lot 100 (No. 6) Chapple Street, Lot 484 (No. 2) Chapple Street, Lot 10 (No 2078) Chapple Street and Lot 2077 (No 12) Chapple Street, from 'Residential R10' to 'Regional Centre'.</p>

**ATTACHMENT NO 1 - SCHEDULE OF SUBMISSIONS
CHINATOWN OLD BROOME PRECINCT STRCUTRE PLAN**

No.	Submitter	Summary of Submission	Local Government Response	Local Government Recommendation
		<p>The loss of commercial zoning for this property contradicts the intent to foster a vibrant and functional regional hub, which relies on maintaining areas of mixed-use development.</p> <p>I respectfully request that the Shire of Broome reconsider the rezoning of my property at 7/3 Chapple Street and retain the current Regional Centre (R50) zoning. This zoning better reflects the property's current and potential use and aligns with the broader goals of promoting economic and community activity in the Chinatown precinct.</p>	<p>The Amendment therefore sought to rezone the land to limit intensification of land uses, including higher-density residential and commercial activities, which would exacerbate the risks to both private properties and public infrastructure in the future.</p> <p>Rationale for Rezoning Rezoning these properties to Residential (R10) reflects a precautionary approach to planning, ensuring that land use intensity aligns with the identified erosion and inundation risks.</p> <p>However, it is noted that a review of the CHRMAP is being undertaken. Rezoning of the sites in advance of the CHRMAP review would be premature.</p> <p>It should be noted that the sites in question would have to address coastal planning constraints which is likely to limit redevelopment opportunities, regardless of the zoning.</p> <p>Summary Submission request to retain the Regional Centre zoning over the site is supported.</p>	
8.	Lisa Pelosi	<p>Having owned 4 Mary Street for 24 years I have seen many changes to Broome, the saving grace I believe has been the sensible decision making in the past years to implement and retain the R10 zoning to the Old Broome precinct. I can understand that with the</p>	<p>The concerns regarding potential impacts of infill development as a result of the COBPSP zoning changes are noted.</p>	<p>The submission be noted.</p> <p>No change recommended.</p>

**ATTACHMENT NO 1 - SCHEDULE OF SUBMISSIONS
CHINATOWN OLD BROOME PRECINCT STRCUTRE PLAN**

No.	Submitter	Summary of Submission	Local Government Response	Local Government Recommendation
		<p>ever increasing population there is a need to develop Broome of course there is but I also believe that without the character of the wide streets, old trees and big blocks within the Old Broome precinct you destroy what represents the uniqueness and history that makes Broome so popular!</p> <p>Why can't we continue developing the new areas and leave the gorgeous character filled streets in Old Broome alone. These changes to the zoning will absolutely ruin the area, it encourages the destruction of old buildings and will result in Broome being the same as any other town in Australia which has lost its soul and appeal to those who visit. You hear it time and time again, people lamenting about what was before and how it was a mistake to have knocked things down, creating building upon building.</p> <p>The change you are suggesting reminds me of the stories I heard about Lord Macalpine saving the Old Broome buildings in the day against the wishes of those whose shortsightedness would have had us destroy buildings such as the current Matsos Brewery for example. The Old Broome buildings that we and many visitors to the area marvel at and luxuriate amongst today. Please, please don't allow these zoning changes to go through so in the future your children and grandchildren only get to read about a town called Broome in the Kimberley that used to have character.</p>	<p>The background reporting has demonstrated that with the proposed zoning changes, the precinct could accommodate between approximately 300-1,000 additional dwellings across the 133 hectares precinct. The delivery of well-located housing in existing areas of the Broome Townsite remains a priority of the Shire to help alleviate the housing crisis, aligning with the intent of the Shire's Local Planning Strategy.</p> <p>Through its draft Local Planning Strategy, the Shire has carefully considered all alternative locations for future urban growth with multiple opportunities identified. The benefit of the COBPSP is that it provides a short-medium term opportunities for housing growth, in areas which can make better use of existing infrastructure.</p> <p>Extent of Zoning Changes Regarding the extent of the rezoning, of the 146 properties identified as being R10 (currently):</p> <ul style="list-style-type: none"> • 69 Properties are retained as R10 (47%) • 51 Properties are zoned from R10 to R30 (35%) • 26 Properties are zoned from R10 to R50 (18%) <p>The Shire has adopted a balanced approach, with the areas being upcoded proposed primarily east of Walcott Street.</p>	

**ATTACHMENT NO 1 - SCHEDULE OF SUBMISSIONS
CHINATOWN OLD BROOME PRECINCT STRCUTRE PLAN**

No.	Submitter	Summary of Submission	Local Government Response	Local Government Recommendation
			<p>Character Protection The concerns around how future development will impact on landscape character are understood. The following points are provided:</p> <ul style="list-style-type: none"> • The Structure Plan once approved will be a Western Australian Planning Commission endorsed document. The document will provide stronger guidance than the existing framework which has seen individual sites in the Old Broome Special Character Area spot rezoned and R-Code compliant solutions delivered which have removed trees and provided minimal landscaping. • A key principle of the COBPSP is to maintain the prominent tree canopy. It is acknowledged that with redevelopment some trees may be lost in the short-term, however, the planning framework includes landscape and open space controls which will ensure that new development is supported by planting of trees. • Contemporary planning systems are supported by design review and other mechanisms to ensure design quality is at the forefront of good planning decisions. The Shire has a Design Review Policy in place and relevant proposals will be referred to the Design Review Panel to ensure the integrity of the COBPSP planning controls are maintained. 	

ATTACHMENT NO 1 - SCHEDULE OF SUBMISSIONS
CHINATOWN OLD BROOME PRECINCT STRCUTRE PLAN

No.	Submitter	Summary of Submission	Local Government Response	Local Government Recommendation
			Finally, the R-Codes Volume 1 (which will apply throughout the COBPSP) were updated in 2024. The base standard of medium density development is expected to improve as a result, with substantially greater emphasis now placed on sensitive infill development which is conscious of its individual site and surrounding context.	
9.	Valerie Burgess	<p>I have lived in Broome for 18 years - the majority of them in Walcott St and have raised a child here. The value of this place to me comes from the very special character of this Old Broome area, quiet streets, large blocks with lush gardens, plenty of breezeway and above all low density housing. The special character of this area comes not just from the history and heritage of many of the older houses in this area, but also from the ambience defined by the R10 blocks, which allows for green, leafy gardens with large trees, verges and breezeways. It is admired by tourists and visitors who come to this area and recognise that this place is something really special.</p> <p>Increasing the density of housing in this one area of Broome that epitomises the history and character of this incredibly special place is incredibly short-sighted. If you get this wrong you will lose yet more of the unique character of Broome. The area defined as the Old Broome special character area should be retained as a R10 zone. Please help preserve this area, not destroy it.</p>	<p>The concerns regarding potential impacts of infill development as a result of the COBPSP zoning changes are noted.</p> <p>The background reporting has demonstrated that with the proposed zoning changes, the precinct could accommodate between approximately 300-1,000 additional dwellings across the 133 hectares precinct. The delivery of well-located housing in existing areas of the Broome Townsite remains a priority of the Shire to help alleviate the housing crisis, aligning with the intent of the Shire's Local Planning Strategy. Through its draft Local Planning Strategy, the Shire has carefully considered all alternative locations for future urban growth with multiple opportunities identified. The benefit of the COBPSP is that it provides a short-medium term opportunities for housing growth, in areas which can make better use of existing infrastructure.</p> <p>Extent of Zoning Changes Regarding the extent of the rezoning, of the 146 properties identified as being R10 (currently):</p> <ul style="list-style-type: none"> 69 Properties are retained as R10 (47%) 	<p>That the submission be noted.</p> <p>No change recommended.</p>

**ATTACHMENT NO 1 - SCHEDULE OF SUBMISSIONS
CHINATOWN OLD BROOME PRECINCT STRCUTRE PLAN**

No.	Submitter	Summary of Submission	Local Government Response	Local Government Recommendation
			<ul style="list-style-type: none"> • 51 Properties are zoned from R10 to R30 (35%) • 26 Properties are zoned from R10 to R50 (18%) <p>The Shire has tried to ensure a balanced approach, with the areas being upcoded proposed primarily east of Walcott Street.</p> <p>Character Protection The concerns around how future development will impact on existing character are understood. The following points are provided:</p> <p>The concerns around how future development will impact on landscape character are understood. The following points are provided:</p> <ul style="list-style-type: none"> • The Structure Plan once approved will be a Western Australian Planning Commission endorsed document. The document will provide stronger guidance than the existing framework which has seen individual sites in the Old Broome Special Character Area spot rezoned and R-Code compliant solutions delivered which have removed trees and provided minimal landscaping. • A key principle of the COBPSP is to maintain the prominent tree canopy. It is acknowledged that with redevelopment some trees may be 	

**ATTACHMENT NO 1 - SCHEDULE OF SUBMISSIONS
CHINATOWN OLD BROOME PRECINCT STRCUTRE PLAN**

No.	Submitter	Summary of Submission	Local Government Response	Local Government Recommendation
			<p>lost in the short-term, however, the planning framework includes landscape and open space controls which will ensure that new development is supported by planting of trees.</p> <ul style="list-style-type: none"> Contemporary planning systems are supported by design review and other mechanisms to ensure design quality is at the forefront of good planning decisions. The Shire has a Design Review Policy in place and relevant proposals will be referred to the Design Review Panel to ensure the integrity of the COBPSP planning controls are maintained. <p>Finally, the R-Codes Volume 1 (which will apply throughout the COBPSP) were updated in 2024. The base standard of medium density development is expected to improve as a result, with substantially greater emphasis now placed on sensitive infill development which is conscious of its individual site and surrounding context.</p>	
10	Andrew Grace and Sadie Prendergast	<p>I am writing to formally object to the proposed zoning change for my property at 1/3 Chapple Street, Broome, under the above-mentioned plan. Specifically, I strongly oppose the rezoning of my privately owned land from Regional Centre (R50) to Residential (R10).</p> <p>This rezoning will have significant negative implications for the use, value, and development potential of the property. The current Regional Centre (R50) zoning permits a range of</p>	<p>The Shire acknowledges the concerns raised regarding the proposed rezoning of this property from Regional Centre (R50) to Residential (R10).</p> <p>The reasoning behind this rezoning is based on the findings of the Shire's 2017 Coastal Hazard Risk Management and Adaptation Plan (CHRMAP) and the associated risks posed by coastal erosion and</p>	<p>That the submission be noted.</p> <p>P1 – Figure 2: COBPSP - Structure Plan Map;</p> <p>P1 - Figure 5: COBPSP - Residential Density Plan;</p>

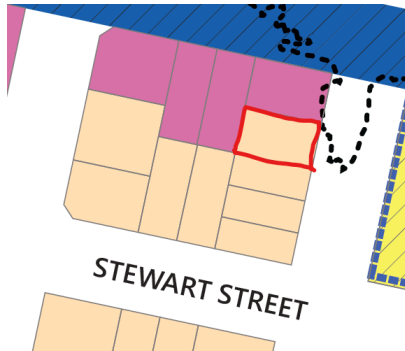
ATTACHMENT NO 1 - SCHEDULE OF SUBMISSIONS
CHINATOWN OLD BROOME PRECINCT STRCUTRE PLAN

No.	Submitter	Summary of Submission	Local Government Response	Local Government Recommendation
		<p>commercial uses, which are critical to maintaining the economic viability and flexibility of the site. By rezoning the property to Residential (R10), the proposed plan removes its commercial potential entirely, limiting its use to low-density residential purposes. This change significantly undermines the property's current and future functionality, particularly in light of its strategic location.</p> <p>Furthermore, this rezoning constitutes a serious restriction on my rights as a landowner, significantly diminishing the flexibility and value of my property. The reduction in zoning density and the removal of commercial use options will adversely affect the property's economic potential. Such a change directly results in injurious affection, entitling me to claim compensation under relevant planning and compensation legislation.</p> <p>The proposed change does not appear to adequately consider the broader implications for landowners or the surrounding precinct. The loss of commercial zoning for this property contradicts the intent to foster a vibrant and functional regional hub, which relies on maintaining areas of mixed-use development.</p> <p>I respectfully request that the Shire of Broome reconsider the rezoning of my property at 1/3 Chapple Street and retain the current Regional Centre (R50) zoning. This zoning better reflects the property's current and potential use and aligns with the broader goals of promoting economic and community activity in the Chinatown precinct.</p>	<p>inundation north of Gray Street, including the area encompassing this property.</p> <p>Coastal Erosion Risks and Land Use Planning The CHRMAP identifies areas at risk of coastal processes (erosion and inundation) and provides guidance on land use planning to minimise potential future impacts on property, infrastructure, and public safety. Modelling shows that the area north of Gray Street, where this property is located, is at heightened risk of coastal processes over the medium to long term.</p> <p>The CHRMAP does not earmark this portion of Chinatown for coastal protection measures.</p> <p>The Amendment therefore sought to rezone the land to limit intensification of land uses, including higher-density residential and commercial activities, which would exacerbate the risks to both private properties and public infrastructure in the future.</p> <p>Rationale for Rezoning Rezoning these properties to Residential (R10) reflects a precautionary approach to planning, ensuring that land use intensity aligns with the identified erosion and inundation risks.</p> <p>However, it is noted that a review of the CHRMAP is being undertaken. Rezoning of the sites in advance of the CHRMAP review would be premature.</p>	<p>Figures modified to change zoning of Lot 2080 (No. 6) Gray Street, Lot 2080 (No. 6) Gray Street, Lot 2079 (No 1) Chapple Street, Lot 3 (No. 3) Chapple Street, Lot 100 (No. 6) Chapple Street, Lot 484 (No. 2) Chapple Street, Lot 10 (No 2078) Chapple Street and Lot 2077 (No 12) Chapple Street, from 'Residential R10' to 'Regional Centre'.</p>

**ATTACHMENT NO 1 - SCHEDULE OF SUBMISSIONS
CHINATOWN OLD BROOME PRECINCT STRCUTRE PLAN**

No.	Submitter	Summary of Submission	Local Government Response	Local Government Recommendation
			<p>It should be noted that the sites in question would have to address coastal planning constraints which is likely to limit redevelopment opportunities, regardless of the zoning.</p> <p>Summary Submission request to retain the Regional Centre zoning over the site is supported.</p>	
11	Kelly Woodley	We have plans to build commercial & residential on our block at 10 Weld St. The Shire is proposing a change of our block zoning from mixed use to residential. The reason we purchased this block was because it is zoned as mixed use, as we had plans to build commercially, so we do not accept a change to the zoning. We will be at a financial loss if the zoning changes to residential only. I will attach our current building plans, and forward them to the Shire's email. It shows commercial space and multi residential space, in the new proposed buildings.	<p>The intent of the submission is acknowledged and understood. One of the primary drivers of rezoning the subject sites (and surrounding areas) from mixed use to residential was to consolidate mixed-use and commercial activity along Hamersley / Robinson Streets adjacent to Roebuck Bay and Town Beach.</p> <p>The Shire maintains its position that consolidating commercial / mixed use development on Hamersley Street is still the preferred outcome. However, given the location of this site and the fact that its boundaries align with mixed use properties at 29-31 Frederick Street, it location adjacent to Court House, the Shire is supportive of changing this site back to a Mixed Use zone.</p> <p>As such, the Shire will recommend that the zoning for Lot 57 (10 Weld Street), should retain its existing mixed-use classification.</p>	<p>That the submission be noted.</p> <p>P1 – Figure 2: COBPSP - Structure Plan Map;</p> <p>P1 - Figure 5: COBPSP - Residential Density Plan;</p> <p>P1-Figure 11: Commercial Sub-Precinct Requirements</p> <p>Figures modified to change Lot 57 (No. 10) Weld Street from 'Residential R50' to 'Mixed Use R50'.</p>

ATTACHMENT NO 1 - SCHEDULE OF SUBMISSIONS
CHINATOWN OLD BROOME PRECINCT STRCUTRE PLAN

No.	Submitter	Summary of Submission	Local Government Response	Local Government Recommendation
				
12	Claire Richards Rowe Group	<p>Rowe Group acts on behalf of the owners of Lot 203 (No. 6) Louis Street, Broome ('site'). The site is located within the boundaries of the Shire's draft Chinatown-Old Broome Precinct Structure Plan ('PSP') and proposed Local Planning Scheme No. 7 ('LPS7') Scheme Amendment No. 1 ('Proposed Amendment') which are currently being advertised for public comment. We have reviewed the draft PSP and Proposed Amendment and are instructed by our Clients to provide the following comments.</p> <p>Our Clients wish to confirm that they support the draft PSP and Proposed Amendment but request that the Shire consider a density increase from R30 to R50 in relation to the site and adjoining land to the immediate east. The basis for this request is explained below.</p> <p>The site is currently zoned 'Residential' under the provisions of LPS7 and is allocated a density coding of R10 on the Scheme Maps. If adopted as drafted, the Proposed Amendment would increase the</p>	<p>The Shire appreciates the support and intent provided in the submission, acknowledging the detailed justification provided.</p> <p>The Shire supports the intent of this submission and recognises the strategic merits of the proposal, including its alignment with the objectives outlined in the COBPSP. Specifically, the proposed R50 density coding:</p> <ul style="list-style-type: none"> Aligns with the surrounding built form and streetscape, creating a consistent urban interface at the eastern end of Louis Street. Capitalises on the site's corner location adjoining Residential R50 and Mixed-Use R50 zones. 	<p>That the submission be noted.</p> <p>P1 - Figure 5: COBPSP - Residential Density Plan;</p> <p>P1 - Figure 12: Old Broome Residential Sub-Precinct Requirements</p> <p>Figures modified to rezone Lot 203 (No. 6) Louis Street, Lot 2 (No. 44) and Lot 1 (No. 46) Robinson Street from 'Residential R30' to 'Residential R50'.</p>

**ATTACHMENT NO 1 - SCHEDULE OF SUBMISSIONS
CHINATOWN OLD BROOME PRECINCT STRCUTRE PLAN**

No.	Submitter	Summary of Submission	Local Government Response	Local Government Recommendation
		<p>residential density coding on the site from R10 to R30. An R30 density coding will improve the site's development potential allowing for the construction of up to eight (8) dwellings, subject to detailed design. An R50 density would further improve the site's development potential allowing for the construction of up to 13 dwellings, subject to detailed design.</p> <p>An R50 density coding is preferred by our Clients as it will provide for the same development opportunities (and built form outcomes) as the land directly south and east of the site, and provide for a more consistent streetscape interface (that is, R50 opposite R50 as opposed to R30 opposite R50). This appears to be broadly consistent with the approach taken further south of the site, along Guy Street, which proposes an increased density of R50 on both sides of the road.</p> <p>The requested modification is illustrated in the figures below:</p>	<ul style="list-style-type: none"> Supports the broader planning principles of providing increased housing supply and opportunities for future joint ventures or consolidation. <p>Given these considerations, the Shire proposes a modification to the COBPSP and Proposed Amendment No. 1 to rezone the site (Lot 203 (No. 6) Louis Street) and the adjoining properties at Lot 2 (No. 44) and Lot 1 (No. 46) Robinson Street from R30 to R50.</p>	

ATTACHMENT NO 1 - SCHEDULE OF SUBMISSIONS
CHINATOWN OLD BROOME PRECINCT STRCUTRE PLAN

No.	Submitter	Summary of Submission	Local Government Response	Local Government Recommendation
		<div data-bbox="495 368 786 719"> </div> <p data-bbox="495 735 1043 762">Proposed Residential Density Plan (PSP P1 - Figure 5)</p> <div data-bbox="495 767 786 1142"> </div> <p data-bbox="495 1174 972 1201">Requested (Modified) Residential Density Plan</p>		

**ATTACHMENT NO 1 - SCHEDULE OF SUBMISSIONS
CHINATOWN OLD BROOME PRECINCT STRCUTRE PLAN**

No.	Submitter	Summary of Submission	Local Government Response	Local Government Recommendation
		<p>The site, along with the adjoining lots to the east (being, Lot 310 (No. 44) and Lot 311 (No. 46) Robinson Street), contain existing dwellings with no Broome character either in terms of architectural style or design. An R50 density code encompassing all three (3) properties would provide a consistent streetscape at the eastern end of Louis Street and may also provide for a future joint venture opportunity. Our Clients have also indicated a willingness to acquire these properties should the owners be interested in selling. An R50 density coding at this location would also provide a consistent 'rounding off' of the density at the intersection of Louis and Robinson Street, the balance of which is designated an R50 density coding under the draft PSP and Proposed Amendment.</p> <p>The assignment of residential densities within the draft PSP appears to broadly follow the objectives set out in Part Two Section 4.5.5 'Residential Densities'. Here, R30 areas are described as <i>"areas [sic] to support increased housing supply while still feeling suburban. Primarily located around public facilities and mixed use areas"</i>. R50 areas are described as <i>"high development potential areas adjoining mixed-use zones and/or lots with strategic significance such as potential consolidation on corner lots and sites with potential views to mangroves or beach"</i> (underline is our emphasis).</p> <p>Given the site's corner location adjoining Residential R50 and Mixed Use R50 areas, it would appear logical for an R50 designation to be considered for the site, particularly in conjunction with No. 44 and No. 46 Robinson Street to the east.</p> <p>Our Clients are keen to progress redevelopment of the site. They lodged a formal Scheme Amendment Request in 2008, shortly after</p>		

**ATTACHMENT NO 1 - SCHEDULE OF SUBMISSIONS
CHINATOWN OLD BROOME PRECINCT STRCUTRE PLAN**

No.	Submitter	Summary of Submission	Local Government Response	Local Government Recommendation
		<p>purchasing the property, requesting an increase in density from R10 to R40. That Amendment Request was unsuccessful, with staff recommending that the Amendment not be initiated on the basis that the Shire was preparing to undertake a review of the Old Broome Development Strategy which would inform residential density allocations. That review was subsequently overtaken by the PSP process but in effect, has now taken some 16 years to complete. Our Clients have retained ownership of the property and currently lease the dwelling to a local nurse. They remain committed to redeveloping the site and would like to be able to maximise that development potential given the length of time that has passed since Council resolved to undertake a review of the Old Broome Development Strategy.</p> <p>Having regard to the above, we can confirm that our Clients support the draft PSP and Proposed Amendment. They will accept an R30 density allocation (if that is supported by Council) but believe that the site is locationally suited to an R50 density coding in addition to adjoining No. 44 and No. 46 Robinson Street to the east and should be allocated as such on the draft PSP and Proposed Amendment maps.</p> <p>Our Clients appreciate the work that has been undertaken by the Shire and its consultant team in preparing the draft PSP and thank the Shire for the opportunity to comment on the draft documents. We would be pleased to discuss this submission with your Office in further detail once you have had an opportunity to review and ask that you contact the undersigned.</p>		
13	James Carrigan	I own 29 Weld St (29A & 29B) It is proposed this property converts from mixed use to residential. In 24 Jan 04 the then owners were	The intent of the submission is acknowledged and understood. One of the primary drivers of rezoning	That the submission be noted.

**ATTACHMENT NO 1 - SCHEDULE OF SUBMISSIONS
CHINATOWN OLD BROOME PRECINCT STRCUTRE PLAN**

No.	Submitter	Summary of Submission	Local Government Response	Local Government Recommendation
		advised of a proposed change to mixed use. On 17 Feb 05 they requested no change (remain residential) which was rejected. It is now proposed to change back again. I am the only residential property in that area of Weld St surrounded by the Shire HQ complex, the Catholic Church complex and Broome Primary School. To my left at 31 and 33 Weld St a combined vacant site of 2500 sq mtrs both owned by BRAMS there is a concept proposal to build a large medical complex on that site for which they are currently seeking funding. I fail to understand why my property will be converted to residential only when all other properties (both existing and proposed) in my area of Weld St are otherwise. I would like my existing classification to remain.	<p>the subject sites (and surrounding areas) from mixed use to residential was to consolidate mixed-use and commercial activity along Hamersley / Robinson Streets adjacent to Roebuck Bay and Town Beach. The Shire maintains its position that consolidating commercial / mixed use development on Hamersley Street is still the preferred outcome.</p> <p>However, the Shire supports the intent of your submission and recognises the unique circumstances of your property within the Weld Street locality. Considering its position surrounded by non-residential uses—including the Shire Administration, the Catholic Church complex, Broome Primary School, and the proposed BRAMS medical complex—the Shire agrees that retaining a non-residential classification is logical and consistent with the surrounding development framework.</p> <p>As such, the Shire will recommend that the zoning for Lot 1 (No. 29) Weld Street, Lot 12 (No .7) Haas Street, Lot 11 (No. 31) Weld Street, and Lot 10 (No 33) Weld Street should all retain their existing mixed-use classification. This will ensure a cohesive zoning strategy for this area that supports complementary uses and the broader strategic vision for this precinct.</p>	<p>P1 – Figure 2: COBPSP - Structure Plan Map and P1 - Figure 5: COBPSP - Residential Density Plan</p> <p>Figures modified to zone Lot 1 (No. 29) Weld Street, Lot 12 (No .7) Haas Street, Lot 11 (No. 31) Weld Street, and Lot 10 (No 33) Weld Street from 'Residential R50' to 'Mixed Use R50'.</p>
14	Sean Salmon	As an owner and resident of 11 and 13 Robinson Street I object to these lots and those in the vicinity of Weld, Stewart, Robinson and	The Shire acknowledges the detailed submission provided. It is understood that the submission has	That the submission be noted.

ATTACHMENT NO 1 - SCHEDULE OF SUBMISSIONS
CHINATOWN OLD BROOME PRECINCT STRCUTRE PLAN

No.	Submitter	Summary of Submission	Local Government Response	Local Government Recommendation
		<p>Barker Streets being rezoned from R10 to R30 as proposed in the Old Broome Precinct Structure Plan and associated Scheme Amendment to Local Planning Scheme 7.</p> <p>We have lived here for 25 years and were attracted to this area of Broome due to it's character and amenity and the belief, consistently reinforced by Shire policy in the intervening years, that this area would retain it's characteristic charm and uniqueness and R10 zoning.</p> <p>Previous Shire decisions, strategies and policies have recommended this area of Old Broome to be zoned R10 to <i>"Ensure the historical character and amenity is protected from redevelopment."</i> (LPS 1998).</p> <p>This rationale has been consistently reinforced through, amongst others, <i>The Broome Housing Strategy (1997)</i>, <i>TPS4 (2004)</i>, <i>Broome Planning Steering Committee (2005)</i> and the <i>Local Housing Strategy (2009)</i>.</p> <p>At the Council Meeting on November 20, 2013, the Council endorsed the Officers Comments and Recommendation that; <i>"Officers acknowledge that the Local Housing Strategy 2009 proposed that the area between Robinson and Herbert Streets remain R10 in recognition of it's historical character."</i></p> <p>This rationale was again reinforced in the latest planning documents the <i>Old Broome Development Strategy (2014)</i> and <i>LPS 6</i> which even further strengthened the protection of this historical area with the establishment of the Old Broome Special Character Area.</p>	<p>raised concerns about the impact of rezoning on the historic character and amenity of Old Broome, particularly in the Weld, Stewart, Robinson, and Barker Streets area. Responses to key issues raised are summarised below.</p>	<p>PART ONE Section 2.2.12 Heritage Management Expanded to provide specific guidance relating to the interface between new development and identified heritage sites.</p> <p>Section 4.1 Additional Information To be updated to set out the requirements for when a Heritage Impact Assessment will be required.</p> <p>P1-Figure 2 Structure Plan Map</p> <p>P1 - Figure 5: COBPSP - Residential Density Plan</p> <p>Show Category 1-2 local heritage sites.</p> <p>Figures modified to rezone Lots 197 (No. 17), 198 (No. 13), and Lot 199 (No. 11) Anne Street, from</p>

**ATTACHMENT NO 1 - SCHEDULE OF SUBMISSIONS
CHINATOWN OLD BROOME PRECINCT STRUCTURE PLAN**

No.	Submitter	Summary of Submission	Local Government Response	Local Government Recommendation
		<p>The rationale to protect the historical character and amenity of this area from unnecessary redevelopment is as relevant and pertinent today as ever. Broome has undergone many changes over the years, however the historical character of this area remains, it does not suddenly cease to exist, and if anything has become more important to the town's identity and sense of place.</p> <p>a. Representation of heritage buildings</p> <p>After so many years of successive Shire officers and Councillors ensuring the protection of this unique area of Broome, and recognising that the best way to do this is ensuring the area remains R10, why does the draft OBPSP now defy this rationale?</p> <p>As established in previous Shire policy and recognised in the draft Old Broome Precinct Structure Plan at 1.3.7 the key characteristics of Old Broome are the wide reserves, large tree lined verges, large heavily vegetated lots and a distinctive scale and size of buildings. This is all represented in the Weld/Stewart/Robinson/Barker vicinity. The Barker/Robinson/Weld/Stewart area also contains two of Broome's most celebrated historic buildings, St. John of God convent and McDaniels house. Both are listed on the State Register of Heritage Places and have a category 'A' listing in Broome Shire's Municipal Heritage Inventory, meaning they are "essential to the heritage of the locality." Both these buildings and adjacent areas are proposed for redevelopment to R30 in the draft OBPSP, however due to their significance and State heritage listing, the <i>Heritage of Western Australia Act 1990</i> provides that not only can't they be redeveloped, but also that any future development affecting these sites, such as on adjacent properties, will need to demonstrate that the heritage significance of the places is retained.</p>	<p>• Representation of heritage buildings</p> <p><u>Heritage Protection and Inadequate Safeguards</u></p> <p>While the proposed COBPSP zoning approach does upcode certain heritage listed sites, as acknowledged in the submission, this does not mean that they will or are capable of being redeveloped. Heritage listed sites are protected by other legislation (e.g. Heritage Act and/or Local Planning Scheme) irrespective of their zoning. The submission does rightly point out, however, that there is limited commentary on how new development would interface with these heritage listed sites.</p> <p>The Shire recommends that:</p> <ul style="list-style-type: none"> Section 2.2.12 Heritage Management be expanded to provide specific guidance relating to the interface between new development and identified heritage sites. Section 4.1 be updated to set out the requirements for when a Heritage Impact Statements will be required. 	<p>'Residential R30' to 'Residential R10'.</p> <p>PART TWO</p> <p>P2-Figure 8 To be updated to illustrate <u>all</u> heritage sites.</p> <p>Section 1.3.10 – Development Potential To be updated to better clarify the difference between development capacity and development potential. Further commentary regarding the impact of heritage listed properties to also be included, including illustrating them on P2 - Figure 22: Development Potential Assessment.</p> <p>Section 4.1 – Urban Ecology To be updated to include specific commentary regarding the Old Broome Special Character Area.</p>

**ATTACHMENT NO 1 - SCHEDULE OF SUBMISSIONS
CHINATOWN OLD BROOME PRECINCT STRCUTRE PLAN**

No.	Submitter	Summary of Submission	Local Government Response	Local Government Recommendation
		<p>There is nothing in the draft OBSP Old Broome Development Requirements (3.5.1) that ensures the conservation of the existing streetscape, or that built form will be compatible with the heritage buildings, and in an historical context, development to R30 will never fulfil these requirements.</p> <p>There should at the least be a requirement for a Heritage Impact Statement and a requirement that developments adjacent to buildings on the Shire's heritage list conserve the existing streetscape and are compatible in built form, including height, with the adjacent heritage building/s.</p> <p>The draft OBSP 1.2.5 Culture values and Identity states; <i>"There are several places listed on the Shire's Municipal Heritage Inventory in the COBP, with 17 of these places also registered on the State Register of Heritage Places. A listing on the State Register of Heritage Places affords a place the highest level of protection under the Heritage of Western Australia Act 1990. P2 - Figure 8 depicts all existing heritage places and areas on the Shire's Municipal Heritage Inventory, State Register, and Aboriginal Heritage Sites Register.</i></p> <p>This statement and the accompanying map are false and misleading, underplaying the true level of heritage buildings within the area. Far from depicting all the existing heritage places, P2 – Figure 8 does not depict any of the places on the Shires Municipal Heritage Inventory, that are not state listed. For the statement and P2 – figure 8 to be accurate it also needs to include; 19 Barker Street 34 Weld Street 38 Weld Street</p>	<p>These additions put controls in place so that new development thoughtfully considers its interface with adjoining heritage properties.</p> <p><u><i>Identification of Heritage Places in COBPSP</i></u> It is acknowledged that P2-Figure 8 Culture Values and Identity is not currently displaying any sites on the Local Heritage List, despite 'local heritage' being identified in the legend.</p> <p>This is a map drafting error. The Shire agrees that this figure requires an update to show all heritage listed sites (state and local) for accuracy.</p> <p>It is also recommended that heritage Category 1 and Category 2 sites be identified for protection should be illustrated on the Structure Plan Map as these are the site listed in the Heritage List under LPS7.</p> <p>Note, the following properties are shown on the figure:</p> <ul style="list-style-type: none"> • 28 Weld Street • 22 Weld Street • 11 Anne Street • 9 Barker Street • 8 Hamersley Street • 47 Walcott Street 	

**ATTACHMENT NO 1 - SCHEDULE OF SUBMISSIONS
CHINATOWN OLD BROOME PRECINCT STRCUTRE PLAN**

No.	Submitter	Summary of Submission	Local Government Response	Local Government Recommendation
		<p>24 Robinson Street 78 Herbert Street 55 Herbert Street 24 Stewart Street 29 Stewart Street 63 Walcott Street 22 Weld Street 38 Hammersley Street 11 Anne Street 13 Anne Street 9 Barker Street 8 Hammersley Street 40 Robinson Street 41 Walcott Street 38 Walcott Street 47 Walcott Street are also State Heritage listed and correctly illustrated.</p> <p>Nearly all of these heritage buildings fall within the Old Broome Special Character Area but have been left out of the maps and statements in the draft OBPSP which supposedly depicts the heritage of the area. The OBPSP should not continue with a higher density rezoning in this area, as the draft that has been out for public comment is clearly misleading when it comes to the heritage of Old Broome.</p>	<p>The following sites while on the Shire's Municipal Inventory, are listed as Category C places and therefore are not on the Heritage List and do not have any planning implications. Therefore these sites will not be shown:</p> <ul style="list-style-type: none"> • 19 Barker Street • 34 Weld Street • 24 Robinson Street • 55 Herbert Street • 24 Stewart Street • 29 Stewart Street • 38 Hammersley Street • 13 Anne Street <p>The following properties will need to be updated on the figure:</p> <ul style="list-style-type: none"> • 63 Walcott Street • 19 Anne Street • 40 Robinson Street • 13 Anne Street • 40 Robinson Street • 41 Walcott Street • 38 Walcott Street • 78 Herbert Street – note this falls outside the precinct but should be shown for context. 	

**ATTACHMENT NO 1 - SCHEDULE OF SUBMISSIONS
CHINATOWN OLD BROOME PRECINCT STRCUTRE PLAN**

No.	Submitter	Summary of Submission	Local Government Response	Local Government Recommendation
		<p>b. Old Broome Special Character Area</p> <p>How is the public expected to make an informed opinion and submissions when the basic information provided is missing, and the statement in the text misleading?</p> <p>The Council meeting of 26 May 2022 endorsed the 9.2.1 Final adoption of Local Planning Strategy and states that, <i>"It is noted that there is a portion of area within the Old Broome Development Strategy that is recognised as having special character, being the Old Broome Special Character Area. It is recommended that Figure 6 of the draft Strategy be updated to reference this special character area, which would be reviewed, and appropriate design controls put in place through the Precinct Structure Plan preparation process."</i></p> <p>This recommendation from Council has not been included in the draft OBPSP. There is no map of the Old Broome Special Character Area within the OBPSP, and no reference to the Old Broome Special Character Area other than to twice state that a review should be undertaken, (Site and Context analysis LU-2 and Design Elements LU-2).</p> <p>Where is the review?</p> <p>Where is the map of the Old Broome Special Character Area as recommended by Council?</p> <p>Were landowners or the public informed a review of the Old Broome Special Character was being undertaken?</p> <p>The only other reference to the Old Broome Special Character Area is within 4.5.5 Residential Densities where it is referred to as the area <i>"formally referred to as The Old Broome Special Character Area"</i>.</p> <p>How can the draft OBPSP call for a review of the Old Broome Special Character Area, not include a map of the special character</p>	<p>b. Old Broome Special Character Area</p> <p>It is acknowledged that Part Two of the COBPSP does not provide specific commentary regarding the Old Broome Special Character Area, and that this has led to concerns about the transparency of the planning process and the ability for the community to make informed submissions.</p> <p>At the time of preparing the COBPSP, a thorough review of the existing planning framework, including the Old Broome Development Strategy and Local Planning Policy 5.16 Old Broome Development Strategy, was undertaken. However, neither documents clearly defines the specific built-form elements or heritage aspects of Old Broome that are to be retained through the designation of the Old Broome Special Character Area.</p> <p>The most explicit guidance is found in Clause 2.4 of Local Planning Policy 5.16, which states that:</p> <p><i>"Development within the Old Broome Special Character Area is to preserve the existing open character of the area."</i></p> <p>While this area contains numerous heritage-listed and character properties, the defining elements of its character—such as wide streets, generous verges, and mature vegetation—are largely spatial</p>	

ATTACHMENT NO 1 - SCHEDULE OF SUBMISSIONS
CHINATOWN OLD BROOME PRECINCT STRCUTRE PLAN

No.	Submitter	Summary of Submission	Local Government Response	Local Government Recommendation
		<p>area, not include most of the heritage places within the Special Character Area, have no other reference to the Special Character Area, and then refer to it as the area <i>"formerly referred to as the Old Broome Special Character Area"</i> at 4.5.5 Residential densities? If the OBPSP is reviewing the Old Broome Special Character Area, how can the same document consider the Old Broome Special Character Area as <i>"formerly referred to"</i> when it has had no other considerations throughout the document?</p> <p>The OBPSP rightfully acknowledges that <i>"Old Broome is rich in cultural heritage, relating to both pre and post-colonial settlement. Its heritage (cultural, built and natural) helps define what is unique about Old Broome and its place in Broome's history"</i> (1.3.1 Location.) However, far from seeking to preserve the built heritage of Old Broome the OBPSP focuses solely on what and where we can dispense with the heritage. A proper review of the Old Broome Special Character Area would be seeking how to better understand, interpret and preserve this area. A proper review may have identified more built-form that requires a level of protection, preservation or recording, and equally may identify some areas where redevelopment could occur without a negative impact on the heritage values of the area. Unfortunately, the draft OBPSP does neither adequately.</p>	<p>and landscape-driven rather than strictly built-form related. Importantly, the PSP includes controls to ensure that these key features are maintained, even with the proposed zoning changes.</p> <p>The Shire and its consultants considered the importance of the role and significance of the Old Broome Special Character. This was tested during the design engagement process, where it was determined that retention of the Old Broome Special Character areas was desired. While it is not formally shown on the mapping, this is evidenced in the proposed zoning changes, whereby substantial areas of the existing R10 have been retained (see response to point d for further details). There are two primary areas where rezoning is proposed, justification is as follows:</p> <ul style="list-style-type: none"> • The four urban blocks generally bounded by Walcott, Stewart, and Weld Streets and Broome Hospital. This area contains a large number of large vacant, historic spot rezonings which have already altered the character on some lots, and has good proximity to major non-residential uses and attractors (e.g. Broome Hospital and Primary School). • The two urban blocks generally bounded by Anne, Walcott, Guy, and Robinson Streets. This area contains a prevalence of large 	

**ATTACHMENT NO 1 - SCHEDULE OF SUBMISSIONS
CHINATOWN OLD BROOME PRECINCT STRCUTRE PLAN**

No.	Submitter	Summary of Submission	Local Government Response	Local Government Recommendation
			<p>sites predominantly cleared of vegetation, is situated near Roebuck Bay and the Robinson Street Mixed Use Precinct and located on the Guy Street east-west corridor. Some landowners have signalled an intent to support rezonings. The Shire has however, identified that three properties on Anne Street (No 11-17) should be rezoned back to R10 due to the heritage qualities of these sites.</p> <p>The Shire maintains its position that the proposed outcome achieves a good balance of character preservation, while supporting opportunities for infill in the right locations. To address the concerns raised, the Shire proposes the following changes:</p> <ul style="list-style-type: none"> • Illustrating the Old Broome Special Character Area in Part Two. • Outlining the specific heritage sites that warrant preservation on relevant graphics. • Changing the zoning of existing State Heritage Properties on Anne Street back to Residential R10. <p>These additions will add greater visual clarity to how these elements have been considered.</p> <p>Furthermore, it is noted that the proposed amendment referenced in a. above, which would see the need for a Heritage Impact Statements to</p>	

**ATTACHMENT NO 1 - SCHEDULE OF SUBMISSIONS
CHINATOWN OLD BROOME PRECINCT STRCUTRE PLAN**

No.	Submitter	Summary of Submission	Local Government Response	Local Government Recommendation
		<p>c. Flawed Development Potential Assessment</p> <p>1.3.10 Development Potential of the OBSP states that the analysis identified</p> <p><i>Large portions of Old Broome are identified as having medium potential (some isolated areas have high potential) for redevelopment, primarily in areas where there are concentrations of low density R10."</i></p> <p>The assessment methodology was influenced by tenure, lot size, existing use and age/condition.</p> <p>Old Broome, from Herbert Street east to the bay, is the oldest residential area in Broome, with some buildings over 110 years old. This methodology is completely flawed for such an area. It does not consider</p> <p>Houses/buildings that have been restored.</p> <p>Houses/buildings that have been renovated.</p> <p>Houses buildings with heritage.</p> <p>Houses buildings with heritage listings, either State Heritage listed or the Broome Municipal Heritage Inventory.</p> <p>For example, McDaniels House, on the corner of Barker and Weld Street, is a State Heritage listed building that has been restored at great expense to the highest level, yet due to the flawed methodology of the assessment is identified (P2 – Figure 22) as</p>	<p>be supplied if development adjoins a heritage listed site, would assist to preserve buildings with distinct character that should be maintained.</p> <p>c. Flawed Development Potential Assessment</p> <p>It is recommended that the Part Two is modified to better clarify the intent and purpose of the Development Potential Assessment. The intent of the Development Potential Assessment is primarily a spatial exercise which identifies areas which have the spatial capacity to support future development. It is recommended that Part Two be modified to provide a clearer distinction that the study's purpose was to understand capacity, and is not intended to pre-empt which sites will and will not be developed. One of the key statements relevant to Old Broome (Page 67) includes the following:</p> <p><i>Large portions of Old Broome are identified as having medium potential (some isolated areas have high potential for redevelopment, primarily in areas where there are concentrations of low density R10. Lot sizes throughout this part of the precinct are large enough to support sensitive redevelopment that does not detract away from the character of Old Broome (this will need to be tested through stakeholder engagement).</i></p>	

**ATTACHMENT NO 1 - SCHEDULE OF SUBMISSIONS
CHINATOWN OLD BROOME PRECINCT STRCUTRE PLAN**

No.	Submitter	Summary of Submission	Local Government Response	Local Government Recommendation
		<p>having a 'high potential' for development. <i>High potential – being land that is highly likely to be developed in the next 10 years.</i></p> <p>How can a State Heritage listed building be considered 'high potential for development'? How can State heritage and Broome Municipal Heritage Inventory listed buildings be identified as having 'high' and 'medium' potential for development?</p> <p>Both the lots I own, at 11 and 13 Robinson Streets, have also both been identified as 'high potential' for development. Both have been lovingly restored and renovated at considerable expense. As has the house next door on Barker Street, a 100-year-old building, that is also assessed as 'high potential' for development.</p> <p>'Arthur Flats' on the corner of Barker and Robinson Street is a 'master pearler' dating back to 1910, is listed in the Broome Municipal Inventory of Heritage Places, and has been renovated and restored, yet is identified as 'medium potential' for development.</p> <p>St. John of God Convent on Barker Street is a State Heritage listed building yet is identified as 'medium potential' for development.</p> <p>There are also other properties within the Old Broome Special Character Area, in Walcott St., Mary St., and Herbert St., that I am aware of that have been restored and renovated yet are considered 'high' or 'medium' potential for redevelopment. Rather than being considered highly likely to be developed, the opposite is true. It is highly doubtful that any of these lots mentioned, and many others, will be redeveloped in the next 10 to 20 years, yet this is not reflected at all in the Development Potential Assessment.</p>	<p>For example, despite the Development Potential Assessment (P2-Figure 22) identifying the majority of lots on the western side of Walcott Street as having 'medium' or 'high' potential they have not been proposed for rezoning. The majority of these sites have retained their Residential R10 designation consistent with previous planning exercises.</p> <p>However, the Shire does agree, that P2-Figure 22 should be updated to illustrate heritage properties which will help clarify that even though these sites may have the 'capacity' to develop, there are other limiting factors which will determine whether they are actually developed. While this change will not alter the outcomes of the assessment i.e. the proposed zoning approach, it will clarify the nuances of the study.</p>	

**ATTACHMENT NO 1 - SCHEDULE OF SUBMISSIONS
CHINATOWN OLD BROOME PRECINCT STRCUTRE PLAN**

No.	Submitter	Summary of Submission	Local Government Response	Local Government Recommendation
		<p>As outlined the Development Potential Assessment and associated maps are so deeply flawed that that they should not be relied upon to influence any further part of the OBPSP, such as at 1.4 Response to Context US-2 of the OBPSP</p> <p><i>As captured in the development potential assessment there are a number of large undeveloped lots in the COBP or lots with low intensity and/or aging buildings. These areas that provide high potential for redevelopment should be prioritised...</i></p> <p>How can the Development Potential Assessment be relied upon to support rezoning when it gets it so wrong?</p> <p>How is the public expected to make an informed opinion and submissions when the information provided is so flawed?</p> <p>d. Sensitive infill development</p> <p>3.5 P5 - OLD BROOME RESIDENTIAL 3.5.1. DEVELOPMENT REQUIREMENTS</p> <p>OLD BROOME RESIDENTIAL SUB-PRECINCT INTENT SUB-PRECINCT OBJECTIVES <i>New housing is developed across a range of residential densities to provide housing choice which meets the diverse needs of the local community.</i></p> <p>Broome does not finish at Herbert Street. There are no other precincts in Broome with R10 lots. Rezoning so many lots within Old Broome from R10 to R30 is decreasing the range of residential densities and housing choices, not increasing it.</p>	<p>d. Sensitive Infill Development <u>Objection to Rezoning from R10 to R30</u> Regarding the extent of R10 rezoning proposed as part of the COBPSP, of the 146 properties identified as being R10 (currently):</p> <ul style="list-style-type: none"> • 69 Properties are retained as R10 (47%) • 51 Properties are rezoned from R10 to R30 (35%) • 26 Properties are rezoned from R10 to R50 (18%) <p>The Shire has adopted a balanced approach, with the areas being upcoded proposed primarily east of Walcott Street.</p> <ul style="list-style-type: none"> • Ultimately, the upcoding cannot force private landowners to redevelop and it 	

**ATTACHMENT NO 1 - SCHEDULE OF SUBMISSIONS
CHINATOWN OLD BROOME PRECINCT STRCUTRE PLAN**

No.	Submitter	Summary of Submission	Local Government Response	Local Government Recommendation
		<p>The Barker/Robinson/Weld/Stewart St block already has an existing housing diversity with a 2-story block of units on the Barker/Weld St corner and another on the Barker/Robinson Street corner. Both these buildings were established before Broome had any planning controls and were later given spot rezoning.</p> <p><i>Sensitive infill development is implemented to ensure the existing landscape character of Old Broome is protected.</i></p> <p>This statement makes no sense. Without higher density infill development, there is little requirement for the protection of the existing landscape character of Old Broome, whether the development is 'sensitive' or not. Furthermore, 'sensitive infill development' to a higher density is impossible to implement. The requirements of subdivision from R10 to R30 will require extensive earthworks and clearing of vegetation; for the implementation of retaining walls for drainage, establishing new boundaries for fences, connections to sewerage and power, and then the new buildings. The corner of Barker and Robinson Streets was recently subdivided, and the requirements of the subdivision left no trees or any vegetation on the lot, and all the verge was cleared except for a few trees.</p> <p><i>New development ensures that Old Broome's tree canopy is enhanced through a combination of tree retention and new planting.</i></p> <p>See above. All vegetation was cleared in order to adequately fulfil the requirements of the subdivision including trees that were 60+ years old. It is not replaceable.</p>	<p>does not supersede other relevant legislation regarding heritage protection.</p> <ul style="list-style-type: none"> The COBPSP acknowledges the importance of the built / landscape character in Old Broome and does include measures which enable both protection of built heritage and preservation / enhancement of landscape character. This includes specific requirements which limit site cover (percentage of a site which can be occupied by buildings) and promote larger spaces for landscaping. While the dwelling capacity may appear to be modest, the precinct could accommodate between approximately 300-1,000 additional dwellings across the 133 hectares precinct. The delivery of well-located housing in existing areas of the Broome Townsite remains a priority of the Shire to help alleviate the housing crisis, aligning with the intent of the Shire's Local Planning Strategy. The benefit of the COBPSP is that it provides short-medium term opportunities for housing growth, in areas which can make better use of existing infrastructure. 	

ATTACHMENT NO 1 - SCHEDULE OF SUBMISSIONS
CHINATOWN OLD BROOME PRECINCT STRUCTURE PLAN

No.	Submitter	Summary of Submission	Local Government Response	Local Government Recommendation
		<p>Also, no design guidelines or development requirements implemented by the Shire can prevent an owner of a lot clearing any trees or landscape they desire on their lot, or ensure they plant new trees.</p> <p>Rezoning areas of Old Broome that retain the historic character and heritage from R10 to R30 will, without doubt, ensure the existing landscape of Old Broome is considerably diminished, not protected.</p> <p>The areas the draft OBPSP identifies in the Old Broome Special Character Area for rezoning from R10 to R30 will only provide a very minimal amount, if any, of extra housing for Broome.</p> <p>An R10 lot with a grouped dwelling and an auxiliary building can potentially house just as many people as the 3 x R30 lots that will replace it. R30 lots allow for a single dwelling, not a grouped dwelling, nor do they allow for an auxiliary building. Broome already has an abundance of R30 lots outside of the Old Broome precinct for such development. The loss of historic character to the oldest residential area of Broome that will accompany the rezoning is unacceptable when the supposed gain in actual housing is negligible or at the least, minimal.</p>	<p><u>Contemporary Planning Framework</u></p> <p>The concerns around how future development will impact on landscape character are understood. The following points are provided:</p> <ul style="list-style-type: none"> • The Structure Plan once approved will be a Western Australian Planning Commission endorsed document. The document will therefore provide stronger guidance than the existing framework. The COBPSP also includes modifications to the R-Codes, whereby planning controls relating to site cover and landscaping have been modified to strengthen these aspects. This was proposed to ensure development outcomes which had better consideration for the landscape character elements of the Old Broome area. • A key principle of the COPSP is to promote that a prominent tree canopy can be maintained. It is acknowledged that with redevelopment some trees may be lost in the short-term, however, the planning framework includes landscape and open space controls which will ensure that new development is supported by planting of trees. • Some lots in the Old Broome Special Character Areas are large enough that they could be subdivided, even at an R10 	

**ATTACHMENT NO 1 - SCHEDULE OF SUBMISSIONS
CHINATOWN OLD BROOME PRECINCT STRCUTRE PLAN**

No.	Submitter	Summary of Submission	Local Government Response	Local Government Recommendation
			<p>coding. As above, the additional built form and landscape guidance contained in the COBPSP can be a positive for the area.</p> <ul style="list-style-type: none"> Contemporary planning systems are supported by design review and other mechanisms to ensure design quality is at the forefront of good planning decisions. The Shire has a Design Review Policy in place and relevant proposals will be referred to the Design Review Panel to ensure the integrity of the COBPSP planning controls are maintained. Finally, the R-Codes Volume 1 (which will apply throughout the COBPSP) were recently updated in 2024. The base standard of medium density development is expected to improve as a result, with substantially greater emphasis now placed on sensitive infill development which is conscious of its individual site and surrounding context. 	
15	Diana Oliver 2/18 Barker Street	In the last few months I have watched the demolition of several old houses on two large blocks on Robinson & Walcott street. Nearly all the trees were removed and the blocks cleared and re-levelled to alter the natural drainage.	<p>The concerns regarding potential impacts of infill development as a result of the COBPSP zoning changes are noted.</p> <p>The background reporting has demonstrated that with the proposed zoning changes, the precinct</p>	<p>That the submission be noted.</p> <p>No change recommended.</p>

**ATTACHMENT NO 1 - SCHEDULE OF SUBMISSIONS
CHINATOWN OLD BROOME PRECINCT STRCUTRE PLAN**

No.	Submitter	Summary of Submission	Local Government Response	Local Government Recommendation
		<p>The attractive features of this area are the big blocks, shady trees, established gardens and the many historic buildings of Heritage values and status. This was deemed the Old Broome special character area with R10 Zoning for a reason!</p> <p>Please do not further the removal of trees and clearing of blocks by increasing the zoning to R30, 40 or 50.</p> <p>I have lived in several blocks of units, my current unit is a private rental. Neighbour noise, traffic, the lack of gardens and big trees, frequent break-ins, violence and anti-social behaviour seem to be a symptom of high density housing.</p> <p>Please keep this scenario out of Old Broome. New land release areas are better equipped for innovative design and clever planning for high density living.</p>	<p>could accommodate between approximately 300-1,000 additional dwellings across the 133 hectares precinct. The delivery of well-located housing in existing areas of the Broome Townsite remains a priority of the Shire to help alleviate the housing crisis, aligning with the intent of the Shire's Local Planning Strategy. Through its draft Local Planning Strategy, the Shire has carefully considered all alternative locations for future urban growth with multiple opportunities identified. The benefit of the COBPSP is that it provides a short-medium term opportunities for housing growth, in areas which can make better use of existing infrastructure.</p> <p>Extent of Zoning Changes Regarding the extent of the rezoning, of the 146 properties identified as being R10 (currently):</p> <ul style="list-style-type: none"> • 69 Properties are retained as R10 (47%) • 51 Properties are zoned from R10 to R30 (35%) • 26 Properties are zoned from R10 to R50 (18%) <p>The Shire has adopted a balanced approach, with the areas being upcoded proposed primarily east of Walcott Street.</p> <p>Character Protection The COBPSP acknowledges the importance of the built / landscape character in Old Broome and does include measures which enable both protection of</p>	

ATTACHMENT NO 1 - SCHEDULE OF SUBMISSIONS
CHINATOWN OLD BROOME PRECINCT STRCUTRE PLAN

No.	Submitter	Summary of Submission	Local Government Response	Local Government Recommendation
			built heritage and preservation / enhancement of landscape character. This includes specific requirements which limit site cover (percentage of a site which can be occupied by buildings) and promote larger spaces for landscaping.	
16	Element Advisory on behalf of Paspaley Properties Pty Ltd and Pearls Pty Ltd (Paspaley)	<p>Introduction/context</p> <p>Element Advisory has prepared this submission on behalf of Paspaley Pearls Properties Pty Ltd and Pearls Pty Ltd (Paspaley) on the Cable Beach Precinct Structure Plan (CBPSP), Chinatown-Old Broome Precinct Structure Plan (COBPSP) and the Shire Of Broome Local Planning Scheme No. 7 - Scheme Amendment No. 1, all of which are currently being advertised by the Shire of Broome (the Shire).</p> <p>Paspaley is a significant local landowner with longstanding interests in the Broome townsite with numerous properties within Chinatown, Old Broome and Cable Beach and therefore, the advertised planning documents are of significant interest to Paspaley. The particulars of the Paspaley owned in the precinct are:</p> <ul style="list-style-type: none"> • 6 and 8 Short Street • 1, 3, 5, 7 and 9 Carnarvon Street • 1, 2, 4, 6, and 8 Dampier Terrace • Lot 435 Chapple Street • 30, 32, 34 and 38 Hamersley Street • 47 Robinson Street. 	<p>The Shire acknowledges the submission provided by Paspaley Pearls Properties Pty Ltd and Pearls Pty Ltd (Paspaley) and welcomes investment in and commitment to the Broome region. Their role as a significant local landowner with assets across the Chinatown-Old Broome Precinct is noted.</p> <p>Responses to the various issues raised in the submission are provided as follows.</p>	<p>That the submission be noted.</p> <p>P1 – Figure 2: COBPSP - Structure Plan Map;</p> <p>P1-Figure 6: Chinatown Sub-Precinct Requirements</p> <p>Figures modified to rezone Lot 435 Chapple Street from 'Residential R10' / 'Foreshore Reserve' to 'Regional Centre'.</p> <p>Section 1.2.2. Interpretations</p> <p>New definition for consolidated site to be included.</p> <p>P1 - Table 7: COBPSP Streetscape Requirements</p>

**ATTACHMENT NO 1 - SCHEDULE OF SUBMISSIONS
CHINATOWN OLD BROOME PRECINCT STRUCTURE PLAN**

No.	Submitter	Summary of Submission	Local Government Response	Local Government Recommendation
		<p>Paspaley has a number of proposed plans for its various landholdings within the areas affected by the proposed CBPSP, COBPSP and Scheme Amendment No. 1 and has therefore reviewed these documents to ascertain how these will impact both on Paspaley's current property interests as well as their future plans. Paspaley has a common interest with the Shire in ensuring Broome continues to grow as a thriving Regional City. We respectfully request that consideration be given to the comments and proposed changes outlined below.</p> <p>Chinatown-Old Broome Precinct Structure Plan Paspaley supports the objectives of the COBPSP and, in particular, those in relation to the need to encourage increased development intensity through mixed use development in key precincts and, to ensure that Chinatown remains the Central Business District of Broome. Paspaley's comments on the specific parts of the COBPSP follows.</p> <p>a. Rezoning objections <u>Lot 435 Chapple Street</u> Lot 435 Chapple Street, Broome, is proposed to be rezoned in the Structure Plan Map to Foreshore Reserve. This will remove the landowners' development rights, negatively affecting the land and will entitle Paspaley to make a claim to the Shire for injurious affection. Paspaley strongly objects to this change as the land is developable in accordance with the CHRMAP.</p> <p><u>Lot 3067 Dampier Terrace</u> Lot 3067 Dampier Terrace is shown in the COBPSP Structure Plan Map as being part rezoned to Public Open Space. This land is currently located wholly within the Regional Centre (R50) zone.</p>	<p>a. Rezoning Objections <u>Lot 435 Chapple Street</u> The Shire acknowledges the concerns raised regarding the proposed rezoning of this property from Regional Centre (R50) to Foreshore Reserve. The reasoning behind this rezoning was guided by the findings of the Shire's 2017 Coastal Hazard Risk Management and Adaptation Plan (CHRMAP) and the associated risks posed by coastal erosion north of Gray Street, including the area encompassing this property.</p>	<p>Modify maximum fence height to align with R-Codes. Retain permeability requirements.</p> <p>Modify laneway requirements to provide greater clarity on access and tenure arrangements.</p> <p>Part One – Section 2.2.9 Introduce new Clause 3 (c)</p> <p>Any parking bays which are required as a condition of development approval that cannot be provided on-site, the decision maker at its discretion, may allow these to be developed in a portion of the abutting road verge. If approved, it is the applicant's responsibility to design and construct the parking bays in accordance with the Shire's 'Guidelines for Construction or Reinstatement'.</p> <p>P1 - Figure 6: COBPSP Chinatown Sub-Precinct Requirements</p>

**ATTACHMENT NO 1 - SCHEDULE OF SUBMISSIONS
CHINATOWN OLD BROOME PRECINCT STRCUTRE PLAN**

No.	Submitter	Summary of Submission	Local Government Response	Local Government Recommendation
		<p>Despite being shown on the COBPSPS Structure Plan Map as being rezoned it is not included in the list of properties being rezoned in Scheme Amendment No. 1. Therefore, the proposal for this land is uncertain. Nonetheless, any identification of the land as Public Open Space will remove and/or limit the landowners' development rights, and Paspaley strongly objects to this proposed change to Lot 3067 Dampier Terrace. There is no planning requirement for public open space on this lot. As noted above, the identified land for POS is the subject of a licence agreement between Paspaley and the Shire (for a \$1 annual fee) which provides for public (visitor and tourist) and maintenance access to Streeter's Jetty and to preserve the amenity and safety of the Streeter's Jetty – these objectives can continue to be provided for with the redevelopment of this lot if these provisions regarding access and views are provided for in the COBPSP. It is not necessary to provide that this privately owned land be rezoned as POS to facilitate ongoing access to Streeter's Jetty. It is noted that the Shire is aware that Paspaley has development aspirations for this land.</p>	<p>The CHRMAP identifies areas at risk of coastal processes (erosion and inundation) and provides guidance on land use planning to minimise potential future impacts on property, infrastructure, and public safety.</p> <p>The area north of Gray Street, where this property is located, has been assessed as being at heightened risk of coastal processes over the medium to long term. This area has not been earmarked for coastal protection measures in the CHRMAP. Consequently, the Amendment proposed an approach to limit intensification of land uses, including higher-density residential and commercial activities, which would exacerbate the risks to both private properties and public infrastructure in the future.</p> <p>Notwithstanding the above, the Shire understands the issues raised and proposes to change the zoning of this site back to Regional Centre noting that future development will still be required to be delivered in accordance with the COBPSP and the Broome Townsite CHRMAP.</p> <p>The primary reason why this change in zoning is supported, is changing it to a 'Foreshore Reserve' could trigger injurious affection which is an unintended consequence.</p> <p><u><i>Lot 3067 Dampier Terrace</i></u></p>	<p>Modify figure to include one primary east-west laneway with a notation explaining its exact location can be flexible.</p>

**ATTACHMENT NO 1 - SCHEDULE OF SUBMISSIONS
CHINATOWN OLD BROOME PRECINCT STRCUTRE PLAN**

No.	Submitter	Summary of Submission	Local Government Response	Local Government Recommendation
		<p>b. Building Heights bonus criteria <u>Section 2.2.2 Building Heights – Bonus Height Criteria</u> The words “single consolidated site” in sub clause (a) of this provision may be construed to mean a single lot. It is suggested that this sub clause include an additional provision to reflect the ability to consolidate lots as a condition of development approval. It is suggested the statement “(or have the ability to be consolidated)” could be inserted after the words “single consolidated site”. This would clarify the intent of this clause.</p> <p>c. Fencing controls <u>P1 – Table 7: COBPPSP Streetscape Requirements</u> It is noted that the residential fencing provisions state that all fences within the primary street setback areas shall be no higher than 1.2m. Provided that the 80% minimum permeability provision</p>	<p>While the Shire acknowledges that rezoning this land to Public Open Space may limit its development potential, the land is incorporated in the State Heritage Register as it provides visual and public access to streeters jetty and should be maintained for public access. This approach is consistent with the adopted Chinatown Masterplan.</p> <p>The Shire’s intention is to retain the site’s ‘Regional Centre’ zone in LPS7 and maintain designation of this land as open space in the Precinct Structure Plan. No change is therefore recommended in this regard.</p> <p>b. Building Heights – Bonus Criteria The intent of this matter is understood and supported. It is proposed that a definition for ‘consolidated site’ be included in Section 1.2.2 Interpretations as follows:</p> <p><i>“Consolidated Site” refers to any property or properties that form part of a single development application. This can include more than one site where it can be demonstrated that the properties are in sole ownership and/or that an agreement has been reached between all individual landowners who form part of the development application.</i></p> <p>c. Streetscape and Residential Fencing Requirements</p>	

ATTACHMENT NO 1 - SCHEDULE OF SUBMISSIONS
CHINATOWN OLD BROOME PRECINCT STRCUTRE PLAN

No.	Submitter	Summary of Submission	Local Government Response	Local Government Recommendation
		<p>is achieved it is considered strongly desirable, noting the need for security and privacy, that higher fencing be permitted. The R Codes Volume 1 provisions are preferable in this respect, noting the R Codes Volume 1 provides that front fences within the primary street setback area are visually permeable above 1.2m of natural ground level. Not that the overall fence height is limited to 1.2 metres. Safety and security are highly valued in Broome and therefore taller front fences should reasonably be permitted.</p> <p>d. landscaping <u>Section 2.2.7 Landscape and Deep Soil</u> The soft landscaping percentages for all land uses are noted as being notably higher than the equivalent R Code Volume 1 requirements. In particular the 30% soft landscape requirement for single houses, grouped dwellings and multiple dwellings is likely to affect the development feasibility of these land uses and should be carefully reviewed.</p> <p>The Tourism, Regional Centre (Commercial Sub Precinct) and All Other Zones provisions of 20-25% soft landscaping is also high and may impact on the feasibility of these types of development. Have these requirements been sufficiently tested with contemporary development outcomes to give the Shire certainty that they can be practically achieved? It is respectfully requested that the minimum soft landscaping requirements be reduced or refined to relate to percentages within particular setback areas (i.e. the front setback) or to more narrowly defined parts of the site rather than as blanket percentages which apply to the total site area.</p>	<p>The intent of this matter is understood and supported. The 80% permeability requirement will be required to be retained from a climatic design perspective. However, increasing the maximum fence height to 1.8m to align with the now gazetted R-Codes Volume 1 is supported.</p> <p>A modification to P1 - Table 7: COBPSP Streetscape Requirements to reflect this change is therefore proposed.</p> <p>d. Landscaping Requirements The concerns raised regarding the feasibility of the proposed 30% landscaping requirement for residential uses and 20-25% for other zones is understood.</p> <p>However, modifications to the COBPSP's proposed standards are not supported. The green landscape character of the COBP was identified as one of the most important design elements during Community and stakeholder engagement. In response, site cover and soft landscaping were a primary focus of the built form strategy for the COBPSP. Minimising site cover and maximising soft landscaping is essential in maintaining high quality tree canopy in the private realm, assisting with water management, and contributing to local character.</p>	

**ATTACHMENT NO 1 - SCHEDULE OF SUBMISSIONS
CHINATOWN OLD BROOME PRECINCT STRCUTRE PLAN**

No.	Submitter	Summary of Submission	Local Government Response	Local Government Recommendation
		<p>e. parking <u>Section 2.2.9 Car Parking and Vehicle Access</u> Clause 3(b) states that visitor parking must be accommodated on site. It is respectfully requested that the Shire re-visits this provision to acknowledge that there may be suitable locations where visitor parking could be provided within adjacent road reserves / verges where it is convenient and accessible. This is considered to be appropriate within Old Broome where many of the road reserves are very generous and wide (circa 40m) and could readily facilitate streetscape upgrades as part of development incorporating landscaping and visitor parking. It is noted that there is a provision in the CBPSP that allows for the use of the road reserve for car parking at the Shire's discretion and in many locations around town this has been taken up. A similar provision should be provided for in the Old Broome area.</p> <p>f. transformative development opportunities <u>Section 3.1 P1 – Chinatown Core</u> As the Shire is aware, Chinatown is constrained by virtue of the reserved land to the west; coastal hazard affected land to the north and east; and height restrictions associated with the flight paths and airport location. As a key landowner within Chinatown, Paspaley is actively exploring opportunities to attract new tenants to Chinatown as a catalyst for new development and growth to support Chinatown's role as the Central Business District of Broome. Given the fragmentation of landholdings in Chinatown Paspaley</p>	<p>Part Two demonstrates that design testing was undertaken for a range of lot types to ensure that these outcomes can be achieved.</p> <p>If individual landowners wish to vary these requirements, then this is to be managed and justified through the development application process.</p> <p>e. Car Parking and Vehicle Access It is still the Shire's preference that vehicle parking be accommodated on-site wherever possible, so as to ensure that parking in verge areas does not dominate streetscapes.</p> <p>The Shire has identified that Clause 2.2.9 3 (b) does conflict with Council's position on verge parking as set out in Local Planning Policy 5.6. The Shire supports the intent of this part of the submission and will introduce a new clause to allow greater flexibility.</p> <p>f. Chinatown Core – Development Standards <u>Local Development Plans/Masterplans:</u> Paspaley's request to incorporate a provision allowing for transformative development opportunities in Chinatown through preparation of a Local Development Plans of Master Plan is noted. It should be noted that per Section 4.7.2 of the WA Planning Manual Guidance for Structure Plans Precinct Structure Plans should not defer built form requirements to a local development plan.</p>	

ATTACHMENT NO 1 - SCHEDULE OF SUBMISSIONS
CHINATOWN OLD BROOME PRECINCT STRCUTRE PLAN

No.	Submitter	Summary of Submission	Local Government Response	Local Government Recommendation
		<p>respectfully requests that inclusion of a specific provision under Section 3.1 P1 – Chinatown Core, that identifies the potential for a transformative development opportunity in both the Sub-Precinct Objectives and Development Requirements. Suggested wording could include:</p> <p><i>A Local Development Plan or masterplan may be prepared to vary the development outcomes in the Precinct Structure Plan (PSP) for land in Chinatown recognising that if additional land (including existing road reserves) can be unlocked to facilitate new transformative opportunities these should not be constrained by the development outcomes in the PSP. Any Local Development Plan or masterplan will be assessed against the design principles of State Planning Policy 7.0 and the objectives set out in the PSP.</i></p> <p>g. East-west laneways, development requirements considered excessive.</p> <p>P1 – Figure 6 denotes two east-west laneways and one north-south laneway as being required within the block between Carnarvon Street and Dampier Terrace in Chinatown. These are identified as each requiring a minimum dimension of 3 metres and vertical clearance of 2.8 metres. The extent of laneways required within this block, which is majority owned by Paspaley, is considered to be excessive. One high quality east-west connection in a flexible location to suit the proposed future development is considered to be more appropriate, as a single laneway will avoid a dilution of the activation (and passive surveillance) needed to front such a significant extent of laneway edges as shown in the COBPSP. The proposed arrangement of these three laneways also segments the development opportunities in this block for any land uses/tenants</p>	<p>If the Local Development Plan / Master Plan is simply being used to vary the development standards. Then this should be managed via a traditional development application process.</p> <p>The Shire acknowledges, supporting transformative solutions should be considered. The best mechanism for this, is to enable any future changes to occur as a Structure Plan Amendment, allowing the community to be consulted and the WAPC to have oversight of any changes as the PSP would ultimately become a WAPC endorsed document.</p> <p>g. East-west laneways, development requirements considered excessive.</p> <p>Paspaley's concerns around the extent of laneways is understood. However, it must be acknowledged that a defining feature of Chinatown is its prevalence of varied midblock connections which include a combination of open air and covered pedestrian only lanes.</p> <p>The laneways shown on P1 - Figure 6: Chinatown Sub-Precinct Requirements are intended to be indicative supported by the standards set out in P1 - Table 7: COBPSP Streetscape Requirements. As a due regard document, the onus is on landowners to</p>	

**ATTACHMENT NO 1 - SCHEDULE OF SUBMISSIONS
CHINATOWN OLD BROOME PRECINCT STRCUTRE PLAN**

No.	Submitter	Summary of Submission	Local Government Response	Local Government Recommendation
		<p>that may desire a larger floorplate and as such, the proposed laneways cut across potential opportunities.</p> <p>The COBPSP is also silent on what tenure or access arrangements are anticipated for these laneways. It is submitted that any through block links should reasonably be provided as privately owned links that are publicly accessible only during opening hours agreed hours and that outside of these hours the links can be secured.</p> <p>Further, there is no recognition that the provision of these laneways represents a significant community benefit, which ordinarily should be recognised as permitting an increased scale of permissible development or alternatively, flexibility in accommodating site specific variations to development controls where such community benefits are provided. Paspaley requests that the community benefit being delivered by a through block laneway be recognised in the COBPSP with associated flexibility to consider site specific variations to development controls.</p> <p>Conclusion</p> <p>We trust the comments provided will assist the Shire in reviewing the advertised documents. We urge the Shire to make amendments, as requested, to ensure that Paspaley does not lose development rights on Lot 435 Chapple Street or Lot 3067 Dampier Terrace and that LPS 7 and the PSPs provide for an appropriately flexible and robust planning framework that provides the necessary impetus to guide much needed growth within Chinatown, Old Broome and Cable Beach.</p> <p>We welcome any feedback on this submission and would be happy to arrange a meeting to discuss in greater detail. Should you have</p>	<p>demonstrate alternate arrangements that can still satisfy the COBPSP's objectives. A modification to P1-Figure 6 is supported, to not adversely impact development potential.</p> <p>It is acknowledged that the standards in <i>P1 - Table 7: COBPSP Streetscape Requirements</i> should allow greater design flexibility and provide further guidance on access and tenure arrangements.</p> <p>The potential to link provision of midblock connections to greater flexibility on development standards is acknowledged. However, with building heights and plot ratio limited by other factors the ability for any specific site concessions is limited.</p>	

ATTACHMENT NO 1 - SCHEDULE OF SUBMISSIONS
CHINATOWN OLD BROOME PRECINCT STRCUTRE PLAN

No.	Submitter	Summary of Submission	Local Government Response	Local Government Recommendation
		any queries or require clarification on the above matter, please do not hesitate to contact either Nick Hanigan on 0419 992 069 or the undersigned on 0429 102 079.		
17	Element Advisory on behalf of Hawaiian Group	<p>Introduction/context</p> <p>Element Advisory has prepared this submission on behalf of Hawaiian Group (Hawaiian) on the Cable Beach Precinct Structure Plan (CBPSP), Chinatown-Old Broome Precinct Structure Plan (COBPSP) and the Shire Of Broome Local Planning Scheme No. 7 - Scheme Amendment No. 1, all of which are currently being advertised by the Shire of Broome (the Shire).</p> <p>Hawaiian has reviewed the CBPSP, the COBPSP and Scheme Amendment No. 1 to ascertain how these will impact both on Hawaiian's current property interests as well as their future plans.</p> <p>Hawaiian's comments on the specific parts of the COBPSP follows. Figure 2: COBPSP – Structure Plan Map</p> <p>a. Rezoning and Development Potential – objection to the rezoning from 'Mixed Use' to 'Residential'.</p> <p>As noted above in relation to Scheme Amendment No.1, Lots 3 and 360 Hopton Street and Lots 361 and 362 Walcott Street are proposed to be rezoned from Mixed Use (R40) to Residential (R50) in the Structure Plan Map.</p> <p>Hawaiian objects to the proposed rezoning of this privately owned land from Mixed Use to Residential on the basis that the development controls which are proposed to apply to the</p>	<p>The Shire acknowledges the comprehensive submission provided by Hawaiian. Responses to the various issues raised in the submission are provided as follows.</p> <p>a. Rezoning and Development Potential objection to the rezoning from 'Mixed Use' to 'Residential'.</p> <p>It is acknowledged that Hawaiian objects to the proposed rezoning of the subject sites from Mixed Use (R40) to Residential (R50).</p> <p>Reinstating the zoning of these sites to Mixed Use is partly supported for the following reasons:</p>	<p>That the submission be noted.</p> <p>P1 – Figure 2: COBPSP - Structure Plan Map;</p> <p>P1 – Figure 3: COBPSP – Residential Density Plan;</p> <p>P1-Figure 6: Chinatown Sub-Precinct Requirements</p> <p>Figures modified to change the zoning of Lot 360 (No. 15) Hopton Street, Lots 361 (No. 84) and 362 (No. 86) Walcott Street, and Part Lot 3 (No. 21) Hopton Street from 'Residential R50' to 'Mixed Use R50'.</p> <p>Section 1.2.2. Interpretations New definition for consolidated site</p>

ATTACHMENT NO 1 - SCHEDULE OF SUBMISSIONS
CHINATOWN OLD BROOME PRECINCT STRUCTURE PLAN

No.	Submitter	Summary of Submission	Local Government Response	Local Government Recommendation
		<p>Residential Zone under the COBPSP all limit the overall quantum of floor area able to be developed on the site when compared to the Mixed Use Zone having regard to:</p> <ul style="list-style-type: none"> Height limits – three (3) storeys with up to five (5) storeys considered under the bonus criteria in the Mixed Use Zone and only two (2) storeys in the Residential Zone. Site cover provisions – 60% in the Mixed Use Zone and 50% for lots less than 2,000m² or 60% only for lots 2,000m² or more in the Residential Zone; Soft landscaping requirements – 20% in all other zones and 30% for residential development. Primary and secondary street setback controls – 2m in the Mixed Use Zone and 3m in the Residential Zone. <p>This is a large site that has the ability to deliver new mixed use development in a manner and form that is consistent with the objectives of the COBPSP. It is also close to Town Beach and can readily integrate with the Mixed Use development proposed to Robinson Street without adversely impacting the residential properties on Walcott Street. It is considered more appropriate that the site remain in the Mixed Use Zone, but be re-coded to R50 consistent with the re-coding being applied to all the land between Walcott Street and Town Beach.</p>	<ul style="list-style-type: none"> One of the primary drivers of rezoning the subject sites from mixed use to residential was to consolidate mixed-use and commercial activity along Hamersley / Robinson Streets adjacent to Roebuck Bay and Town Beach. These are generally sites located away from low density residential areas, which have the ability to activate the key north-south spine and optimise views over Roebuck Bay. <p>The Shire maintains its position that consolidating commercial / mixed use development on Hamersley Street is still the preferred outcome.</p> <ul style="list-style-type: none"> To the north and west, Hawaiian's landholdings interface with low density R10 / R30 uses. The area to the north has been retained at R10 to support preservation of the existing Old Broome Character. A Mixed Use Zoning which would allow commercial activity and heights up to 5 storeys is therefore not supported in this location. <p>The Shire instead proposes a modified solution where Lot 360 (No. 15) Hopton Street, Lots 361 (No. 84) and 362 (No. 86) Walcott Street, and Part Lot 3 (No. 21) Hopton Street are rezoned from 'Residential R50' back to 'Mixed Use R50'. This will allow potential activation of vacant sites at the corner of Hopton and Walcott Streets.</p>	<p>P1 - Table 7: COBPSP Streetscape Requirements Modify maximum fence height to align with R-Codes. Retain permeability requirements.</p> <p>Part One – Section 2.2.9 Introduce new Clause 3 (c)</p> <p>Any parking bays which are required as a condition of development approval that cannot be provided on-site, the decision maker at its discretion, may allow these to be developed in a portion of the abutting road verge. If approved, it is the applicant's responsibility to design and construct the parking bays in accordance with the Shire's 'Guidelines for Construction or Reinstatement'.</p> <p>Section 3.3.1. P3 Development Requirements</p> <p>Mixed Use: 5 storeys may be considered on sites which</p>

**ATTACHMENT NO 1 - SCHEDULE OF SUBMISSIONS
CHINATOWN OLD BROOME PRECINCT STRCUTRE PLAN**

No.	Submitter	Summary of Submission	Local Government Response	Local Government Recommendation
		<p>b. Section 2.2.2 Building Heights – Bonus Height Criteria The words “single consolidated site” in sub clause (a) of this provision may be construed to mean a single lot. It is suggested that this sub clause include an additional provision to reflect the ability to consolidate lots as a condition of development approval. It is suggested the statement “(or have the ability to be consolidated)” could be inserted after the words “single consolidated site”. This would clarify the intent of this clause.</p> <p>c. Fencing Requirements - Front Fence Heights It is noted that the residential fencing provisions state that all fences within the primary street setback areas shall be no higher than 1.2m.</p> <p>Provided that the 80% minimum permeability provision is achieved it is considered strongly desirable, noting the need for security and privacy, that higher fencing be permitted. The R Code Volume 1 provisions are preferable in this respect, noting the R Codes</p>	<p>To mitigate potential impacts of bulks and scale, the height limit in this area will be capped at 3 storeys, despite being zoned mixed use.</p> <p><i>Note: See below for commentary regarding soft landscaping and building heights.</i></p> <p>b. Section 2.2.2 Building Heights – Bonus Height Criteria The intent of this matter is understood and supported. It is proposed that a definition for ‘consolidated site’ be included in Section 1.2.2 Interpretations as follows:</p> <p><i>“Consolidated Site” refers to any property or properties that form part of a single development application. This can include more than one site where it can be demonstrated that the properties are in sole ownership and/or that an agreement has been reached between all individual landowners who form part of the development application”.</i></p> <p>c. Fencing Requirements - Front Fence Heights The intent of this matter is understood and supported. The 80% permeability requirement will be required to be retained from a climatic design perspective. However, increasing the maximum fence height to 1.8m to align with the now gazetted R-Codes Volume 1 is supported.</p>	<p>are located on Robinson Street subject to Clause 2.2.2 (2).</p>

**ATTACHMENT NO 1 - SCHEDULE OF SUBMISSIONS
CHINATOWN OLD BROOME PRECINCT STRCUTRE PLAN**

No.	Submitter	Summary of Submission	Local Government Response	Local Government Recommendation
		<p>Volume 1 provides that front fences within the primary street setback area are visually permeable above 1.2m of natural ground level. Not that the overall fence height is limited to 1.2 metres. Safety and security are highly valued in Broome and therefore taller front fences should reasonably be permitted.</p> <p>d. Landscaping Requirements - Soft Landscaping Percentages The soft landscaping percentages for all land uses are noted as being notably higher than the equivalent R Code Volume 1 requirements. In particular the 30% soft landscape requirement for single houses, grouped dwellings and multiple dwellings is likely to affect the development feasibility of these land uses and should be carefully reviewed.</p> <p>The Tourism, Regional Centre (Commercial Sub Precinct) and All Other Zones provisions of 20-25% soft landscaping is also high and may impact on the feasibility of these types of development. Have these requirements been sufficiently tested with contemporary development outcomes to give the Shire certainty that they can be practically achieved? It is respectfully requested that the minimum soft landscaping requirements be reduced or refined to relate to percentages within particular setback areas (i.e. the front setback) or to more narrowly defined parts of the site rather than as blanket percentages which apply to the total site area.</p>	<p>A modification to P1 - Table 7: COBPSP Streetscape Requirements to reflect this change is therefore proposed.</p> <p>d. Landscaping Requirements - Soft Landscaping Percentages The concerns raised regarding the feasibility of the proposed 30% landscaping requirement for residential uses and 20-25% for other zones is understood.</p> <p>However, modifications to the COBPSP's proposed standards are not supported. The green landscape character of the COBP was identified as one of the most important design elements during Community and stakeholder engagement. In response, site cover and soft landscaping were a primary focus of the built form strategy for the COBPSP. Minimising site cover and maximising soft landscaping is essential in maintaining high quality tree canopy in the private realm, assisting with water management, and contributing to local character.</p> <p>Part Two demonstrates that design testing was undertaken for a range of lot types to ensure that these outcomes can be achieved.</p>	

**ATTACHMENT NO 1 - SCHEDULE OF SUBMISSIONS
CHINATOWN OLD BROOME PRECINCT STRCUTRE PLAN**

No.	Submitter	Summary of Submission	Local Government Response	Local Government Recommendation
		<p>e. Parking and Vehicle Access - Visitor Parking Requirements Clause 3(b) states that visitor parking must be accommodated on site. It is respectfully requested that the Shire re-visits this provision to acknowledge that there may be suitable locations where visitor parking could be provided within adjacent road reserves / verges where it is convenient and accessible.</p> <p>This is considered to be appropriate within Old Broome where many of the road reserves are very generous and wide (circa 40m) and could readily facilitate streetscape upgrades as part of development incorporating landscaping and visitor parking. It is noted that there is a provision in the CBPSP that allows for the use of the road reserve for car parking at the Shire's discretion. A similar provision should be provided for in the Old Broome area.</p> <p>f. Building Heights in Town Beach (R50 Zone) The maximum building height for the Residential R50 Zone is limited to two (2) storeys, overriding the R Codes Volume 1, which allows for three (3) storeys in R50 areas. This limitation, combined with lower maximum site cover percentages (50-60% rather than 65%) and greater primary front setback controls (3 metres rather than 2 metres) combine to further limit the development potential of the lots under the R50 provisions. Allowing three (3) storeys assists in achieving lower site cover provisions and greater setback controls as it provides greater flexibility to use height rather than site cover to achieve equivalent floor space outcomes.</p>	<p>If individual landowners wish to vary these requirements, then this is to be managed and justified through the development application process.</p> <p>e. Parking and Vehicle Access - Visitor Parking Requirements It is still the Shire's preference that vehicle parking be accommodated on-site wherever possible, so as to ensure that parking in verge areas does not dominate streetscapes.</p> <p>The Shire has identified that Clause 2.2.9 3 (b) does conflict with Council's position on verge parking as set out in Local Planning Policy 5.6. The Shire supports the intent of this part of the submission and will introduce a new clause to allow greater flexibility.</p> <p>f. Building Heights in Town Beach (R50 Zone) The Shire appreciates and supports the intent of ensuring that development within the Residential R50 Zone is consistent with the overarching objectives of the precinct. Given the strategic location of these lots and their potential to contribute meaningfully to the area's urban character and functionality.</p> <p>We therefore agree that the maximum building height for the Residential R50 Zone should revert</p>	

**ATTACHMENT NO 1 - SCHEDULE OF SUBMISSIONS
CHINATOWN OLD BROOME PRECINCT STRCUTRE PLAN**

No.	Submitter	Summary of Submission	Local Government Response	Local Government Recommendation
		<p>Conclusion</p> <p>We trust the comments provided will assist the Shire in reviewing the advertised documents.</p> <p>We urge the Shire to make amendments, as requested, to ensure that the PSPs provide for an appropriately flexible and robust planning framework that provides the necessary impetus to support renewed investment in, and revitalisation of, Cable Beach and the Broome townsite.</p> <p>We welcome any feedback on this submission and would be happy to arrange a meeting to discuss in greater detail. Should you have any queries or require clarification on the above matter, please do not hesitate to contact either Richard Kilbane on 407 997 411 or the undersigned on 0429 102 079.</p>	back to the R-Codes Volume 1 standard of three (3) storeys. This adjustment aligns with the broader planning framework and ensures sufficient flexibility to achieve optimal development outcomes. The allowance for three storeys will facilitate achieving the desired lower site cover percentages and increased setback controls by leveraging height to maintain equivalent floor space.	
18	Beverley Long	<p>Having lived and raised a family in Old Broome for 25 years what captivated my heart was the unique character and ambience defined by the R10 blocks. Lushly vegetated gardens with many large trees, the heritage and architecture of the old homes surrounded by the large verges and breezeways. Over the years I have seen many of the older houses lovingly restored and renovated, often by young families, retaining the character, history and amenity of this distinctive area.</p> <p>The Shire has consistently supported mine, and many others' submissions, to various planning strategies, schemes and structure plans over many years, agreeing that the essence of the unique Old Broome character is best preserved by retaining the R10 zoning. This is why the Old Broome Special Character Area was</p>	<p>The concerns regarding potential impacts of infill development as a result of the COBPSP zoning changes are noted.</p> <p>The background reporting has demonstrated that with the proposed zoning changes, the precinct could accommodate between approximately 300-1,000 additional dwellings across the 133 hectares precinct. The delivery of well-located housing in existing areas of the Broome Townsite remains a priority of the Shire to help alleviate the housing crisis, aligning with the intent of the Shire's Local Planning Strategy. Through its draft Local Planning Strategy, the Shire has carefully considered all alternative locations for future urban growth with</p>	<p>That the submission be noted.</p> <p>P1-Figure 2 Structure Plan Map</p> <p>P1 - Figure 5: COBPSP - Residential Density Plan</p> <p>Show Category 1-2 local heritage sites.</p> <p>Figures modified to rezone Lots 197 (No. 17), 198 (No. 13), and Lot 199 (No. 11)</p>

**ATTACHMENT NO 1 - SCHEDULE OF SUBMISSIONS
CHINATOWN OLD BROOME PRECINCT STRUCTURE PLAN**

No.	Submitter	Summary of Submission	Local Government Response	Local Government Recommendation
		<p>implemented, and why the area was designated to continue with R10 zoning.</p> <p>There are other newer parts of Broome where an increase in housing density is more desirable and less costly to implement. For example the block of land on the corner of Robinson and Stewart Streets was recently subdivided resulting in the clearing of all vegetation to accommodate the massive amount of earthworks required for sewerage ,and drainage. To say that infill development can be implemented to ensure the existing landscape character of Old Broome can be protected is false and misleading.</p> <p>I strongly feel the current proposal of increased density to R30, R40 or R50 within the Old Broome Special Character Area will be forever detrimental to the character of the town. When it's gone it is lost forever.</p>	<p>multiple opportunities identified. The benefit of the COBPSP is that it provides a short-medium term opportunities for housing growth, in areas which can make better use of existing infrastructure.</p> <p>Extent of Zoning Changes Regarding the extent of the rezoning, of the 146 properties identified as being R10 (currently):</p> <ul style="list-style-type: none"> • 69 Properties are retained as R10 (47%) • 51 Properties are zoned from R10 to R30 (35%) • 26 Properties are zoned from R10 to R50 (18%) <p>The Shire has tried to ensure a balanced approach, with the areas being upcoded proposed primarily east of Walcott Street.</p> <p>Character Protection The concerns around how future development will impact on landscape character are understood. The following points are provided:</p> <ul style="list-style-type: none"> • The Structure Plan once approved will be a Western Australian Planning Commission endorsed document. The document will provide stronger guidance than the existing framework which has seen individual sites in the Old Broome Special Character Area spot rezoned and R-Code compliant solutions 	<p>Anne Street, from 'Residential R30' to 'Residential R10'.</p>

**ATTACHMENT NO 1 - SCHEDULE OF SUBMISSIONS
CHINATOWN OLD BROOME PRECINCT STRCUTRE PLAN**

No.	Submitter	Summary of Submission	Local Government Response	Local Government Recommendation
			<p>delivered which have removed trees and provided minimal landscaping.</p> <ul style="list-style-type: none"> A key principle of the COBPSP is to maintain the prominent tree canopy. It is acknowledged that with redevelopment some trees may be lost in the short-term, however, the planning framework includes landscape and open space controls which will ensure that new development is supported by planting of trees. Contemporary planning systems are supported by design review and other mechanisms to ensure design quality is at the forefront of good planning decisions. The Shire has a Design Review Policy in place and relevant proposals will be referred to the Design Review Panel to ensure the integrity of the COBPSP planning controls are maintained. <p>Finally, the R-Codes Volume 1 (which will apply throughout the COBPSP) were updated in 2024. The base standard of medium density development is expected to improve as a result, with substantially greater emphasis now placed on sensitive infill development which is conscious of its individual site and surrounding context.</p>	
19	Water Corporation	Thank you for your letter dated 30 September 2024. We offer the following comments regarding this proposal.	The Shire acknowledges the intent of the submission provided by the Water Corporation. The following responses are raised:	That the submission be noted.

**ATTACHMENT NO 1 - SCHEDULE OF SUBMISSIONS
CHINATOWN OLD BROOME PRECINCT STRCUTRE PLAN**

No.	Submitter	Summary of Submission	Local Government Response	Local Government Recommendation
		<p>Water Reticulated water is currently available to the subject areas. Due to the increase in development density, upgrading of the current system may be required to prevent existing customers being affected by the future development. We will need to review our scheme planning to determine if our infrastructure needs upgrading due to the increase in development density. We have initiated that review, but it may take some time to get a result.</p> <p>Any upgrading of our headworks infrastructure will be undertaken at the cost of the Water Corporation. But all reticulation upgrades need to be borne by the future developer.</p> <p>If it is determined that our reticulated infrastructure needs upgrading it is recommended that a developer contribution scheme be established by the Shire of Broome. This is so a coordinated development approach is taken instead of individual landowners being responsible for the significant upgrades that may make their development unaffordable.</p> <p>All water main extensions, if required for the future development, must be laid within the existing and proposed road reserves, on the correct alignment and in accordance with the Utility Providers Code of Practice.</p> <p>Wastewater Reticulated sewerage is currently available to the subject areas. Due to the increase in development density, upgrading of the current system may be required to prevent existing customers being affected by the future development. We will need to review our scheme planning to determine if our infrastructure needs</p>	<p>Water Supply The Shire appreciates the insights provided regarding the existing availability of reticulated water and notes the additional information from the Water Corporation confirming that the increase in densities will not trigger headwork upgrades.</p> <p>Wastewater The Shire appreciates the insights provided regarding the existing availability of reticulated sewerage and notes the additional information from the Water Corporation confirming that the increase in densities will not trigger headwork upgrades.</p>	<p>No change recommended.</p>

**ATTACHMENT NO 1 - SCHEDULE OF SUBMISSIONS
CHINATOWN OLD BROOME PRECINCT STRCUTRE PLAN**

No.	Submitter	Summary of Submission	Local Government Response	Local Government Recommendation
		<p>upgrading due to the increase in development density. We have initiated that review, but it may take some time to get a result. Any upgrading of our headworks infrastructure will be undertaken at the cost of the Water Corporation. But all reticulation upgrades need to be borne by the future developer.</p> <p>If it is determined that our reticulated infrastructure needs upgrading it is recommended that a developer contribution scheme be established by the Shire of Broome. This is so a coordinated development approach is taken instead of individual landowners being responsible for the significant upgrades that may make their development unaffordable.</p> <p>All water main extensions, if required for the future development, should be laid within the existing and proposed road reserves, on the correct alignment and in accordance with the Utility Providers Code of Practice.</p> <p>It should be noted that existing sewerage mains are located within private property in the subject areas. Some are protected by Water Corporation easements. Due consideration will be required when developing in these areas. The developer is required to fund the full cost of protecting or modifying any of the existing infrastructure which may be affected by any future development. In accordance with Section 90 of the Water Services Act 2012 whenever development is proposed near Water Corporation assets the applicant/developer/owner needs approval prior to construction. This should be done by submitting an Approval of Works application. For information about this application please follow this link:</p>		

**ATTACHMENT NO 1 - SCHEDULE OF SUBMISSIONS
CHINATOWN OLD BROOME PRECINCT STRCUTRE PLAN**

No.	Submitter	Summary of Submission	Local Government Response	Local Government Recommendation
		<p>https://www.watercorporation.com.au/home/builders-and-developers/working-near-our-assets/approval-for-works</p> <p><i>Note: Water Corporation provided updated information since the close of the comment period. Water Corporation have advised that the increase in densities proposed Water Corporation headworks will not need to be upgraded.</i></p> <p><i>Individual developers could be required to undertake some reticulation works (new works) for their individual developments if they require large services such as a fire service. But until the developer provides their service request at the time of development we cannot determine if any new works are required. Those works if required would be funded by the developer.</i></p> <p><i>The density increases will therefore not impact existing customers.</i></p>		
20	Lesley Westlake	<p>Address: U4/1 Saville Street Broome W.A 6725 to be rezoned Mixed Use R50</p> <p>a. Volume of Traffic and parking Beyond Guy Street, Robinson Street carries a large volume of traffic to and from Town Beach.</p>	<p>The submission intent is acknowledged, with concerns regarding traffic, stormwater management, public views, mixed-use development, community character, and infrastructure for locals identified. Responses to the various issues raised are provided below.</p> <p>a. Volume of traffic and parking The Shire is aware that events and markets at Town Beach contribute to traffic congestion and overflow parking on verges, exacerbating local inconvenience. The Shire is exploring ways to mitigate these issues, though it should be</p>	<p>That the submission be noted.</p> <p>No change recommended</p>

**ATTACHMENT NO 1 - SCHEDULE OF SUBMISSIONS
CHINATOWN OLD BROOME PRECINCT STRCUTRE PLAN**

No.	Submitter	Summary of Submission	Local Government Response	Local Government Recommendation
		<p>How will the Shire of Broome manage the parking of vehicles for events and markets at Town Beach when the verges are now full to overflowing with cars seeking parking?</p> <p>b. Protecting Public Views Currently I am able to view the water in the bay. As both sides including 69 Robinson Street fall within the proposed zoning, this view will be lost.</p> <p>c. Storm Water Management The intersection of Robinson and Saville (C1 .1.3) floods after each rain. How does the Shire of Broome intend to protect the infrastructure and assets from major storm and flooding events? It currently struggles with the existing drainage for run off, let alone if R50 mixed use proceeds to 2.2.2 building heights/section 3, p.1 figure 6, p1 figure 12?</p> <p>d. Loss of Broome's unique character</p>	<p>acknowledged that they only occur at these specific times.</p> <p>b. Protecting Public Views All parking from private development sites will be accommodated on site. Therefore any new dwellings in these areas are not expected to exacerbate on-street parking issues during events.</p> <p>Protection of views from private development sites is not a valid planning consideration. Public views from key streets such as Guy, Hopton, Louis, and Anne Streets have been retained.</p> <p>c. Stormwater Management The Shire is aware of existing issues associated with flooding throughout the COBP. Where infrastructure upgrades are required to be delivered, this will be addressed in future capital works programs.</p> <p>The Water Management Strategy prepared as an Appendix to the COBPSP provides the necessary strategies and actions to mitigate these issues. This also includes a requirement for individual landowners to prepare Urban Water Management Plans on larger sites.</p> <p>d. Loss of Broome's Unique Character The Shire recognises that Broome's identity is deeply tied to its unique architectural, cultural, and</p>	

**ATTACHMENT NO 1 - SCHEDULE OF SUBMISSIONS
CHINATOWN OLD BROOME PRECINCT STRCUTRE PLAN**

No.	Submitter	Summary of Submission	Local Government Response	Local Government Recommendation
		<p>If to proceed allows more intense development character, more urban edges with mix of tourism and commercial fronting the street edge should present in 2-3 stories to the street with the ability to go up to 5 stories for selected sites:</p> <p>How and why should any further commercial and/or tourism site be permitted?</p> <p>Broome style design will not compensate for the loss of Broome character that is hanging by a thread. The long-standing locals of Broome do not wish to live in a town that's focus is purely on tourists. Businesses struggle in non- tourist season, do not set up more to fail.</p> <p>The locals mourn the loss of the character of Broome. Improve and build infrastructure that supports the locals, e.g a purpose -built community centre and a staged retirement village, so that the ageing may choose to live out their days in an affordable Broome.</p> <p>Current and future planning decisions have forced personnel to leave" this town by the bay" because it is no longer affordable to stay.</p> <p>We are not miners, we live modestly, we pay the highest rates of any Shire in W.A. Broome cannot sustain its growth through current infrastructure and does not want story upon story of high rise to placate those with money to splash on events that have priced the Broome Locals out of attendance. Slow down, improve and consolidate, and listen to the locals.</p>	<p>social fabric, however, as the Town evolves planning must maintain a forward-looking focus.</p> <p>The extent of zoning changes in the COBPSP has been minimised and focussed in targeted areas such as along Hamersley Street and Robinson Street due to their proximity to Roebuck Bay and Town Beach.</p> <p>There are many examples of 2-3 storey developments across the precinct and this scale and type of development is encouraged to continue in these targeted areas. The ability to reach 5 storeys is not 'as of right' and landowners will need to satisfy a range of criteria before this can even be considered by the Shire.</p> <p>Carefully integrating buildings with landscape is a core focus of the COBPSP, as landscape already plays such a vital role in the precinct.</p>	

ATTACHMENT NO 1 - SCHEDULE OF SUBMISSIONS
CHINATOWN OLD BROOME PRECINCT STRCUTRE PLAN

No.	Submitter	Summary of Submission	Local Government Response	Local Government Recommendation
21	Nyamba Buru Yawuru Ltd 55 Reid road Cable Beach	<p>Introduction/context ADDRESS OF PROPERTY AFFECTED (if applicable). (Include lot number and nearest street intersection).</p> <ul style="list-style-type: none"> • Lots 484 & 100 Chapple Street • Lots 2074, 2075, 2076, 2077 & 2078 Chapple Street • Morgan's Camp: Lots 3092 Chapple Street • Kennedy Hill: <ul style="list-style-type: none"> ▪ Lot 3061 Frederick Street ▪ Lot 52 Dampier Terrance ▪ Lots 520 & Lot 1219 Carnarvon Street – ▪ Portion of Lot 100 Frederick Street ▪ Portion of Reserve 15019 on Carnarvon St ▪ Lots 3000, 144, 145 and 146 Carnarvon St & lots 150 & 149 Haas Street • Lots 72 & 71 Frederick Street • Lot 2828 Hamersley Street: to be transferred to Yawuru PBC (existing Broome Prison) after the facility relocated. <p>a. Lots 484 & 100 Chapple Street R Codes for single dwellings should consider apartment dwelling types, in which Nyamba Buru Yawuru suggest similar building form that is on Lot 474 should be parallel to Chapple Street streetscape design, for future residential developments and easing housing pressures in the Broome region.</p> <p>The densities proposed as part of the PSP are considered sound with potential to increase zoning to higher than R50 in some strategic locations for the intended purposes for easing housing pressures.</p>	<p>The Shire thanks Nyamba Buru Yawuru for the submission. Responses to the issues raised and the specific areas they apply to are summarised below.</p> <p>a. Lots 484 & 100 Chapple Street The Shire acknowledges the concerns raised regarding the proposed rezoning of these properties, and their designation as an erosion risk area. The reasoning behind this rezoning is grounded in the findings of the Shire's Broome Townsite Coastal Hazard Risk Management and Adaptation Plan (CHRMAP) and the associated risks posed by coastal erosion north of Gray Street, including the area encompassing these properties.</p> <p>The Shire understands that there is a request to remove the erosion risk classification due to the</p>	<p>That the submission be noted.</p> <p>P1 – Figure 2: COBPSP - Structure Plan Map;</p> <p>P1 - Figure 5: COBPSP - Residential Density Plan;</p> <p>P1 - Figure 11: Commercial Sub-Precinct Requirements</p> <p>Figures modified to rezone Part Lots 71 and 72 Frederick Street from 'Residential R50' to 'Mixed Use R50'.</p> <p>Figures modified to rezone Lots 2076 (No. 14), 2075 (No. 16), and 2074 (No.18) Chapple Street from 'Foreshore' reserve to 'Residential R10'.</p> <p>P2-Figure 8: Culture, Values Identity</p> <p>Figure updated to include 'Kennedy Hill' and</p>

**ATTACHMENT NO 1 - SCHEDULE OF SUBMISSIONS
CHINATOWN OLD BROOME PRECINCT STRCUTRE PLAN**

No.	Submitter	Summary of Submission	Local Government Response	Local Government Recommendation
		<p>The current classification of the land as an erosion risk area does not account for the significant mitigating impact of the existing mangrove system.</p> <p>Mangroves are important in stabilizing shorelines and reducing erosion, thereby enhancing the land's resilience. We request that the erosion risk classification be removed and that the landowner be allowed to undertake a thorough assessment to demonstrate the land's capability for development. If the risk area classification is to be retained, we request that the PSP notes that if an assessment confirms the land's suitability for development, the Shire will support its removal from the erosion zone designation.</p> <p>Broome has a unique environment with the mangrove system ranging across most of the eastern, and southern corridor of Chinatown and Old-Broome area where services, commercial and residential properties are situated. A report put together by Wetlands International and the Nature Conservancy suggests that mangroves may contribute to reducing loss of life and damage to property from storms and cyclones as they reduce the impacts of waves, storm surges and high winds – you can read more on the report</p> <p>Additional to mangroves, NSW Government Primary Industries Department found that mangroves act as a buffer, protecting coastal land by absorbing the energy of tidal currents and storm driven wind and waves that prevents erosion. Actions from major storm and wave events, such as Cyclone Tracy in Darwin and the tsunami in Asia in 2004 have shown the importance of mangrove forests in reducing storm damage to fragile coastlines and property – you can read more about the report here.</p>	<p>potential stabilising role of mangroves. The Shire is undertaking a review of the Broome Townsite CHRMAP, the outcomes of this process will determine whether the erosion risk of this area can be reclassified.</p> <p>The Shire acknowledges the ecological and protective importance of mangroves in reducing erosion and storm damage is important, however, this is not adequately allowed for in State Planning Policy 2.6 – Coastal Planning. The Shire's CHRMAP needs to satisfy the requirements of the provisions set out in this State Policy.</p> <p>It is noted that a review of the CHRMAP is in the process of being undertaken. Rezoning of the sites in advance of the CHRMAP review is not recommended.</p> <p>It should be noted that the sites in question would have to address coastal planning constraints which is likely to limit redevelopment opportunities, regardless of the zoning.</p> <p>The submission request to retain the Regional Centre zoning over the site is supported.</p> <p>Furthermore, the Amendment is proposing to rezone Lots 2076 (No. 14), 2075 (No. 16), and 2074 (No.18) Chapple Street from 'Foreshore' reserve to 'Regional Centre'. As these sites are not Crown</p>	<p>'Morgan's Camp' as culturally sensitive sites.</p>


**ATTACHMENT NO 1 - SCHEDULE OF SUBMISSIONS
CHINATOWN OLD BROOME PRECINCT STRCUTRE PLAN**

No.	Submitter	Summary of Submission	Local Government Response	Local Government Recommendation
		<p>b. Cultural Heritage recognition – Chapple Street, Kennedy Hill and Morgan’s Camp</p> <p>The Chinatown-Old Broome PSP seem to focus on the commercial protection context of Chinatown-Old Broome with no consideration of the cultural heritage values of the area identified in the Chinatown-Old Broome Precinct Structure Plan. This applies over areas that are culturally significant on Kennedy Hill’s and Chapple Street that Yawuru Lore Bosses consider this site to be culturally significant to Yawuru and non-Yawuru people. Suggest that the protection of sites with cultural heritage values are taken into account.</p>	<p>Reserves it is recommended that they be retained with the Regional Centre zoning. This approach is consistent with all other freehold lots located on Chapple Street noting that development on these lots would have to address coastal planning considerations.</p> <p>b. Cultural Heritage recognition – Chapple Street, Kennedy Hill and Morgan’s Camp</p> <p>The Shire supports the intent of this element of the submission, and recognise the importance of ensuring culturally sensitive sites are acknowledged and protected.</p> <p>The two sites specifically referenced are ‘protected’ from inappropriate development as they are identified as reserves under the PSP and Scheme Amendment. Sites of cultural significance are also protected under the Aboriginal Heritage Act.</p> <p>Part 2 of the Precinct Structure Plan under section 1.2.5 provides the context of the cultural significance and while it mentions Roebuck Bay, the foreshore areas and Kennedy Hill as being culturally significant, it does not reference Morgans Camp. This will be updated.</p> <p>To address this concern, a recommendation is to identify culturally significant sites, such as those at Kennedy Hill and Morgan’s Camp, in Part 2 of the COBPSP.</p>	

**ATTACHMENT NO 1 - SCHEDULE OF SUBMISSIONS
CHINATOWN OLD BROOME PRECINCT STRUCTURE PLAN**

No.	Submitter	Summary of Submission	Local Government Response	Local Government Recommendation
		<p>c. Lot 2828 Hamersley Street – Broome Prison Nyamba Buru Yawuru consider that Lot 2828 in which the Broome Prison facility exist on to be identified as 'Mixed Used' so it provides an opportunity to maximise future development opportunities and benefit the Broome community, once the Broome custodial facility is relocated. Further suggestion to rezone all lots within the block to be Mixed Use zoning to ensure consistent development.</p> <p>d. Lots 72 and 71 Frederick Street Rezoning Frederick St, Lot 72 & 71 to 'Mixed-Use' so it provides an opportunity to maximise future development opportunities and benefit the wider Broome community, within the appropriate development type for commercial, services or residential proposal.</p>	<p>This approach would ensure that the cultural heritage values of these areas are recognised, helping to guide future development in a manner that respects and preserves their significance for both Yawuru and non-Yawuru people.</p> <p>c. Lot 2828 Hamersley Street – Broome Prison Unfortunately, despite the Shire's Local Planning Strategy advocating for the relocated Broome Custodial Facility, until this process is further progressed it is unlikely that the State Government will support rezoning the existing site to Mixed Use.</p> <p>Once the Broome custodial facility is relocated, the Shire supports the intent to rezone this site to Mixed Use to maximise future development opportunities.</p> <p>d. Frederick Street (Lots 72 & 71) The Shire supports the intent of rezoning these lots to 'Mixed-Use' to enable flexible development options benefiting the broader community. A split zoning was not the intention.</p> <p>A modification to both the COBPSP Structure Plan Map and Scheme Maps are recommended.</p>	

ATTACHMENT NO 1 - SCHEDULE OF SUBMISSIONS
CHINATOWN OLD BROOME PRECINCT STRCUTRE PLAN

No.	Submitter	Summary of Submission	Local Government Response	Local Government Recommendation
		 <p>e. Parking Greater consideration should be given to available parking within the Chinatown/Old Broome PSP, especially around the Kennedy Hill area where NBY is looking to develop a Cultural Centre. More parking in the area will allow for more flexibility in the development of the area and increase public accessibility.</p> <p>f. Affordable housing Housing pressures can also be addressed by incorporating planning provisions within Part 1 of the PSP that requires certain percentages of dwelling yield to be dedicated to affordable housing.</p>	<p>e. Parking The COBPSP acknowledges the need to review the parking situation to support the proposed Cultural Centre. This is contained in P1-Table 2 as a short-term action. The ultimate quantum and arrangement of parking needed to service the Cultural Centre would need to be resolved at development stage.</p> <p>f. All Properties - Affordable Housing The Shire supports the intent that more affordable housing would be a benefit to the Broome community. However, mandating and enforcing affordable housing percentages can be an inhibitor to future development. The zoning changes proposed as part of the COBPSP will unlock many properties for medium density development. The potential for smaller dwellings will hopefully fill a gap in the market by providing housing types which support greater diversity and potentially affordability.</p>	

**ATTACHMENT NO 1 - SCHEDULE OF SUBMISSIONS
CHINATOWN OLD BROOME PRECINCT STRCUTRE PLAN**

No.	Submitter	Summary of Submission	Local Government Response	Local Government Recommendation
		<p>g. Density transitions</p> <p>Greater consideration should be taken to explore the transition of densities within the Chinatown/Old Broom PSP, especially where there is a big jump in zonings e.g. R50 to R10. The interface between the lots as well as their interface to the street/public realm should be explored to ensure that it aligns with the intended street/precinct character.</p> <p>Suggestion to up code R10 within the PSP to at least R25 to allow for a smoother transition between low, medium, and mixed used density developments within the PSP area as well as existing low density residential developments outside of the PSP area.</p>	<p>g. Density Transitions</p> <p>The recommendation to upcode R10 areas to R25 is not supported. The primary intention of the COBPSP is to maintain the majority of residential development at a low scale, reflecting community sentiment for the retention of R10 zoning and the preservation of the existing character of the area.</p> <p>Additionally, the PSP proposes a reduced building height for R50 residential areas in P5 – Old Broome Residential with a reduction from 3 storeys to 2 storeys, which is a variation to the R-Codes. This approach will help to provide a more compatible transition between varying densities.</p> <p>While the interface between different zones, such as R50 and R10, is acknowledged as an important design consideration, the retention of an R10 zoning for many properties in the precinct aligns with this transitional approach. Enhancing transitions through design measures, such as landscaping and building setbacks, will be prioritised over upcoding to achieve smoother integration.</p>	
22	Department of Planning, Lands and Heritage (Heritage)	<p>The proposed Scheme Amendment and Precinct Structure Plans have been considered for their potential impact on heritage places within the Scheme area and the following advice is given:</p> <ol style="list-style-type: none"> 1. We recommended that the Shire develop a specific Local Planning Policy (LPP) for P291 Chinatown Conservation Area that underpins the strategy for the conservation and future 	<p>The Shire has undertaken a review of the considerations identified by the Department of Planning, Lands and Heritage. Responses to those relevant to the Chinatown-Old Broome PSP are summarised below.</p>	<p>That the submission be noted.</p> <p>No modifications proposed.</p>

**ATTACHMENT NO 1 - SCHEDULE OF SUBMISSIONS
CHINATOWN OLD BROOME PRECINCT STRCUTRE PLAN**

No.	Submitter	Summary of Submission	Local Government Response	Local Government Recommendation
	140 William Street, Perth WA	<p>development of the area. The LPP would be used to guide the formation of new development proposals and specify design considerations and criteria against which development proposals will be assessed.</p> <p>2. 'Local Planning Policy 5.4 – 'Heritage List – Development of Listed Places', is referred extensively in the COBPSP. Given the potential impact on heritage places within the COBPSP area, the Shire should consider strengthening this policy and reviewing it against the current Heritage Council guidelines.</p> <p>3. As there are no State Registered Heritage Places within Cable Beach (Planning Area C), there is no objection to the Cable Beach Precinct Structure Plan from a historic heritage perspective.</p> <p>We hope that these comments are of value in the development of the proposed Scheme Amendment and Precinct Structure Plans and welcome further discussions regarding an LLP for the area and the possible delegation policy.</p>	<p>Local Planning Policy for Chinatown Conservation Area (CCA)</p> <p>The CCA has been included on the State Heritage Register and the Shire's Municipal Heritage Inventory for many years and predates the introduction of Heritage Area provisions into the Model Provisions under the Planning and Development (Local Planning Schemes) Regulations 2015. The Shire has not designated the CCA as a heritage area under Regulation 9, given it is already included under the State Heritage Register and the Shire Municipal Inventory.</p> <p>The Shire has undertaken multiple revisions of Development Strategies and Design Guidelines for the CCA, one prepared in 2003 which was reviewed again in 2013. The Precinct Structure Plan is a review of these documents, it incorporates the Design Guidelines into one consolidated planning document that provides guidance for development in the CCA. It is the Shire's preference to maintain one consolidated planning framework, rather than introduction of a LPP that it likely to duplicate provisions.</p> <p>The Shire maintains its underlying intent to simplify the local planning framework by avoiding duplication where possible.</p> <p>LPP 5.4 – Heritage List – Development of Listed Places</p>	

**ATTACHMENT NO 1 - SCHEDULE OF SUBMISSIONS
CHINATOWN OLD BROOME PRECINCT STRCUTRE PLAN**

No.	Submitter	Summary of Submission	Local Government Response	Local Government Recommendation
			<p>The Shire reviewed this Local Planning Policy at the May 2024 Council Meeting and gave consideration to the March 2023 Guidelines.</p> <p>No modifications are proposed to the COBPSP as a result of this review.</p>	
23	<p>Department of Water and Environmental Regulation</p> <p>27 Victoria Highway Kununurra</p>	<p>The Department of Water and Environmental Regulation (the Department) has reviewed the scheme amendment and the Precinct Structure Plans. Detailed comments were provided in an attached table.</p> <p>For the Chinatown-Old Broome Precinct Structure Plan, the following was identified:</p> <p>Chinatown Core Rezoning The Department supports the Chapple Street lots being rezoned to Foreshore, consistent with the Shire's Coast Hazard Risk Management and Adaption Plan (CHRMAP).</p> <p>Environmental Management Plan Where native vegetation clearing exemptions apply under the <i>Environmental Protection Act 1986</i>, the Department recommends the following principles be applied to clearing activities;</p> <ul style="list-style-type: none"> a) avoid the clearing of native vegetation; b) minimise the amount of native vegetation to be cleared; and c) reduce the impact of clearing on any environmental value. <p>Proponents should also keep records of:</p>	<p>The Shire has undertaken a review of the considerations identified by the Department of Water and Environmental Regulation. Responses to those relevant to the Chinatown-Old Broome PSP are summarised below.</p> <p>Chinatown Core Rezoning The Department's position is noted and supported.</p> <p>Environmental Management Plan The intent of this recommendation is supported, the Shire proposes to modify the requirements for Environmental Management Plans expanding the requirements to include the items identified by the Department of Water and Environmental Regulation.</p>	<p>That the submission be noted.</p> <p>P1 - Table 14: Additional Information Requirements</p> <p>Expand requirements relating to the Environmental Management Plan.</p>

**ATTACHMENT NO 1 - SCHEDULE OF SUBMISSIONS
CHINATOWN OLD BROOME PRECINCT STRCUTRE PLAN**

No.	Submitter	Summary of Submission	Local Government Response	Local Government Recommendation
		<ul style="list-style-type: none"> clearing exemption that was used to undertake the clearing activities the location where the clearing occurred the date that the area was cleared; the size of the area cleared (in hectares); photograph evidence of the area cleared before and after <p>The above principles could be incorporated into the Environmental Management Plans required by the Shire at development stage.</p>		

ATTACHMENT NO 2 – SCHEDULE OF MODIFICATIONS

SCHEDULE OF MODIFICATIONS

Schedule of Modifications: Chinatown-Old Broome Precinct Structure Plan

The Structure Plan is to be modified in accordance with the following Schedule of Modifications and the modified Structure Plan is to be resubmitted to the WAPC for consideration.

NO.	REFERENCE	MODIFICATION	REASON
GENERAL MODIFICATIONS			
1.	Text	Undertake minor editorial amendments throughout all documents including grammatical and formatting corrections to text and figures.	Minor editorial modifications are required throughout the body of the Structure Plan to improve language, address grammatical errors, correct use of acronyms.
2.	Text	Undertake the following general amendments: <ul style="list-style-type: none"> All references to State Planning Policy 7.3 – Residential Design Codes to be updated. 	Shire identified modification to align with changes to the State Planning Framework.
3.	Text and Maps	Update figure numbers and associated cross-references throughout both documents.	Shire identified modification to ensure figure numbers and cross references are accurate.
STRUCTURE PLAN MAPS			
4.	P1 - Figure 2: COBPSP - Structure Plan Map (Page 16)	The Structure Plan Map (P1-Figure 2) to be modified as shown per Attachment 1 to this Schedule, and outlined below as follows: <ul style="list-style-type: none"> All Category 1 and Category 2 heritage sites (as per the Shire's Heritage List) to be shown on P1-Figure 2 and in the legend. Change zoning of Lot 57 (No. 10) Weld Street from 'Residential' to 'Mixed Use'. Change zoning of Lots 71 and 72 (No. 51) Frederick Street from 'Residential' to 'Mixed Use'. Change zoning Lot 1 (No. 29) Weld Street, Lot 12 (No. 7) Haas Street, Lot 11 (No. 31) Weld Street, and Lot 10 (No. 33) Weld Street from 'Residential' to 'Mixed Use'. 	Numerous mapping updates are proposed in response to Submissions No.11, No. 13, No. 14, No. 16, No. 17, No. 21.

ATTACHMENT NO 2 – SCHEDULE OF MODIFICATIONS

NO.	REFERENCE	MODIFICATION	REASON
		<ul style="list-style-type: none"> Change the zoning of Lot 360 (No. 15) Hopton Street, Lots 361 (No. 84) and 362 (No. 86) Walcott Street, and Part Lot 3 (No. 21) Hopton Street from 'Residential' to 'Mixed Use'. Change zoning of Lot 435 Chapple Street from 'Foreshore Reserve' and 'Residential' to 'Regional Centre'. Change zoning of Lots 2076 (No. 14), 2075 (No. 16), and 2074 (No.18) Chapple Street from 'Foreshore' reserve to 'Residential'. Add an Additional Use to the properties located at Lot 92 (No.22) Weld Street and Lot 193 (No. 10) Barker Street. Change zoning of Lot 2080 (No. 6) Gray Street, Lot 2079 (No 1) Chapple Street, Lot 3 (No. 3) Chapple Street, Lot 100 (No. 6) Chapple Street, Lot 484 (No. 2) Chapple Street, Lot 10 (No 2078) Chapple Street and Lot 2077 (No 12) Chapple Street, from 'Residential R10' to 'Regional Centre'. 	
5.	P1 - Figure 5: COBPSP – Residential Density Plan (Page 18)	<p>The Residential Density Plan Map (P1-Figure 5) to be modified as shown per Attachment 2 to this Schedule, and outlined below as follows:</p> <ul style="list-style-type: none"> All Category 1 and Category 2 heritage sites (as per the Shire's Heritage List) to be shown on P1-Figure 5 and in the legend. Change zoning of Lot 57 (No. 10) Weld Street from 'Residential R50' to 'Mixed Use R50'. Change zoning of Lots 71 and 72 (No. 51) Frederick Street from 'Residential R50' to 'Mixed Use R50'. Change zoning of Lot 203 (No. 6) Louis Street, Lot 2 (No. 44) and Lot 1 (No. 46) Robinson Street from 'Residential R30' to 'Residential R50'. 	<p>In response to Submissions No.11, No.12, No.13, No. 14, No. 17, No.21</p> <p>In response to Submission No 18</p>

ATTACHMENT NO 2 – SCHEDULE OF MODIFICATIONS

NO.	REFERENCE	MODIFICATION	REASON
		<ul style="list-style-type: none"> Change zoning of Lot 1 (No. 29) Weld Street, Lot 12 (No. 7) Haas Street, Lot 11 (No. 31) Weld Street, and Lot 10 (No. 33) Weld Street from 'Residential R50' to 'Mixed Use R50'. Change the zoning of Lot 360 (No. 15) Hopton Street, Lots 361 (No. 84) and 362 (No. 86) Walcott Street, and Part Lot 3 (No. 21) Hopton Street from 'Residential R50' to 'Mixed Use R50'. Change zoning of Lots 197 (No. 17), 198 (No. 13), and Lot 199 (No. 11) Anne Street, from 'Residential R30' to 'Residential R10'. Remove 'Residential' zone from Part Lot 435 Chapple Street. Change zoning of Lots 2076 (No. 14), 2075 (No. 16), and 2074 (No.18) Chapple Street to 'Residential R10'. Change zoning of Lot 2080 (No. 6) Gray Street, Lot 2080 (No. 6) Gray Street, Lot 2079 (No 1) Chapple Street, Lot 3 (No. 3) Chapple Street, Lot 100 (No. 6) Chapple Street, Lot 484 (No. 2) Chapple Street, Lot 10 (No 2078) Chapple Street and Lot 2077 (No 12) Chapple Street, from 'Residential R10' to 'Regional Centre'. 	
6.	P1 - Figure 1: COBPSP – Sub-Precincts (Page 15)	Figure to be modified to align with proposed minor sub-precinct boundary changes.	To align with mapping changes in Modifications No. 3 and No.3.
PART ONE			
7.	Executive Summary (Pages VII)	Structure Plan Summary Table to be modified to reflect changes to zoning and land use in Modification No.2.	Shire identified modification to align with Modification No. 3.
8.	Section 1.2.2 Interpretations (Page 6)	<p>Introduce new definition for 'Consolidated Site' as follows:</p> <p><i>Consolidated Site refers to any property or properties that form part of a single development application. This can include more than one site where it can be demonstrated that the properties are in sole ownership and/or that an agreement has been reached between all individual landowners who form part of the development application".</i></p>	In response to Submission No.16 and No.17.

ATTACHMENT NO 2 – SCHEDULE OF MODIFICATIONS

NO.	REFERENCE	MODIFICATION	REASON
9.	Section 2.2.2 Building Heights (Page 17)	<p>Modify the wording of Clause (3) as follows:</p> <ul style="list-style-type: none"> (f) Demonstrate how existing mature vegetation can be retained and co-located within soft landscaping deep soil areas. (i) Development contributes to an enhanced streetscape by upgrading adjoining verge spaces through newly planted trees and integration of WSUD landscape features. <p>Modify the wording of Clause (4) as follows:</p> <ul style="list-style-type: none"> <i>To promote adaptability for future uses, any ground floor residential development in the Regional Centre or Mixed Use zone must have a ground floor height of at least 4.2m. This will be measured from the top of the ground floor slab to the bottom of the first-floor slab.</i> 	Shire identified modification to improve clarity on how this clause is to be applied.
10.	Section 2.2.5 Streetscape P1-Table 7: COBPSP Streetscape Requirements (Pages 19-20)	<p>Introduce new row labelled All Frontage Types (excluding Main Street) and include following information:</p> <ul style="list-style-type: none"> All proposals on land zoned Mixed Use, Residential R50, and Residential R30, <p>Residential, Dot Point 3 to be replaced as follows:</p> <ul style="list-style-type: none"> <i>Solid fencing is not permitted within the primary street setback. All fences within the primary street setback area shall be no higher than 1.8m and minimum 80% permeable to allow airflow to pass through unobstructed.</i> <p>Laneway Edge, new dot point to be added as follows:</p> <ul style="list-style-type: none"> <i>Landowners may control public access in dedicated laneways or mid block connections where they pass wholly through privately owned property. Managed public access during agreed hours is permitted to ensure safety and security after hours.</i> 	In response to Submission No.16 and No.17.
11.	Section 2.2.7 Landscape and Deep Soil	Section 2.2.7 to be updated as follows:	Shire identified modification to ensure better alignment with the now operational R-Codes

ATTACHMENT NO 2 – SCHEDULE OF MODIFICATIONS

NO.	REFERENCE	MODIFICATION	REASON
	(Page 21)	<ul style="list-style-type: none"> Introduce new clause which states 'Residential development to be in accordance with the R-Codes. Landscape requirements for non-Residential development requirements are set out in Clauses 2.2.7 (1) – (3). <p>Modify P1 - Table 8: COBPSP Landscaping, Deep Soil and Tree Requirements by removing the rows relating to 'Residential Development'.</p> <p>Introduce new sub-section called 'Verges' and include the following information:</p> <p><i>For all land zoned Regional Centre, Mixed Use, Residential R50 and Residential R30 in P2 – Hamersley Street, P3 – Town Beach-Guwarri, P4 – Commercial, and P5 – Old Broome the following applies:</i></p> <ul style="list-style-type: none"> Landscaping of the adjacent road reserve is a requirement for new development. The landscaping must include the provision of street trees within the adjoining verge at a minimum rate of: <ul style="list-style-type: none"> One tree per 10 linear metres of street frontage for non-residential developments. One tree per 15 linear metres for residential developments. <p>Tree species and planting must be to a satisfactory standard which aligns with the Shire's Verge Maintenance Policy.</p> <ul style="list-style-type: none"> Developments must incorporate landscaping with consideration for water-sensitive urban design (WSUD) elements such as bioswales. Prior to occupation of the development, a deed of agreement between the landowner and the Shire must be prepared at the landowner's cost, under which the owner agrees to maintain the road reserve landscaping. The landowner must also lodge a caveat on the Certification of Title to notify prospective landowners of this requirement. 	Volume 1 and to ensure character/landscaping outcomes for new developments.
12.	Section 2.2.9 Car Parking and Vehicle Access	Introduce new Clause 3 (c) as follows:	In response to Submission No.16 and No.17.

ATTACHMENT NO 2 – SCHEDULE OF MODIFICATIONS

NO.	REFERENCE	MODIFICATION	REASON
	(Page 22)	<ul style="list-style-type: none"> Off-site parking may be considered is can demonstrate alignment with the Shire's Local Planning Policy – Parking. 	
13.	Section 2.2.12 Heritage Management (Page 24)	<p>Introduce new sub-clause as follows:</p> <p><i>Where a property shares a boundary with a heritage building shown on P1 - Figure 2, applications for development approval must demonstrate via a Heritage Impact Assessment:</i></p> <p><i>a) How the development complements or harmonises with existing heritage structures, how it maintains visual continuity and prevents jarring contrasts in the streetscape. This may be achieved through setbacks, landscape edges and architectural features.</i></p> <p><i>b) How building scale is managed to complement the character of existing heritage buildings.</i></p>	In response to Submission No.14.
14.	Section 3.1 P1 – Chinatown Core (Page 30)	<p>P1-Figure 6: Chinatown Sub-Precinct Requirements to be modified as follows:</p> <ul style="list-style-type: none"> The urban block bounded by Carnarvon / Gray / Short Streets and Dampier Terrace to be updated to show 1 x north-south; and 1 x east-west laneway edges (midblock connection). The zoning of Lot 435 Chapple Street is to be changed to 'Regional Centre'. Change zoning of Lots 2076 (No. 14), 2075 (No. 16), and 2074 (No.18) Chapple Street from 'Foreshore' reserve to 'Regional Centre'. Change zoning of Lot 2080 (No. 6) Gray Street, Lot 2079 (No 1) Chapple Street, Lot 3 (No. 3) Chapple Street, Lot 100 (No. 6) Chapple Street, Lot 484 (No. 2) Chapple Street, Lot 10 (No 2078) Chapple Street and Lot 2077 (No 12) Chapple Street, from 'Residential R10' to 'Regional Centre'. Cross hatch to be removed from Public Open Space areas to align with legend. 	<p>In response to Submission No.16</p> <p>Zoning change to align with Modification No. 4.</p>
15.	Section 3.2 P2 – Hamersley Street	P1-Figure 9: Hamersley Street Sub-Precinct Requirements to be modified as follows:	In response to Submission No.13

ATTACHMENT NO 2 – SCHEDULE OF MODIFICATIONS

NO.	REFERENCE	MODIFICATION	REASON
	(Page 34)	<ul style="list-style-type: none"> Change zoning of Lot 10 (29 Weld Street), Lot 3 (7 Haas Street), Lot 11 (31 Weld Street), and Lot 160 (33 Weld Street) from 'Residential R50' to 'Mixed Use R50'. LDP1 is to be removed from the figure. <p>P1-Table 10: P2 Hamersley Street Built Form Controls to be modified as follows:</p> <ul style="list-style-type: none"> Residential R50: Lot Boundary Setbacks to be adjusted to be in accordance with the R-Codes Volume 1. 	Zoning change to align with Modification No. 4.
16.	Section 3.3 P3 – Town Beach-Guwarri (Page 36)	<p>P1-Figure 10: Town Beach Sub-Precinct Requirements to be modified as follows:</p> <ul style="list-style-type: none"> Change the zoning of Lot 360 (No. 15) Hopton Street, Lots 361 (No. 84) and 362 (No. 86) Walcott Street, and Part Lot 3 (No. 21) Hopton Street from 'Residential R50' to 'Mixed Use R50'. <p>P1-Table 11: Town Beach-Guwarri Sub-Precinct Requirements to be modified as follows:</p> <ul style="list-style-type: none"> Mixed Use: 5 storeys may be considered on sites which are located on Robinson Street subject to Clause 2.2.2 (2). Residential R50: Lot Boundary Setbacks to be adjusted to be in accordance with the R-Codes Volume 1. 	<p>In response to Submission No.17</p> <p>Zoning change to align with Modification No. 4.</p>
17.	Section 3.4 P4 – Commercial (Page 30)	<p>P1-Figure 11: Commercial Sub-Precinct Requirements to be modified as follows:</p> <ul style="list-style-type: none"> The zoning of Lots 71 and 72 (No. 51) Frederick Street is changed to 'Mixed Use R50'. The zoning of Lot 57 (No. 10) Weld Street is changed to 'Mixed Use R50'. 	<p>In response to Submissions No.11, No.21</p> <p>Zoning change to align with Modification No. 4.</p>
18.	Section 3.5 P5 – Old Broome (Page 40)	<p>P1-Figure 12: Old Broome Residential Sub-Precinct Requirements to be modified as follows:</p> <ul style="list-style-type: none"> Change zoning of Lot 203 (No. 6) Louis Street, Lot 310 (No. 44) and Lot 311 (No. 46) Robinson Street to 'Residential R50'. 	<p>In response to Submissions No.12,</p> <p>Zoning change to align with Modification No. 4.</p>

ATTACHMENT NO 2 – SCHEDULE OF MODIFICATIONS

NO.	REFERENCE	MODIFICATION	REASON								
		<ul style="list-style-type: none"> Change zoning of Lots 197 (No. 17), 198 (No. 13), and Lot 199 (No. 11) Anne Street, from 'Residential R30' to 'Residential R10'. Add an Additional Use to the properties located at Lot 92 (No.22) Weld Street and Lot 193 (No. 10) Barker Street. Lots 71 and 72 (No. 51) Frederick Street and Lot 57 (No. 10) Weld Street are removed from Figure to align with Modification No. 6. <p>P1-Table 13: P5 Old Broome <i>Residential Built Form Controls</i> to be modified as follows:</p> <ul style="list-style-type: none"> Residential R50, R30, R20: Lot Boundary Setbacks to be adjusted to be in accordance with the R-Codes Volume 1. 									
19.	<p>Section 4.1 Information to be Submitted</p> <p>P1-Table 14: Additional Information Requirements (Page 43-44)</p>	<p>Table to be updated with new / updated rows as follows:</p> <table> <tr> <th>Development Type</th><th>Additional Information / Purpose</th><th>Approval Stage</th><th>Responsible Agency</th></tr> <tr> <td>Any Development where clearing is proposed</td><td> <p>Environmental Management Plan</p> <p>A flora and fauna survey should be considered to ground-truth TEC occurrence within the area if clearing is proposed within the bounds of the site where remnant vegetation is found.</p> <p>If the clearing of remnant vegetation within the site is planned, development of an Environmental Management Plan (EMP) at development stage will be required detailing mitigation strategies, triggers and contingency actions.</p> <p>Early engagement with the Shire of Broome is required to determine if an Environmental Management Plan is required.</p> <p>Where native vegetation clearing exemptions apply under the Environmental Protection Act 1986, the following principles should be applied to clearing activities:</p> </td><td>Development Application</td><td>Shire of Broome and DWER</td></tr> </table>	Development Type	Additional Information / Purpose	Approval Stage	Responsible Agency	Any Development where clearing is proposed	<p>Environmental Management Plan</p> <p>A flora and fauna survey should be considered to ground-truth TEC occurrence within the area if clearing is proposed within the bounds of the site where remnant vegetation is found.</p> <p>If the clearing of remnant vegetation within the site is planned, development of an Environmental Management Plan (EMP) at development stage will be required detailing mitigation strategies, triggers and contingency actions.</p> <p>Early engagement with the Shire of Broome is required to determine if an Environmental Management Plan is required.</p> <p>Where native vegetation clearing exemptions apply under the Environmental Protection Act 1986, the following principles should be applied to clearing activities:</p>	Development Application	Shire of Broome and DWER	<p>In response to Submission No.14. to set out the requirements for when a Heritage Impact Assessment will be required.</p> <p>In response to Submission No.23. to set out the requirements for when an Environmental Management Plan will be required.</p>
Development Type	Additional Information / Purpose	Approval Stage	Responsible Agency								
Any Development where clearing is proposed	<p>Environmental Management Plan</p> <p>A flora and fauna survey should be considered to ground-truth TEC occurrence within the area if clearing is proposed within the bounds of the site where remnant vegetation is found.</p> <p>If the clearing of remnant vegetation within the site is planned, development of an Environmental Management Plan (EMP) at development stage will be required detailing mitigation strategies, triggers and contingency actions.</p> <p>Early engagement with the Shire of Broome is required to determine if an Environmental Management Plan is required.</p> <p>Where native vegetation clearing exemptions apply under the Environmental Protection Act 1986, the following principles should be applied to clearing activities:</p>	Development Application	Shire of Broome and DWER								

ATTACHMENT NO 2 – SCHEDULE OF MODIFICATIONS

NO.	REFERENCE	MODIFICATION				REASON
			a) avoid the clearing of native vegetation; b) minimise the amount of native vegetation to be cleared; and c) reduce the impact of clearing on any environmental value. Proponents should also keep records of: <ul style="list-style-type: none"> clearing exemption that was used to undertake the clearing activities the location where the clearing occurred the date that the area was cleared; the size of the area cleared (in hectares); photograph evidence of the area cleared before and after 			
		Development on or Abutting Heritage Sites shown on P1- Figure 2.	Heritage Impact Statement (HIS) Prepare a HIS in accordance with the Heritage Council HIS Guide. The HIS should be a clear and concise account of the proposed work that addresses: <ul style="list-style-type: none"> How will the proposed works affect the significance of the place or area? What measures (if any) are proposed to ameliorate any adverse impacts? Will the proposal result in any heritage conservation benefits that might offset any adverse impacts? 	Development Application	Shire of Broome and DPLH	
PART TWO						
20.	Section 1.1.2 Local Planning Framework (Pages 10-11)	P2-Table 2: Local Planning Framework Summary as follows: <ul style="list-style-type: none"> Shire of Broome Local Planning Strategy to updated to reflect current approved status. Chinatown-Old Broome Development Strategies reference to be updated explaining that the COBPSP will supersede these documents upon approval. 				Shire identified modification

ATTACHMENT NO 2 – SCHEDULE OF MODIFICATIONS

NO.	REFERENCE	MODIFICATION	REASON
21.	Section 1.2.5 Culture Values and Identity (Pages 28-29)	<p>P2-Figure 8: Culture, Values Identity to be updated as follows:</p> <ul style="list-style-type: none"> • Include local heritage sites (Category 1 and 2) to align with the legend. • Include the Old Broome Special Character Area. • Include 'Kennedy Hill' and 'Morgan's Camp' as culturally sensitive sites. 	<p>In response to Submission No.14, and to correct a drafting error as local heritage is shown in the legend but not on the figure.</p> <p>In response to Submission No.21 to identify culturally significant sites.</p>
22.	Section 1.3.7 Built Form Character (Page 56)	Section to be updated to include additional commentary which provides specific references to the Old Broome Special Character Area.	In response to Submission No.14, to provide further clarity on the Old Broome Special Character Area.
23.	Section 1.3.10 Development Potential (Pages 66-69)	<p>Under "Assessment Methodology" include an additional dot point:</p> <ul style="list-style-type: none"> • <i>Tenure - which assessed lots based on their land ownership and tenure.</i> • <i>Lot Size - which assessed lots based on their size.</i> • <i>Existing Use - which assessed whether a lot is vacant or developed.</i> • <i>Age / Condition - which assessed the age and condition of existing development (if present).</i> • Heritage – assess the heritage significance of a property. <p>P2-Figure 22- Development Potential Assessment to be updated as follows:</p> <ul style="list-style-type: none"> • Illustrate relevant heritage properties on the map and update their development potential ratings accordingly. • Update the Development Potential Assessment to include Lot 203 (No. 6) Louis Street, Lot 2 (No. 44) and Lot 1 (No. 46) Robinson Street as high. 	In response to Submission No.14, to update the development potential assessment to better reflect the existing heritage significant of properties throughout the precinct.
24.	Section 4.1.4 Heritage (Page 97)	<p>Section to be updated to include additional commentary which provides specific references to the Old Broome Special Character Area.</p> <p>P2-Figure 25: Urban Ecology Plan to be updated accordingly.</p>	In response to Submission No.14, to provide further clarity on the Old Broome Special Character Area.
25.	Section 4.3.1 POS Network (Page 110)	<p>P2-Table 14: POS Types and Function as follows:</p> <ul style="list-style-type: none"> • Streeter's Jetty POS reference to be removed. 	Shire identified modification in response to Submission No.16

ATTACHMENT NO 2 – SCHEDULE OF MODIFICATIONS

NO.	REFERENCE	MODIFICATION	REASON
26.	Section 4.5 Land Use	<p>P2-Figure 33: Land Use and Density Plan to be updated as follows:</p> <ul style="list-style-type: none"> • Zoning and density changes to be modified to align with Modification No.3. <p>P2-Table 15: Land Use Zones to be updated as follows:</p> <ul style="list-style-type: none"> • Zoning and land use changes to be updated to align with mapping changes in Modification No.3. <p>P2-Table 17: COBPSP Land Use Mix to be updated as follows:</p> <ul style="list-style-type: none"> • Areas to be updated to align with mapping changes in Modification No.3. <p>P2-Table 18: Residential Yield to be updated as follows:</p> <ul style="list-style-type: none"> • Yields to be updated to align with mapping changes in Modification No.3. 	Shire identified modification to align with Modification No.3.
TECHNICAL APPENDICES			

Attachment No 3 - Tracked Changed Precinct Structure
Plan (Part 1)



Chinatown-Old Broome Precinct Structure Plan

SEPTEMBER 2024

ENDORSEMENT PAGE

This Precinct Structure Plan is prepared under the provisions of the Shire of Broome Local Planning Scheme No. 7.

IT IS CERTIFIED THAT THIS STRUCTURE PLAN WAS APPROVED BY RESOLUTION OF THE WESTERN AUSTRALIAN PLANNING COMMISSION ON:

DATE

Signed for and on behalf of the Western Australian Planning Commission:

An officer of the Commission duly authorised by the Commission pursuant to section 16 of the Planning and Development Act 2005 for that purpose, in the presence of:

_____ Witness

_____ Date

_____ Date of Expiry

TABLE OF AMENDMENTS

AMENDMENT NO.	SUMMARY OF THE AMENDMENT	AMENDMENT TYPE	DATE APPROVED BY WAPC

IV

CHINATOWN-OLD BROOME PRECINCT STRUCTURE PLAN

SEPTEMBER 2024

V

SHIRE OF BROOME & HAMES SHARLEY

Revision Letter	Date	Reason for Issue	INITIAL
A	29-08-2023	Work in Progress Draft for Client Review	NS
B	12-09-2023	Draft - Part 1 and Part 2	NS
C	31-10-2023	Final Draft - Council Consent to Advertise	NS
D	19-09-2024	Final Draft for Advertising - incorporating changes adopted by Council August 2024	NS

Project No: 44607

Project Name: Chinatown/Old Broome - Precinct Structure Plan

Prepared for:



Project Team:

Hames Sharley	Planning, Urban Design, Architecture
Shape Urban	Appendix 1 - Stakeholder Engagement
Stantec	Appendix 2 - Water Management Strategy Appendix 3 - Environmental Assessment Report Appendix 4 - Traffic Impact Assessment
Franklin Planning	Scheme Amendment
Place Laboratory	Landscape

DISCLAIMER

The information contained in this report has been prepared with care by our company, or it has been supplied to us by apparently reliable sources. In either case, we have no reason to doubt its completeness or accuracy. However, neither this company nor its employees guarantee the information, nor does it or is it intended to form part of any contract. Accordingly, all interested parties should make their own inquiries to verify the information, as well as any additional or supporting information supplied, and it is the responsibility of interested parties to satisfy themselves in all respects.

This report is for the use only of the party to whom it is addressed and Hames Sharley disclaims responsibility to any third party acting upon or using the whole or part of its contents.

This document has been prepared for the use of the Shire of Broome only. Copyright © 2024 by Hames Sharley (WA) Pty Ltd. No part of this document shall be reproduced in any form without written permission of Hames Sharley.

CONTENTS

EXECUTIVE SUMMARY	VI
01 STRUCTURE PLAN OPERATION	4
1.1 PRECINCT STRUCTURE PLAN AREA	5
1.2 OPERATION	5
1.3 PURPOSE	9
1.4 STAGING	11
02 SUBDIVISION AND DEVELOPMENT REQUIREMENTS	14
2.1 LAND USE ZONES AND RESERVES	15
2.2 GENERAL REQUIREMENTS	17
2.3 OTHER REQUIREMENTS	25
03 SUB-PRECINCT DEVELOPMENT REQUIREMENTS	28
3.1 P1 - CHINATOWN CORE	29
3.2 P2 - HAMERSLEY STREET	33
3.3 P3 - TOWN BEACH-GUWARRI	35
3.4 P4 - COMMERCIAL	37
3.5 P5 - OLD BROOME RESIDENTIAL	39
04 ADDITIONAL DETAILS	42
4.1 INFORMATION TO BE SUBMITTED	43

EXECUTIVE SUMMARY

The Broome Townsite is the principal centre of the Shire and Kimberley Region, it is the primary focal point for housing, employment and other essential services. The Shire's Local Planning Strategy (endorsed in October 2023) identified a clear need to support future urban growth within the Townsite, with the ultimate goal being to grow and transition into a thriving Regional City, underpinned by a diverse economy and a high degree of liveability. A place that offers housing, employment and social opportunities for people at all life stages.

Through the Broome Growth Plan and Local Planning Strategy, it was determined that the best outcome was to activate the existing precincts of Broome, namely the Chinatown-Old Broome and Cable Beach Precincts. Activation of these existing activity nodes provides the following benefits:

- + Contributes to a reduction in urban sprawl;
- + Enables improved liveability by allowing more people to live in high amenity locations; and
- + Provides increased opportunities for housing diversity through introduction of infill dwelling types.

To achieve these goals, a review of the existing planning framework in the Chinatown-Old Broome Precinct was required, resulting in preparation of the Chinatown-Old Broome Precinct Structure Plan. This more contemporary planning framework will guide future subdivision and development for the next 10 years and beyond.

The vision is that:

The Chinatown-Old Broome Precinct is a place with many layers, connected visually and physically to its rich cultural heritage and natural environment. Diverse land uses, open spaces, and building types provide shade, greenery, and activity which celebrates its role as regional centre of the Kimberley.

The primary objectives in achieving this vision are set out in Section 1.3 of this document.

The Chinatown-Old Broome Precinct Structure Plan has been informed by detailed site and context analysis, and a robust engagement process with both elements ensuring a well thought out design approach. The document has prepared in accordance with the following key State planning documents:

- + State Planning Policy 7.0 - Design of the Built Environment;
- + State Planning Policy 7.2 - Precinct Design; and
- + WA Planning Manual - Guidance for Structure Plans.

It incorporates the following:

- + **Part One - Implementation:** Is the 'rule book', it sets out the structure plans purpose / objectives, staging considerations, and includes provisions to help guide preparation and assessment of future subdivision and development applications.
- + **Part Two - Explanatory Section:** Includes detailed background investigations, this includes a thorough analysis of the community, governance, and physical context. These findings inform the design approach, framed around six key elements of precinct design: Urban Ecology, Urban Structure, Public Realm, Movement, Land Use, and Built Form.
- + **Supporting Technical Appendices:** Community Engagement Outcomes Report, Traffic Impact Assessment, Environmental Assessment Report, and Water Management Strategy.

STRUCTURE PLAN SUMMARY TABLE



ITEM	DATA	STRUCTURE PLAN REF
Total area covered by the structure plan	133 hectares	Part One - Section 1.1
Area of each land use proposed <ul style="list-style-type: none">+ Regional Centre+ Mixed Use+ Tourism+ Residential R50+ Residential R30+ Residential R10+ Public Purposes	<ul style="list-style-type: none">+ 13.40 hectares+ 16.60 hectares+ 1 hectare+ 11.5 hectares+ 8.3 hectares+ 12.7 hectares+ 14.3 hectares	Part Two - Section 4.5.3 Land Use Mix
Estimated Number of Dwellings	Current: 850 dwellings Target: 2,107 dwellings	Part Two - Section 4.5.5 Residential Densities
Estimated Residential Site Density	Current: 10.9 dwellings / hectare Target: 27 dwellings / hectare <i>Note: based on 77.8 hectares of urban zoned land</i>	Part Two - Section 4.5.5 Residential Densities
Estimated Population	Interim (10 Years) Estimate: 2,867 people Ultimate Estimate: 5,688 people <i>Note: based on average household size of 2.7 people</i>	Part Two - Section 4.5.5 Residential Densities
Number of High Schools	0	
Number of Primary Schools	1	
Estimated Area and Percentage of Public Open Space given over to: <ul style="list-style-type: none">+ Pocket Park+ Local Park+ Neighbourhood Park	<ul style="list-style-type: none">+ 0.37 hectares (0.27%)+ 0.72 hectares (0.54%)+ 7.78 hectares (5.85%)	Part Two - Section 4.3.1 POS Network
Estimated Percentage of Natural Area	8.58 hectares (6.45%)	Part Two - Section 4.3.1 POS Network

PART ONE: IMPLEMENTATION

LIST OF FIGURES

P1 - FIGURE 1: COBPSP - SUB-PRECINCTS	15
P1 - FIGURE 2: COBPSP - STRUCTURE PLAN MAP	16
P1 - FIGURE 5: COBPSP - RESIDENTIAL DENSITY PLAN	18
P1 - FIGURE 3: COBPSP SHADING REQUIREMENTS	23
P1 - FIGURE 4: COBPSP NATURAL VENTILATION REQUIREMENTS	24
P1 - FIGURE 6: CHINATOWN SUB-PRECINCT REQUIREMENTS	30
P1 - FIGURE 7: COBPSP ROOF FORMS	31
P1 - FIGURE 8: COASTAL HAZARD MAPPING CHINATOWN CORE	32
P1 - FIGURE 9: HAMERSLEY STREET SUB-PRECINCT REQUIREMENTS	34
P1 - FIGURE 10: TOWN BEACH SUB-PRECINCT REQUIREMENTS	36
P1 - FIGURE 11: COMMERCIAL SUB-PRECINCT REQUIREMENTS	38
P1 - FIGURE 12: OLD BROOME RESIDENTIAL SUB-PRECINCT REQUIREMENTS	40

LIST OF TABLES

P1 - TABLE 1: R-CODES VOLUME 1 VARIATIONS	7
P1 - TABLE 2: R-CODES VOLUME 2 VARIATIONS	8
P1 - TABLE 3: URBAN ECOLOGY ACTIONS	11
P1 - TABLE 4: URBAN STRUCTURE ACTIONS	11
P1 - TABLE 5: PUBLIC REALM ACTIONS	11
P1 - TABLE 6: MOVEMENT ACTIONS	12
P1 - TABLE 7: LAND USE AND BUILT FORM ACTIONS	12
P1 - TABLE 8: COBPSP STREETSCAPE REQUIREMENTS	19
P1 - TABLE 9: COBPSP LANDSCAPING, DEEP SOIL AND TREE REQUIREMENTS	21
P1 - TABLE 10: P1 CHINATOWN CORE BUILT FORM CONTROLS	29
P1 - TABLE 11: P2 HAMERSLEY STREET BUILT FORM CONTROLS	33
P1 - TABLE 12: P3 TOWN BEACH-GUWARRI BUILT FORM CONTROLS	35
P1 - TABLE 13: P4 COMMERCIAL BUILT FORM CONTROLS	37
P1 - TABLE 14: P5 OLD BROOME RESIDENTIAL BUILT FORM CONTROLS	39
P1 - TABLE 15: ADDITIONAL INFORMATION REQUIREMENTS	43

ABBREVIATIONS

ABS	Australian Bureau of Statistics
ASS	Acid Sulfate Soils
CHRMAP	Coastal Hazard Risk Management and Adaptation Plan
COBP	Chinatown-Old Broome Precinct
COBPSP	Chinatown-Old Broome Precinct Structure Plan
EDS	Shire of Broome Economic Development Strategy 2021-26
EPA	Environmental Protection Authority
CPTED	Crime Prevention Through Environmental Design
DBCA	Department of Biodiversity, Conservation and Attractions
DPLH	Department of Planning Lands and Heritage
DWER	Department of Water and Environmental Regulation
LPP	Local Planning Policy
LCS	Local Commercial Strategy
LPS	Local Planning Strategy
LPS7	Shire of Broome Local Planning Scheme No.7
MRWA	Main Roads Western Australia
NBY	Nyama Buru Yawuru
PAW	Public Access Way
PMD	Personal Mobility Device
POS	Public Open Space
PTA	Public Transport Authority
REIWA	Real Estate Institute of Western Australia
SCP	Strategic Community Plan
SEIFA	Socio-Economic Indexes for Areas
SPP	State Planning Policy
TEC	Threatened Ecological Community
UHI	Urban Heat Island
WAPC	Western Australian Planning Commission
WMS	Water Management Strategy
WSUD	Water Sensitive Urban Design



01

STRUCTURE PLAN OPERATION

1.1 PRECINCT STRUCTURE PLAN AREA

The Chinatown-Old Broome Precinct Structure Plan (COBPSP) shall apply to the land contained within the inner edge of the line denoting the precinct boundary as shown on **P1 - Figure 2**.

The Chinatown-Old Broome Precinct (COBP) totals an area of 133 ha.

1.2 OPERATION

The COBPSP is in effect from the date stated on the cover (**insert date of WAPC decision letter**) and for a period of 10 years.

1.2.1. SCHEME RELATIONSHIP

The Shire of Broome Local Planning Scheme (the Scheme) enables preparation of the COBPSP. The objectives and development standards are complementary to the provisions, standards or requirements of the Local Planning Scheme.

Where it is otherwise not covered, the provisions of Local Planning Scheme and State Planning Policy 7.3 - Residential Design Codes (R-Codes) shall prevail. All relevant policies of the Western Australian Planning Commission, and Shire of Broome also apply.

Where a Local Development Plan or Development Application prepared pursuant to the COBPSP varies the development standards and requirements of the COBPSP, it will be assessed against the design principles of relevant State Planning Policy 7.0 and the objectives set out in the COBPSP.

Due regard must also be given to any adopted Local Development Plans, which shall operate in accordance with the requirements of **Section 2.3**.

The COBPSP supersedes the following documents, which will be rescinded upon approval of the COBPSP:

- + Local Planning Policy 5.13 - Design Guidelines Town Centre Zone
- + Local Planning Policy 5.16 - Old Broome Development Strategy
- + Chinatown Development Strategy (2013)
- + Old Broome Development Strategy (2014)
- + Chinatown Design Guidelines

1.2.2. INTERPRETATIONS

The COBPSP applies the same definitions as set out in the *Planning and Development Act 2005* or *State Planning Policy 7.3 Residential Design Codes Volume 1 and Volume 2*. Unique definitions or interpretations for the COBPSP are set out as follows:

“**Activation**” refers to the degree to which people are visibly present in the streets and public places of a town centre. It is usually a function of:

- + The land uses and activities
- + Design of the buildings
- + Relationship of buildings to streets and public spaces
- + Quality of the streets and public spaces as places

“**Frontage Type**” refers to various frontage types set out in the COBPSP. These frontage types are used to ensure desired streetscape approaches can be met.

“**Linear Park**” refers to the proposed upgrade of the Hamersley Street Road Reserve (a concept plan to illustrate the intent is provided in Part 2).

MOD 8

Introduce new definition for 'Consolidated Site' as follows:
Consolidated Site refers to any property or properties that form part of a single development application. This can include more than one site where it can be demonstrated that the properties are in sole ownership and/or that an agreement has been reached between all individual landowners who form part of the development application”.

1.2.3. VARIATION TO THE R-CODES

The Residential Design Codes (R-Codes) applies to this Precinct Structure Plan in the following ways.

R-CODES VOLUME 1

R-Codes Volume 1 applies to all single house and grouped dwelling developments; and multiple dwelling development in areas coded R10-R60. R-Codes Volume 1 applies for all single house(s) and grouped dwellings; and multiple dwellings in areas coded less than R40.

The deemed-to-comply provisions of the R-Codes Volume 1 that are amended or replaced by the COBPSP are done so in accordance with Section 3 of the R-Codes Volume 1, and are identified in **P1 - Table 1**.

R-CODES VOLUME 2

R-Codes Volume 2 applies to multiple dwelling developments in areas coded R80 and above and R-AC. As there are no areas R80 and above identified in the COBPSP, no variations to the R-Codes Volume 2 are proposed.

P1 - Table 1: R-Codes Volume 1 Variations

COBPSP SECTION	R-CODES VOLUME 1 - PART B		R-CODES VOLUME 1 - PART C	
	ELEMENT	VARIATION	ELEMENT	VARIATION
2.2.2 Building Height	5.1.6 Building Height	2.2.2(1-3) replaces C6	3.2 Building Height	2.2.2(1-3) replaces C3.2.1
2.2.3 Site Cover	5.1.4 Open Space	2.2.3(1) replaces C4	3.1 Site Cover	2.2.3(1) replaces C3.1.1
2.2.4 Setbacks	5.1.2 Street Setback	2.2.4(1) replaces C2.1(i) and C2.2	3.3 Street Setbacks	2.2.4(1) replaces C3.3.1
	5.1.3 Lot Boundary Setback	2.2.4(1) replaces C3.1(i)	3.4 Lot Boundary Setbacks	2.2.4(1) replaces C3.4.1
2.2.5 Streetscape	5.2.3 Street Surveillance	Additional requirements	3.6 Streetscape	Additional requirements 2.2.5(1) replaces C3.6.7
	5.2.4 Street walls and Fences	2.2.5(1) replaces C4.1		
	5.4.4 External Fixtures, Utilities and Facilities	2.2.5(1) amends C4.3 and C4.4		
2.2.7 Landscape, Deep Soil and Tree Canopy	5.3.2 Landscaping	2.2.7(3) replaces C2.2 2.2.7 (1-2) Additional requirements	1.2 Trees and Landscaping	2.2.7(3) replaces C1.2.1 and C1.2.4 2.2.7 (1-2) Additional requirements
2.2.8 Open Space and Outdoor Living Areas	5.3.1 Outdoor Living Areas	2.2.8(1-3) amends C1.1	1.1 Private Open Space	2.2.8(1-3) amends C1.1.2 and C1.1.2.
2.2.9 Car Parking and Vehicle Access	5.3.3 Parking	2.2.9(1) replaces C3.1	2.3 Parking	Additional requirements
	5.3.5 Vehicular Access	2.2.9(2-3) amends C5.1 2.2.9(4) amends C5.3 (dot point 1)	3.7 Access	Additional requirements
2.2.12 Solar Access and Natural Ventilation	NA		2.2 Solar Access and Natural Ventilation	2.2.11(4) amends C2.2.4 and C2.2.5. 2.2.11(1.5-9) Additional Requirements
2.3.3 Urban Water Management	5.3.9 Stormwater Management	2.3.3(1-5) amends C9	1.4 Water Management and Conservation	2.3.3(1-4) amends C1.4.1
3.1 Information to be Submitted	NA		2.4 Waste Management	Additional requirements

1.3 PURPOSE

The following objectives apply to all areas within the COBPSP area. Planning and development in the COBP shall have due regard for the following objectives.

1.3.1. URBAN ECOLOGY

- + Adopt an environmentally sustainable approach to development within the COBP which appropriately manages interfaces with environmentally sensitive areas including impacts of water management on Roebuck Bay.
- + Create a green urban centre supported by open spaces, streets, and development sites which promote enhanced tree canopy to lessen impacts of climate change and urban heat island effect.
- + Recognise and celebrate local Aboriginal culture, historical cultural and built heritage in the design of buildings and public spaces.
- + Ensure that the significance of Chinatown's remaining built heritage is conserved and interpreted.
- + Promote environmentally sustainable practices, including resource efficiency (energy, water, waste, air quality, material selection, urban green infrastructure) at all stages of development.

1.3.2. URBAN STRUCTURE

- + Establish a highly interconnected urban environment that links key precincts together through enhanced pedestrian and cyclist connections.
- + Ensure that new development provides lot and block configurations that are flexible and adaptable, to change with the precinct's needs over time.
- + To achieve better physical and visual connections between Chinatown-Old Broome and its natural environment; specifically the mangroves, Roebuck Bay and inter-tidal marshland.

1.3.3. PUBLIC REALM

- + Create high quality connected public spaces that permit a range of recreation and social activities, retain mature trees where possible, and foster high quality development along their edges.
- + Encourage an attractive urban environment through the use of high-quality design, materials, street furniture, and public art.
- + Enhance the quality and consistency of streetscapes through targeted enhancements which includes new planting and retention of existing vegetation where appropriate.
- + Ensure water sensitive urban design (WSUD) principles are better integrated into the design of the public realm.

1.3.4. MOVEMENT

- + Create a permeable well connected movement network that provides legible and high amenity linkages.
- + Movement network upgrades are prioritised towards enhancing the quality and safety of pedestrian and cyclist movement.
- + To enhance the public transport available to Broome residents and visitors such that it becomes a real option for travel to and from the COBP.
- + To ensure provision of end-of-trip facilities within the COBP, to support cycling as a viable mode of transport.
- + Minimise the negative impacts of car parking on the visual and functional amenity of the precinct.

1.3.5. LAND USE

- + Foster the provision of a balanced and diverse mix of uses which contribute to an active and interesting public and private realm, including both day and night time activities.
- + Encourage increased development intensity, through mixed use development in key precincts.
- + Promote sensitive infill development through a transition of residential densities that respond to existing character.
- + Ensure that Chinatown remains as the Central Business District and historic centre of Broome, encouraging and facilitating a broad range of employment opportunities.

1.3.6. BUILT FORM

- + Provide high-quality streetscapes through well considered approaches to building frontages, which ensure active street front buildings in key areas.
- + Ensure new development is responsive to place and does not detract from the existing character, particularly in Chinatown as the historic centre of Broome.
- + Building design is site and climate responsive, with buildings oriented and designed to maximise natural cross ventilation and capture cooling breezes.
- + Ensure that the design and location of outdoor living areas is responsive to climate by providing adequate shade, and is appropriate to the intended use of the occupants.
- + Ensure that the design of new buildings in Chinatown minimises the risk to life and property as a result of floods or cyclones, without adversely affecting the amenity and character of Chinatown.
- + Building design incorporates Crime Prevention Through Environmental Design (CPTED) principles and promotes safe and active spaces during both day and night.

1.4 STAGING

The COBPSP identifies critical staging/implementation actions, which give consideration for short term (0-5 years), medium term (5-10 years) and long term (10+ years) aspirations. Such actions are set out in **P1 - Table 2 to P1 - Table 6**, noting that those actions listed as long-term, extend beyond the (initial) life of this structure plan (once operational).

P1 - Table 2: Urban Ecology Actions

PRIORITY	ACTION	RESPONSIBILITY	STAKEHOLDERS
Short	Shire to liaise with Yawuru and provide necessary support to assist with statutory implementation of the proposed Kimberley Cultural Centre. Investigations should also consider potential opportunities for parking on Carnarvon Street.	Shire of Broome	NBY
Medium	Liaise with Yawuru and other landowners to investigate options for completion of the Roebuck Bay Coastal Walk (including an interpretive path and lookouts through the mangroves) as part of the Broome Jetty to Jetty Walk.	Shire of Broome	NBY, Impacted Landowners
	Develop a strategy for the land north of Gray Street, with a view to support temporary development for residential and/or short term residential purposes, and address how the Broome Townsite Coastal Hazard Risk Management and Adaptation Plan (CHRMAP) any public works will be designed to complement the Yawuru Conservation Estate and its natural and cultural values.	Shire of Broome	Nyamba Buru Yawuru (NBY), DPLH

P1 - Table 3: Urban Structure Actions

PRIORITY	ACTION	RESPONSIBILITY	STAKEHOLDERS
Long	Collaborate with relevant stakeholder to support long-term redevelopment of the Broome Regional Prison catalyst site. Redevelopment to consider new east-west link between Hamersley and Carnarvon Streets connecting to the proposed Kimberley Cultural Centre.	Shire of Broome	NBY and Department of Justice, DPLH

P1 - Table 4: Public Realm Actions

PRIORITY	ACTION	RESPONSIBILITY	STAKEHOLDERS
Short	Prepare a detailed concept plan for Male Oval, which considers the proposed design included in Part 2 of the COBPSP.	Shire of Broome	Impacted Landowners
	Prepare a detailed concept plan for the Hamersley Street Linear Park, which considers the proposed design included in Part 2 of the COBPSP. This should be delivered in stages and requires careful coordination of drainage and other infrastructure.	Shire of Broome	Impacted Landowners
	Prepare a Foreshore Management Plan for the Conti Foreshore, this should also include opportunities to enhance access to Bedford Park with connectivity across Hamersley Street.	Shire of Broome	Impacted Landowners
	Undertake investigations to explore opportunities to revegetate existing drainage reserves.	Shire of Broome	Impacted Landowners
Medium	Develop a street tree master plan and/or planting palette to guide delivery of street greening in the COBP, this should be undertaken in collaboration with NBY to determine appropriate species. Implementation plan should consider timing and prioritisation of streets for additional greening.	Shire of Broome	NBY

PRIORITY	ACTION	RESPONSIBILITY	STAKEHOLDERS
Ongoing	Shire to collaborate with NBY to set up framework which allows early engagement with the Yawuru Cultural Reference Group for major public realm / public art projects in the precinct.	Shire of Broome	NBY

P1 - Table 5: Movement Actions

PRIORITY	ACTION	RESPONSIBILITY	STAKEHOLDERS
Short	Continue to advocate for the expansion of the existing public transport network to enable better connectivity throughout the COBP and broader Broome Townsite.	Shire of Broome	State Government, Impacted Landowners
	Undertake parking investigations and develop a Parking Management Strategy to resolve current parking issues on Hamersley Street associated with Broome Regional Prison.	Department of Justice	Shire of Broome
	Undertake parking investigations and develop a Parking Management Strategy to resolve current parking issues on Walcott Street associated with Broome Hospital.	Western Australian Country Health Service	Shire of Broome
	Street upgrades to be explored along priority pedestrian routes. Upgrades to consider enhanced pedestrian and cyclist amenity including greening, path upgrades, and lighting where necessary. Priority routes include: <ul style="list-style-type: none"> + Hamersley Street + Carnarvon Street + Frederick Street + Guy Street 	Shire of Broome	Impacted Landowners
	Undertake investigations to confirm suitability and necessity of Anne Street extension (connecting to Hamersley Street).	Shire of Broome	Impacted Landowners
Long	Undertake further investigations to determine suitability of the proposed Gray Street Extension. The ultimate alignment and configuration to be confirmed and changes to be made to the structure plan where necessary.	Shire of Broome	Impacted Landowners

P1 - Table 6: Land Use and Built Form Actions

PRIORITY	ACTION	RESPONSIBILITY	STAKEHOLDERS
Long	Collaborate with relevant stakeholder to support long-term redevelopment of the Broome Regional Prison catalyst site, this will likely require both a structure plan and scheme amendment to change the zoning designation of the site to Mixed Use. Intended outcomes to be achieved as follows: <ul style="list-style-type: none"> + Development must front the proposed linear park, providing a high degree of activation and passive surveillance over the park. + Active ground floor uses are preferred. + Crossovers onto Hamersley Street are to be limited, internal parking and access to be located at the rear of the site where possible. 	Shire of Broome	NBY and Department of Justice, DPLH



02



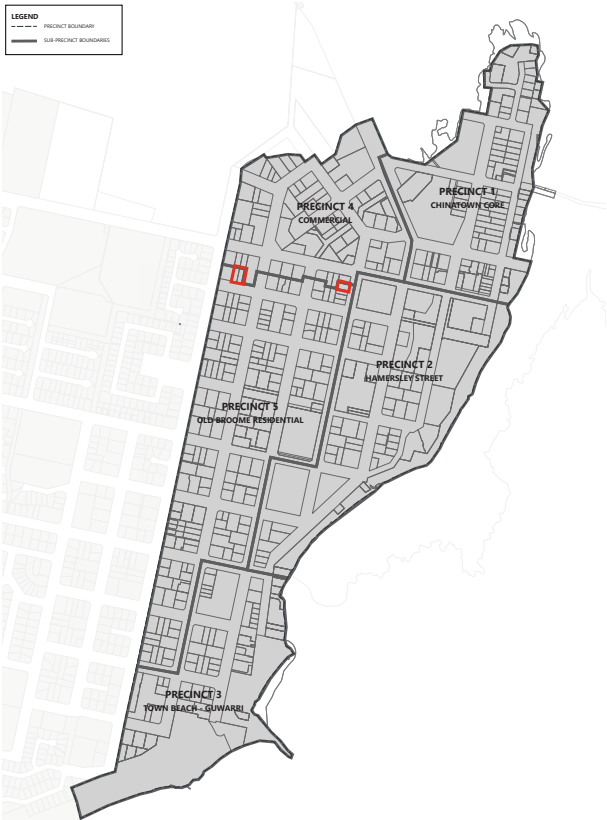
14

SUBDIVISION AND DEVELOPMENT REQUIREMENTS

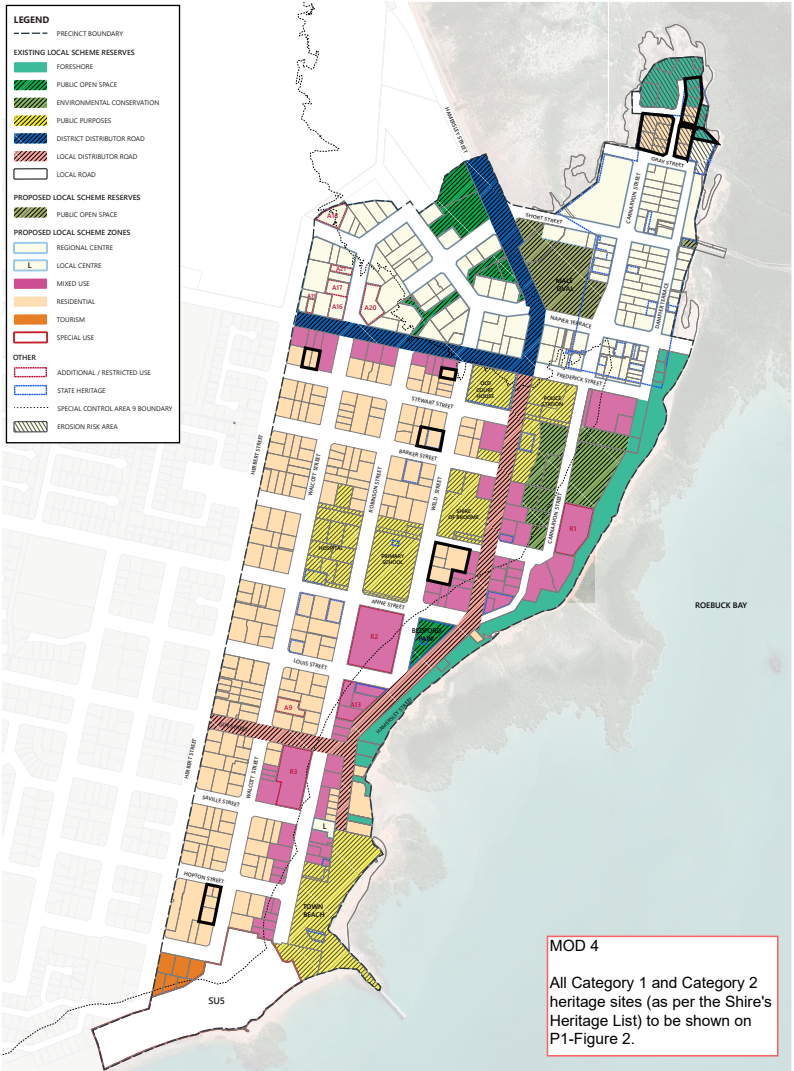
2.1 LAND USE ZONES AND RESERVES

2.1.1. LAND USE PERMISSIBILITY

- 1. Land use permissibility within the COBPSP shall be determined in accordance with the Zoning Table set out in the Scheme.
- 2. Preferred land uses shall be considered when assessing Development Applications within relevant sub-precincts as set out in Section 3.



P1 - Figure 1: COBPSP - Sub-Precincts



P1 - Figure 2: COBPSP - Structure Plan Map

2.2 GENERAL REQUIREMENTS

This section provides an overview of the development standards which apply to all subdivision and development in the COBPSP area. These standards shall be read in conjunction with the Sub-Precinct Development Requirements (Section 3).

2.2.1. DENSITY AND R-CODES

1. Residential density shall be in accordance with **P1 - Figure 5** and the Scheme.

2.2.2. BUILDING HEIGHTS

GENERAL

1. Building heights shall comply with the minimum and maximum building heights set out in **Section 3**.
2. The Obstacle Limitation Surface for Broome International Airport must not be penetrated by any building or structure as set out in the Scheme.

BONUS HEIGHT CRITERIA

3. A maximum height of five (5) storeys may be considered on lots zoned 'Mixed Use' at the discretion of the Shire of Broome, where it can be demonstrated that the following criteria can be met:
 - (a) The property is located on a single consolidated site, with a minimum site area of **3,500m²**; AND
 - (b) Is consistent with the objectives of both the COBPSP (**Section 1.2**) and relevant Sub-Precinct (**Section 3.1**); AND
 - (c) Can demonstrate how the design responds to Broome's climate and landscape character; AND
 - (d) Can demonstrate how the design minimises amount of hardstand at-grade parking (parking is to be delivered in undercroft and/or semi-basement solutions); AND
 - (e) Demonstrate how dwelling diversity is maximised to provide smaller dwellings for key workers; AND
 - (f) Demonstrate how existing mature vegetation can be retained and co-located with deep soil areas; AND
 - (g) Demonstrate how the design provides separation between buildings within the site; AND
 - (h) Demonstrate that the design permits winter sun (mid-day, June 21) penetration to any adjoining or adjacent residential zoned land.

FLOOR HEIGHTS

4. To promote adaptability for future uses, any ground floor residential development in the Regional Centre or Mixed Use zone to have a first floor height of at least 4.2m.

2.2.3. SITE COVER

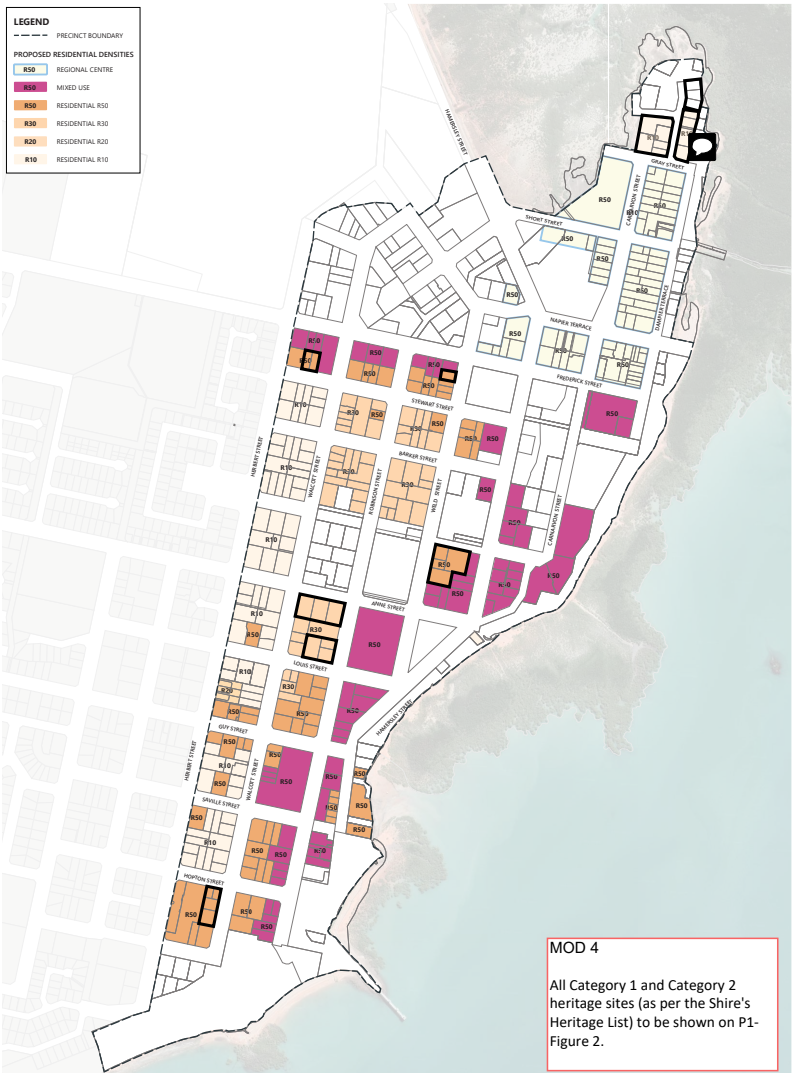
1. Development on each site does not exceed the maximum site cover percentages set out in **Section 3**.

2.2.4. SETBACKS

1. Setbacks shall comply with the minimum and maximum setbacks set out in **Section 3**.

2.2.5. STREETScape

1. Building frontages are delivered in accordance with the requirements set out in **P1 - Table 7**. Refer to the Sub-Precinct Plans in **Section 3 (P1 - Figure 6 - P1 - Figure 12)** for building frontage locations.



P1 - Figure 5: COBPSP - Residential Density Plan

P1 - Table 7: COBPSP Streetscape Requirements

FRONTAGE TYPE	REQUIREMENTS
All Frontage Types	<ul style="list-style-type: none"> + Development on corner lots must address both street frontages. + All verandahs, awnings and other overhangs must provide a minimum vertical clearance of 2.8m above the finished footpath level, and designed to ensure they do not inhibit trees achieving full mature canopies. + Utilities and service areas must not negatively impact the amenity of the public realm or adjoining properties: <ul style="list-style-type: none"> - Services, including air conditioning units, satellite dishes and other plant and equipment, must be located to minimise visual and acoustic impact on neighbouring properties and the street and public realm. - All service meters must be contained within development lots, and screened and integrated into the overall development. - Air conditioning must not be visible from the street and must not be visible above the roof line of buildings on street facing elevations.
Main Street	<ul style="list-style-type: none"> + Development to provide active uses at the ground floor, ensuring strong relationship between the building and the street. <ul style="list-style-type: none"> - Alfresco dining and uses that open out onto the street are strongly encouraged. - Alfresco structures within verge areas must provide integrated public access ways through alfresco areas, at a minimum width of 2m. + Development fronting the street to provide continuous weather protection and shading along footpaths through the use of awnings, colonnades and verandahs of a minimum width of 3m for the full length of the building frontage. + Development must avoid blank walls/façades and large extents of non-operable glazing, and avoid the use of reflective or dark glazing, permanent window coverings, opaque film, signage or any device that prevents a visual connection with the street. + Upper level balconies and/or windows must overlook the street and other public areas. + Any onsite parking is not permitted to be located in the street setback area, and must not be visible from the public realm. + Building entrances must optimise visibility and safety through being positioned in a prominent location within clear view of the street frontage, oriented towards the street with lighting. + Edges of large-format retail stores or complexes must ensure that there are active frontages to all public streets with the active frontage flanked by smaller-scale premises, active uses and other features that promote street activation and passive surveillance of the street.
Urban	<ul style="list-style-type: none"> + Development to front and provide an urban edge to the street. <ul style="list-style-type: none"> - Alfresco dining and active uses that open out onto the street are encouraged. - Alfresco structures within verge areas must provide integrated public access ways through alfresco areas, at a minimum width of 2m. + For residential development, the Acceptable Outcomes set out in the following sections of the <i>R-Codes Volume 2</i> apply: <ul style="list-style-type: none"> - Section 3.6 Public Domain Interface. - Section 3.7 Pedestrian Access and Entries. + For non-residential development, the following applies: <ul style="list-style-type: none"> - Where street setbacks are provided high-quality landscaping is required to provide an attractive streetscape. - Onsite parking is permitted in the street setback area, however, this must be setback 3m from the street boundary and be located behind high-quality landscaping. - Development must avoid blank walls/façades, and large extents of non-operable glazing.

FRONTAGE TYPE	REQUIREMENTS
Commercial	<ul style="list-style-type: none"> + Development is encouraged to front the street with parking at the rear. <ul style="list-style-type: none"> - Where onsite parking is provided in the street setback area, it must be setback 3m from the street boundary and be located behind high-quality landscaping. + Awnings and verandahs are encouraged.
Residential	<ul style="list-style-type: none"> + For single dwellings, the R-Codes Volume 1 apply. + For grouped and multiple dwellings, the Acceptable Outcomes set out in the following sections of the <i>R-Codes Volume 2</i> apply: <ul style="list-style-type: none"> - Section 3.6 Public Domain Interface. - Section 3.7 Pedestrian Access and Entries. + Blank fencing is not permitted within the primary street setback. All fences within the primary street setback area shall be no higher than 1.2m and minimum 80% permeable to allow airflow to pass through unobstructed. + For corner lots, the following applies: <ul style="list-style-type: none"> - Corner lots must include 50% of fencing to secondary street as per the primary street fencing requirements. - Corner dwellings must be equally articulated to both street frontages. - Corner dwellings must have openings to habitable rooms on each street-facing façade within the street setback area. + Where street setbacks are provided high-quality landscaping is required, this may be colocated with private open spaces (e.g. balconies and courtyards) to ensure good passive surveillance of streets.
Laneway Edge	<ul style="list-style-type: none"> + Building design to ensure windows, balconies, and private open spaces are oriented towards the laneway to provide passive surveillance and activation (in commercial areas). + Pedestrian laneways and publicly accessible courtyards must have a minimum dimension of 3m, and provide a minimum vertical clearance of 2.8m above the finished footpath level. + Fencing, landscaping and other elements on the frontage must be designed in accordance with CPTED principles to eliminate opportunities for concealment.
POS Edge	<ul style="list-style-type: none"> + Building design to ensure habitable rooms and private open spaces are oriented towards POS to provide passive surveillance. + Where sites back onto POS, direct access from private open space is permitted. + Fencing, landscaping and other elements on the frontage must be designed in accordance with CPTED principles to eliminate opportunities for concealment.

2.2.6. ROOF DESIGN

1. Roof material used should be light in colour to reduce thermal heat load and have a roof pitch between 17.5 and 30 degrees.

2.2.7. LANDSCAPE AND DEEP SOIL

- Significant existing tree/s that are located within the street or lot boundary setbacks are to be retained.
- The removal of significant existing tree/s in the street or lot boundary setback area shall only be permitted when:
 - The tree/s can be relocated to another portion of the site; OR
 - The removal is supported by an arboriculture report; OR
 - It can be reasonably demonstrated to the satisfaction of the Shire that the retention of the tree/s will adversely compromise the development potential of the site, and the ability of a development to meet the COBPSP objectives.
- Soft landscaping and deep soil areas must be provided in accordance with the below standards and **P1 - Table 8**.
 - Where possible, deep soil areas are to be co-located with existing trees for retention and/or adjoining trees, or alternatively, provided in a location that is suitable for tree growth and communal open space.
 - Where the required deep soil areas cannot be provided due to site restrictions, planting on structure with an area equivalent to two times the shortfall in deep soil area provision is provided.
 - Soft landscaping is to include a variety of ground cover, shrubs and small trees, and to be integrated with the site's water management response.
 - In addition to the tree requirements of **P1 - Table 8**, uncovered at-grade car parking must include shade trees planted at a minimum ratio of one small tree for every four car spaces, with the total required number of trees to be rounded up to the nearest whole number.

P1 - Table 8: COBPSP Landscaping, Deep Soil and Tree Requirements

LAND USE		SOFT LANDSCAPING	MINIMUM DEEP SOIL	MINIMUM REQUIREMENT FOR TREES*
Residential Development	Single House and Grouped Dwellings	30%	10%	1 medium tree per dwelling
	Multiple Dwellings		In accordance with the SPP7.3 Residential Design Codes (Volume 2) For multiple dwellings R30 and below, the deep soil area and tree canopy requirements of R40 apply.	
Non-Residential Development	Regional Centre (Chinatown Sub-Precinct)	10%	10%	NA
	Regional Centre (Commercial Sub-Precinct)	20%		2 medium trees and 2 small trees per 1,000m ² OR 1 large tree and 2 small trees per 1,000m ² (or part thereof)
	Tourism	25%		
	All other zones	20%		

*Tree sizes to be in accordance with those set out in Table 3.3b of SPP 7.3 Residential Design Codes (Volume 2).

INTRODUCE NEW SECTION CALLED 'VERGES'

2.2.8. OPEN SPACE AND OUTDOOR LIVING AREAS

RESIDENTIAL DEVELOPMENT

For single houses and grouped dwellings only. For multiple dwellings refer to the R-Codes.

- Outdoor living areas are to be provided in accordance with the R-Codes, but must provide roof cover for a minimum 16m² area with a 3m minimum dimension.
- Outdoor living areas are to be directly accessible from an internal living space and located:
 - To the east or south of the dwelling to address climatic impacts; or
 - Fronting the street, to provide passive surveillance and interaction with the public realm.Outdoor living areas to the west or north of the building are limited and must be provided with adequate shading. Any covered outdoor living areas must be setback in accordance with the setback requirements of Section 3.0.
- Outdoor living areas are encouraged to be located fronting the street, to provide passive surveillance and interaction with the public realm. Any covered areas must be setback in accordance with the setback requirements of **Section 3**.

2.2.9. CAR PARKING AND VEHICLE ACCESS

- Parking within the COBP shall be provided in accordance with the ratios specified in the Scheme.
- Vehicle access must be minimised and consolidated where possible. Access must not adversely impact upon street trees, amenity of the street or pedestrian connectivity.
- For all residential development within the mixed use zone the following applies:
 - Consolidated access is required with one crossover per frontage.
 - Visitor parking must be accommodated on-site.
- Any driveway must be setback a minimum of 1 metre from a side boundary to allow for sufficient area for landscaping.

2.2.10. BICYCLE PARKING AND END OF TRIP FACILITIES

- For residential development, bicycle parking and end of trip facilities shall be provided in accordance with SPP 7.3 Residential Design Codes (Volume 1 or Volume 2).
- For non-residential development, bicycle parking and end of trip facilities shall be provided in accordance with the Scheme.

2.2.11. SOLAR ACCESS AND NATURAL VENTILATION

ALL DEVELOPMENT

- Design of buildings should have regard for:
 - Local climatic conditions and traditional architecture features; and
 - Architectural features should be included in development to reduce solar penetration and increase access to prevailing breezes.

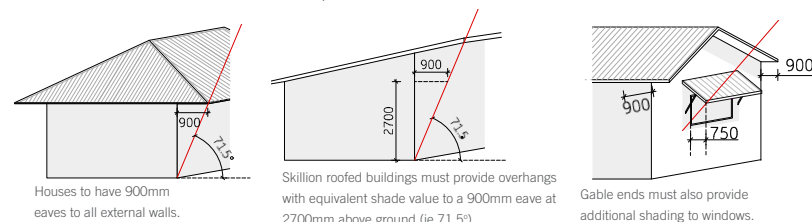
NON-RESIDENTIAL DEVELOPMENT

- Glazing within east and west facing walls must be shaded either by a neighbouring building, adjustable vertical shading structures or awning or similar structure or a combination of the above.
- North and south facing openings must all be provided with a horizontal fixed or moving shading device with a minimum width of 750mm.

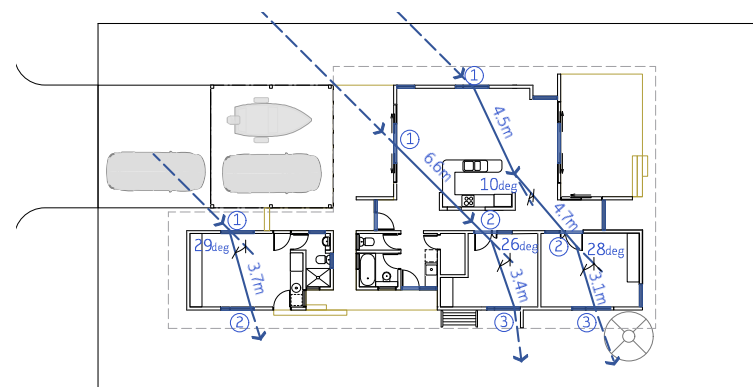
RESIDENTIAL / TOURIST DEVELOPMENT

- Buildings are oriented to:
 - Minimise major openings to dwellings/units facing west; and
 - Maximise natural cross ventilation to habitable rooms.
- Minimum eave overhang of 900mm to all walls.
 - For double storey houses, all ground floor windows should be shaded by an awning of at least 900mm wide. All windows not shaded by a 900mm eave overhang, such as along gable walls, or windows with a sill height less than 500mm above floor level are to be shaded by a vertical or horizontal device such as an awning, pergola, louvre or an approved alternative that is suitable to cyclonic conditions (refer P1 - Figure 3).
- Multiple dwellings or multi-storey tourism development / accommodation has a maximum building depth of 20m.
- Ceiling heights must be a minimum 2.7m to all habitable areas.
- Natural ventilation to the dwelling/unit is provided through demonstrating (refer P1 - Figure 4):
 - All habitable rooms should have a minimum 1m² openable window;
 - All windows must have a minimum openable area of 50%;
 - Breeze paths must have a maximum length of 15m through a maximum of 3 windows, doors or other openings; and
 - Breeze paths must not crank more than 35 degrees in their passage through the house/unit plan.

All dimensions should be clearly shown on Development Application plans.
- Balustrades must be at least 75% breeze permeable.



P1 - Figure 3: COBPSP Shading Requirements
Source: Broome North Design Guidelines



P1 - Figure 4: COBPSP Natural Ventilation Requirements

2.2.12. HERITAGE MANAGEMENT

- Existing heritage buildings (as shown on P1 - Figure 2) are to be retained and incorporated into any new development proposal. All development to be delivered in accordance with the requirements set out in Local Planning Policy 5.4 - Heritage List Development of Listed Places.
- For development within identified Aboriginal and cultural heritage areas shown on the Aboriginal Cultural Heritage Inquiry System:
 - Manage as per appropriate Regulation and Yawuru Cultural Management Plan; and
 - Engage with relevant Stakeholders including determined Native Title Holders and Knowledge Holders.

CHINATOWN CONSERVATION AREA

- Alterations and additions to places of heritage value must enhance the established heritage value and be compatible with the design, siting, scale, built form, materials and external finishes.
- New and original developments must be able to be clearly identified as of a different development period but compatible in form, colour, materials, height, bulk, scale and relationship to adjacent heritage buildings.
- Development must conserve, maintain, enhance and reinforce the existing streetscape and the historic character of individual buildings, exhibiting architectural and roof forms, designs, street frontage widths, materials, finishes, fences and landscape settings which complement without attempting to reproduce historic buildings or their detailing.
- The colours of external surfaces visible from the street or a public space must be no more than three (excluding colours of approved signage), with a colour palette that includes at least one of the colours which has traditionally been used to paint buildings in Broome: off white, green, red or black.
- Unless varied to conform with flight path restrictions or a roof which is not visible from a public place, the roof pitch over the internal floor area must be between a minimum of 26 degrees and maximum of 40 degrees for hipped and gable roof forms. The roof pitch over the internal floor area must be a minimum of 17.5 degrees for skillion roof forms.

2.3 OTHER REQUIREMENTS

2.3.1. PUBLIC ART

1. A public art contribution is required pursuant to Local Planning Policy 5.12 – Provision of Public Art.

2.3.2. COASTAL PLANNING

1. Land located within Special Control Area 9 as shown on **P1 - Figure 2**, shall be required to meet the design criteria set out in the Shire's Local Planning Policy 5.23 – Coastal Planning.
2. Properties in the Chinatown Core Sub-Precinct must all satisfy the additional criteria provided in **Section 3.1.3**.

2.3.3. URBAN WATER MANAGEMENT

1. All major development sites (3,500m² or greater) shall require the preparation of an Urban Water Management Plan (UWMP) prior to subdivision or development.
2. The UWMP is to be prepared by the proponent in accordance with this Precinct Structure Plan. It should demonstrate to the satisfaction of the Shire (and if required the DWER):
 - (a) How the key principles and criteria of the COBP Water Management Strategy have been met;
 - (b) How the urban structure will address water use and management; and
 - (c) Existing and required water management infrastructure.
3. The UWMP must demonstrate proof of concept including how it addresses relevant requirements of the COBPSP Water Management Strategy including consideration for the proposed:
 - (a) Water Conservation Strategy.
 - (b) Groundwater Management Strategy.
 - (c) Stormwater Management Strategy.

SPECIFIC REQUIREMENTS

4. No additional development is recommended within the 1% AEP flood extents, as indicated in the flood inundation mapping included in Figure 8 of **Appendix 2**. Where new development is proposed, development to have a minimum 400mm freeboard to the 1% AEP flood levels.
5. Where new development proposes to discharge stormwater into the Shire's drainage system, a headworks charge will be imposed as a condition of Development Approval.

2.3.4. CONTAMINATED SITES

1. Lot 54 (2) Coghlan St is classified as 'Contaminated – Remediation Required' by the Department of Water and Environmental Regulation. The following restrictions on use apply:
 - (a) Other than for analytical testing or remediation, groundwater abstraction is not permitted at this site because of the nature and extent of groundwater contamination.
 - (b) The land use of the site is restricted to commercial/industrial use, which excludes sensitive uses with accessible soil such as childcare centres, kindergartens, pre-schools and primary schools. The site should not be developed for a more sensitive use such as recreational open space, residential use or childcare centres without further contamination assessment and/or remediation.
2. Lot 200 (2) Hamersley St is classified as 'Remediated for restricted use' by DWER. The following restrictions on use apply:
 - (a) The land use of the site is restricted to commercial/industrial land use, which excludes sensitive uses with accessible soil such as childcare centres, kindergartens, pre-schools and primary schools. The site should not be developed for a more sensitive use such as recreational open space, residential use or childcare centres without further contamination assessment and/or remediation.
 - (b) Other than for analytical testing or remediation, groundwater abstraction is not permitted at this site because of the nature and extent of groundwater contamination.
 - (c) Due to the presence of hydrocarbons in groundwater, a site-specific health and safety plan should be developed and implemented to address the risks to the health of any workers undertaking intrusive works below 3.0 metres depth (i.e. below the water table).
3. Lot 22 (19) Napier Terrace is classified as 'Remediated for restricted use' by DWER. The following restrictions on use apply:
 - (a) The land use of the site is restricted to commercial/industrial use with the configuration of buildings existing at the site at the time of classification. Commercial/industrial use excludes sensitive uses with accessible soil such as childcare centres, kindergartens, pre-schools and primary schools. The site should not be developed for a more sensitive use, or the existing configuration of site buildings changed, without further contamination assessment and/or remediation.
 - (b) Other than for analytical testing or remediation, groundwater abstraction is not permitted at this site because of the nature and extent of groundwater contamination.
 - (c) Due to the presence of soil and groundwater contamination beneath the site, an appropriate health safety and environmental management plan should be developed to protect site workers in the event that any subsurface excavations are carried out at the site.



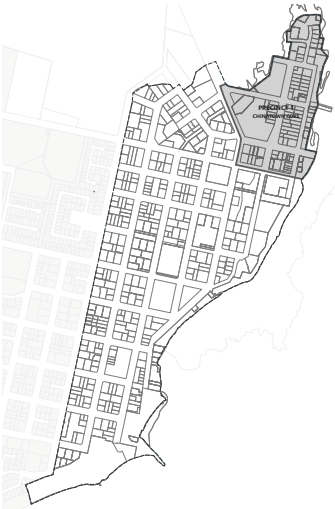
03



28

SUB-PRECINCT DEVELOPMENT REQUIREMENTS

3.1 P1 - CHINATOWN CORE



SUB-PRECINCT INTENT

As Broome's Regional Centre, the Chinatown Core offers a unique range of goods, services and experiences and continues to be the destination of choice for residents and tourists seeking employment, shopping and entertainment activities.

SUB-PRECINCT OBJECTIVES

- + New development ensures that the significance of Chinatown's cultural, natural, and built heritage is conserved and interpreted.
- + A diversity of land uses promote both day and night time activities contributing to a safe and active precinct.
- + Buildings interact with the public realm to form high-quality streetscapes / public open space interfaces, which ensure generally contiguous and active street frontages.
- + Chinatown's laneways network is enhanced and expanded to prioritise east-west pedestrian movements between Carnarvon Street and Dampier Terrace.
- + The built form scale of Chinatown maintains a human scale of development, providing interesting, well proportioned facades.

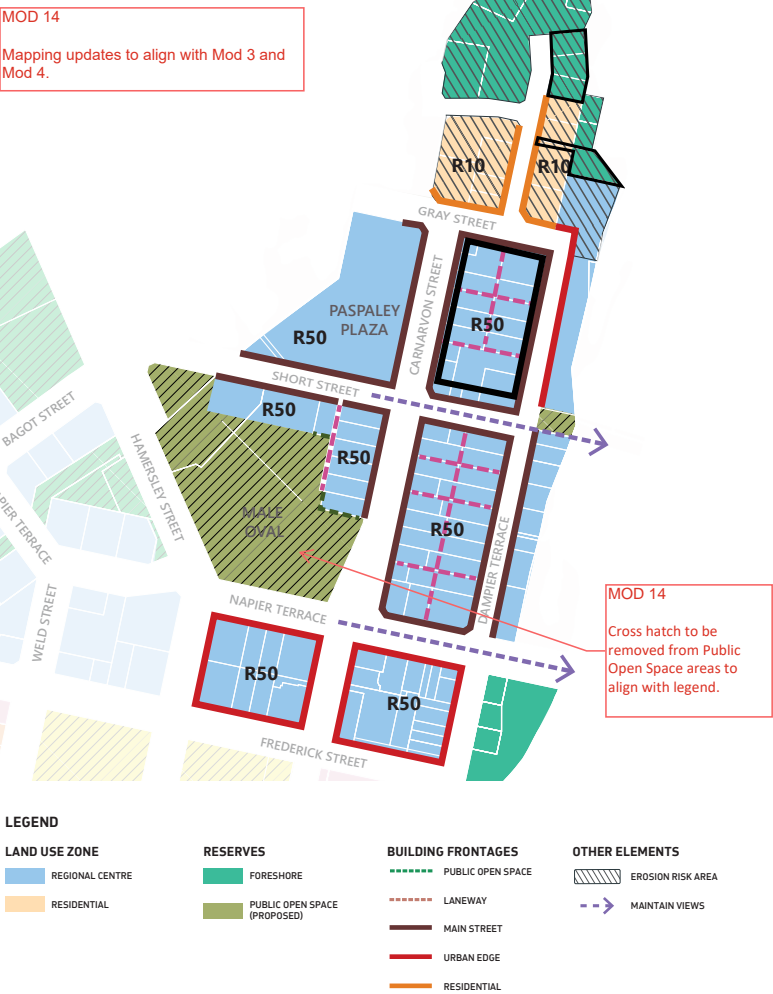
3.1.1. DEVELOPMENT REQUIREMENTS

1. In addition to the General Development Standards provided in Section 02, the provisions set out in P1 - Table 9 shall apply to the area included within the Chinatown Sub-Precinct Plan (P1 - Figure 6).

P1 - Table 9: P1 Chinatown Core Built Form Controls

ELEMENT	PROVISION	LAND USE ZONE / FRONTAGE TYPE		
		REGIONAL CENTRE MAIN STREET	REGIONAL CENTRE URBAN EDGE	RESIDENTIAL
Building Height	Maximum building height	For development within the Obstacle Limitation Surface area, refer to Schedule 7 of the Scheme For development outside of the Obstacle Limitation Surface area 3 Storeys.		
Street Setback	Minimum primary and secondary street	Nil	2m up to and including 3 storeys	7.5m
	Maximum primary and secondary street	2m	NA	NA
Lot Boundary Setbacks	Minimum lot boundary setbacks	Nil	3m up to and including 3 storeys	3m
Site Cover	Maximum site cover	75%	75%	40%
Preferred Land Use	Ground Floor	Small shops, restaurants, cafes and other uses which generate high levels of pedestrian activity	Retail, restaurants, cafes, offices, tourism development	Residential
	Upper Floors	As per ground floor and residential	As per ground floor and residential	

P1 - Figure 6: Chinatown Sub-Precinct Requirements

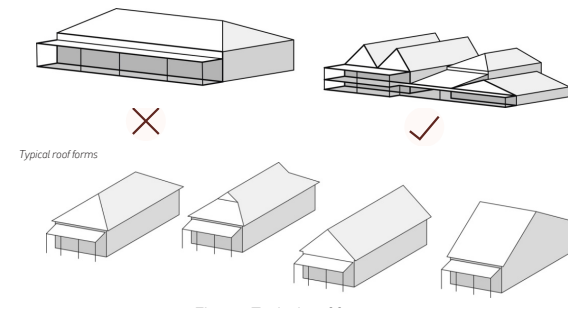


3.1.2. ROOF DESIGN

1. Large floor areas must be roofed by means of a series of smaller-scale individually roofed units that are linked to each other in order to reduce the perceived bulk of the roof form (refer **P1 - Figure 7**).
2. Typical roof forms as found on original buildings such as simple skillion, hipped and gable forms with gable facing either front or side elevations must be used for single and two storey developments (refer **P1 - Figure 7**).
3. Roof material used should be light in colour to reduce thermal heat load and have a roof pitch between 17.5 and 30 degrees.

P1 - Figure 7: COBPSP Roof Forms

Large roof forms should be broken down by smaller scale roof units

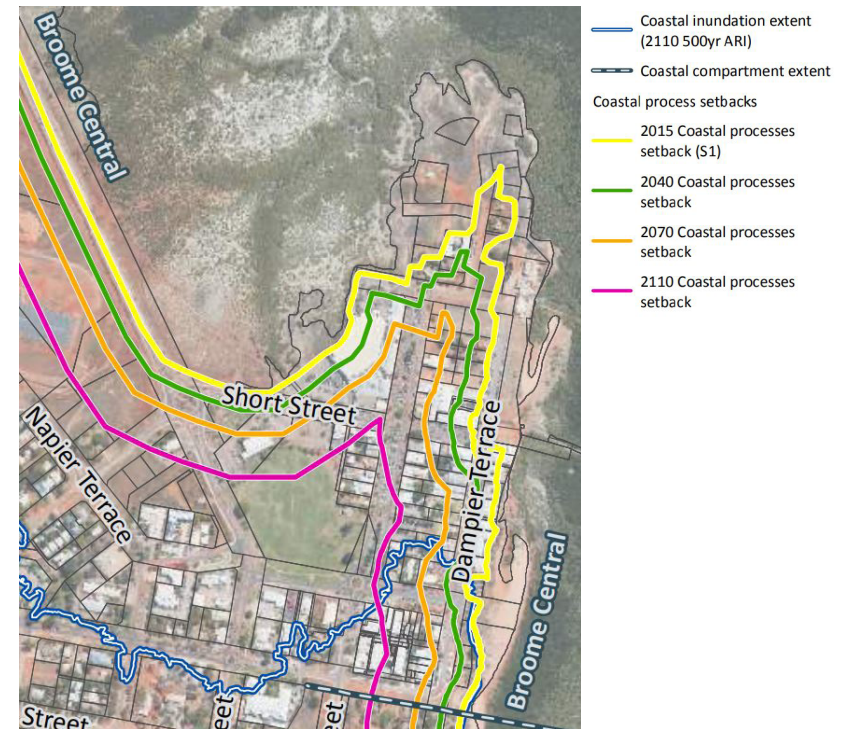


3.1.3. COASTAL PLANNING (CHINATOWN CORE ONLY)

1. Properties located within the Erosion Risk Area identified on **P1 - Figure 6** must satisfy the below criteria:
 - (a) No permanent structures are permitted within the coastal erosion processes setback area for the 2110 planning period (as shown on **P1 - Figure 8**).
 - (b) Structures, including residential development, that have a lifespan less than the 100-year coastal erosion planning timeframe may be permitted providing they are consistent with the CHRMAP adaptation strategies in Appendix 3 of LPP 5.23. They must be removed once the current risk of erosion poses an unacceptable risk to a development or structure.
 - (c) Any approval is to be conditioned requiring all structures be removed at the cost of the land owner once the current risk of erosion poses a risk to a development or structure, as defined by the following triggers:
 - (i) When the distance from the most landward part of the Horizontal Shoreline Datum (HSD) to the most seaward point of a development or structure is less than the S1 allowance in the respective section of coast.
 - (ii) Where a public road is no longer available or able to provide legal access to the property.
 - (iii) When water, sewage or electricity to the lot is no longer available as they have been removed/ decommissioned by the relevant authority due to coastal hazards.

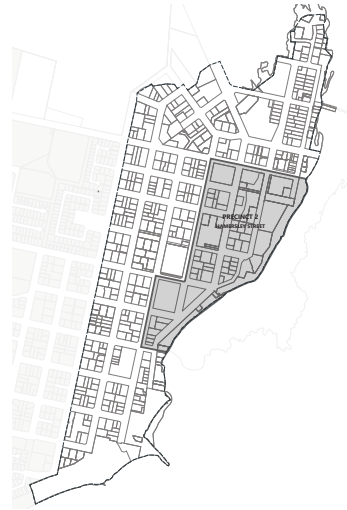
- (d) In its determination of development applications for land within SCA9, a notification is to be placed on the Certificate of Title, pursuant to section 70A of the Transfer of Land Act 1893:

VULNERABLE COASTAL AREA - This lot is located in an area likely to be subject to coastal erosion and/or inundation over the 100 planning timeframe (2110).



P1 - Figure 8: Coastal Hazard Mapping Chinatown Core
Source: LPP 5.23 - Coastal Planning

3.2 P2 - HAMERSLEY STREET



SUB-PRECINCT INTENT

Hamersley Street is established as the primary mixed use spine connecting Chinatown and Town Beach. New development and an enhanced public realm frame this important north-south link.

SUB-PRECINCT OBJECTIVES

- Encourage the provision of urban building frontages and land uses which promote an active interface with the public realm.
- Protect areas of cultural and environmental significance through sensitive development.
- Setbacks between buildings allows for adequate natural ventilation and cooling breezes to permeate through the precinct.
- New development ensures that Old Broome's tree canopy is enhanced through a combination of tree retention and new planting.
- The existing verge on the eastern side of the Hamersley Street road reserve is established as a linear park, prioritising safe pedestrian and cyclist movements.
- Facilitate coordinated redevelopment of the Broome Regional Prison site.

3.2.1. DEVELOPMENT REQUIREMENTS

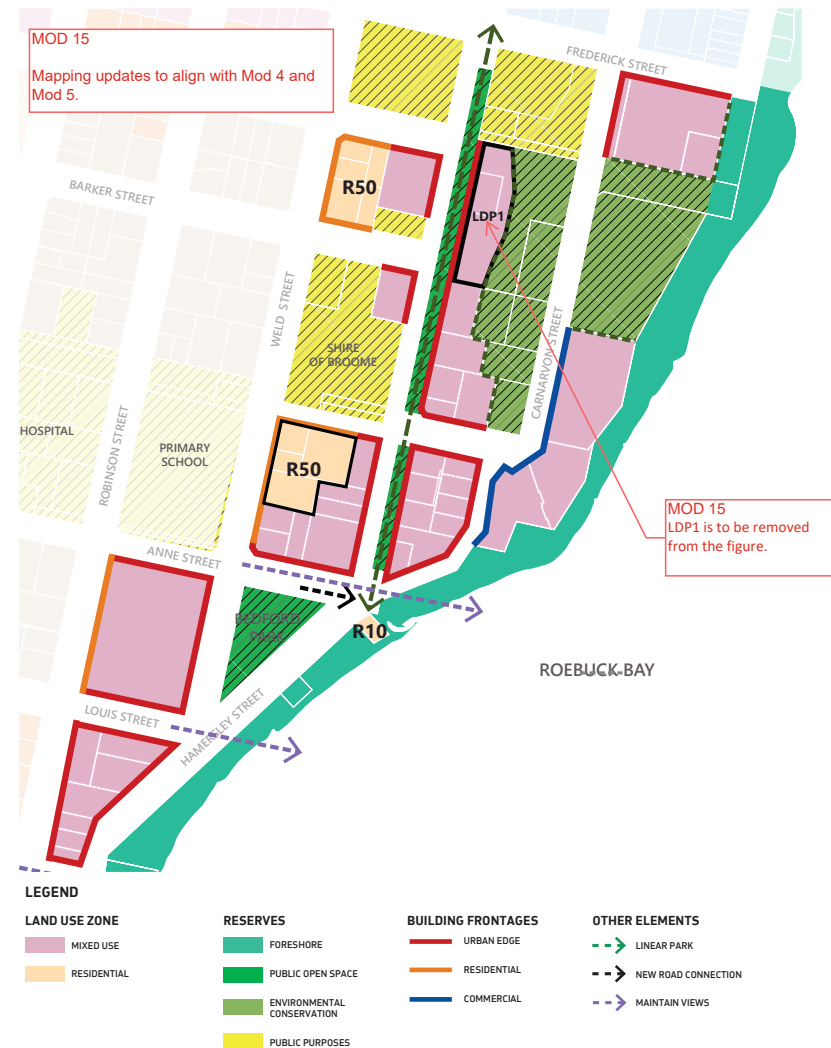
In addition to the General Development Standards provided in Section 02, the provisions set out in **P1 - Table 10** shall apply to the area included within the Hamersley Street Sub-Precinct Plan (**P1 - Figure 9**).

P1 - Table 10: P2 Hamersley Street Built Form Controls

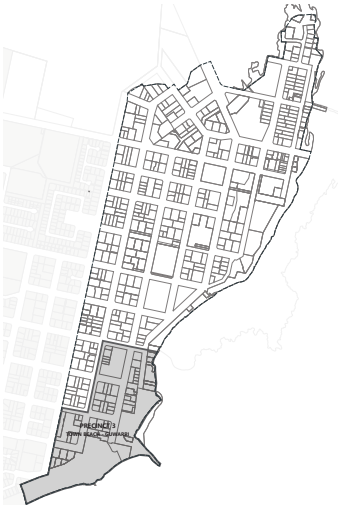
ELEMENT	PROVISION	LAND USE ZONE	
		MIXED-USE	RESIDENTIAL R50*
Building Height	Maximum building height	3 Storeys 5 storeys may be considered subject to Clause 2.2.2 (2)	2 Storeys
Street Setback	Minimum primary and secondary street	2m up to and including 3 storeys 6m above 3 storeys	3m
Lot Boundary Setbacks	Minimum lot boundary setbacks	3m up to and including 3 storeys 6m above 3 storeys	3m
Site Cover	Maximum site cover	60%	Lots less than 2,000m ² = 50% Lots 2,000m ² or more = 60%
Parking and Access	Crossovers	Properties on the eastern side of Hamersley Street are limited to one crossover per lot to allow establishment of a linear park on Hamersley Street. Additional crossovers may be considered on a case by case basis by the Shire of Broome, provided they do not have a detrimental impact on pedestrian amenity and existing public realm infrastructure (e.g. street trees).	

*For R10 Built Form Controls refer to P1 - Table 13.

P1 - Figure 9: Hamersley Street Sub-Precinct Requirements



3.3 P3 - TOWN BEACH-GUWARRI



SUB-PRECINCT INTENT

Town Beach-Guwarri is the southern bookend of the COBP. It is a place with significant cultural, entertainment, and recreation value. New development leverages off the major investment made into the area.

SUB-PRECINCT OBJECTIVES

- + New mixed use development provides a diversity of uses and active ground floors which engage with the public realm.
- + Buildings incorporate urban edges which frame key streets and provide passive surveillance of the public realm.
- + Setbacks between buildings allows for adequate natural ventilation and cooling breezes to permeate through the precinct.
- + A mix of housing types are provided enabling a greater density of people living in close proximity to this important node.
- + New development ensures that Old Broome's tree canopy is enhanced through a combination of tree retention and new planting.

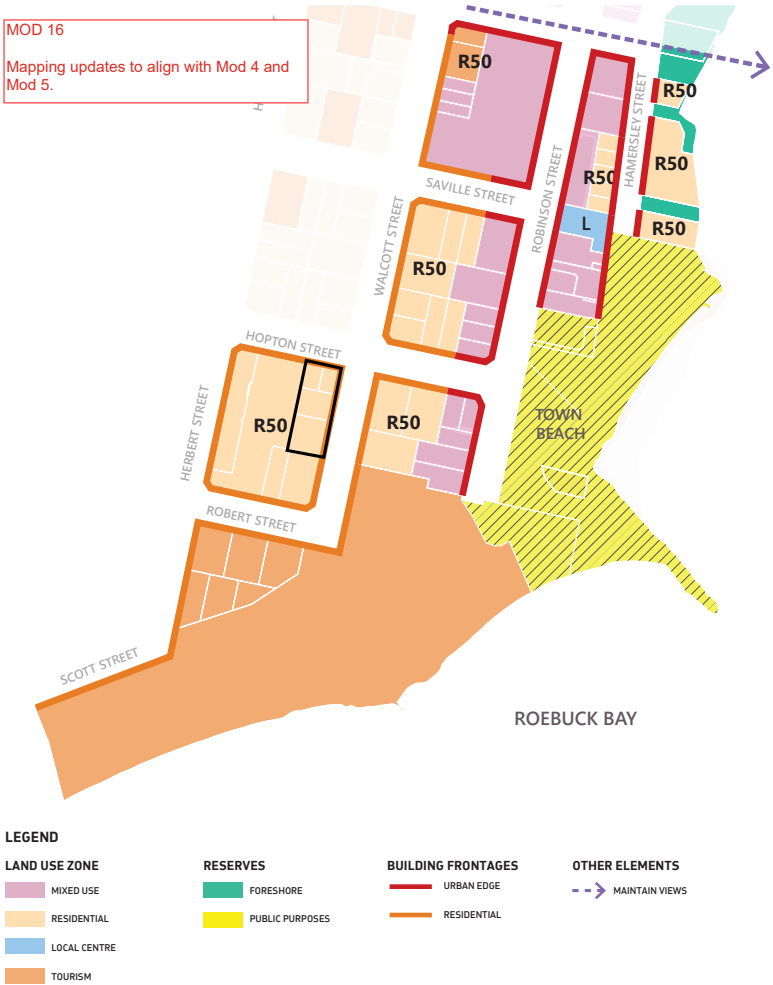
3.3.1. DEVELOPMENT REQUIREMENTS

In addition to the General Development Standards provided in Section 02, the provisions set out in **P1 - Table 11** shall apply to the area included within the Town Beach/Guwarri Sub-Precinct Plan (**P1 - Figure 10**).

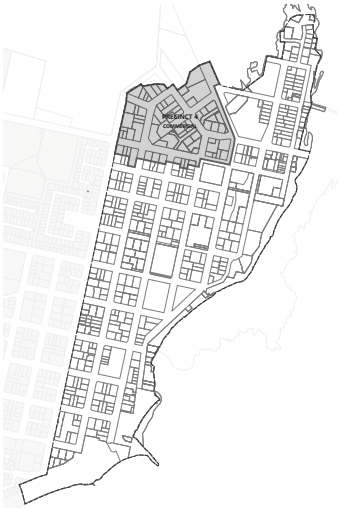
P1 - Table 11: P3 Town Beach-Guwarri Built Form Controls

ELEMENT	PROVISION	LAND USE ZONE		
		MIXED-USE	RESIDENTIAL R50	TOURISM
Building Height	Maximum building height	3 Storeys 5 storeys may be considered subject to Clause 2.2.2 (2)	2 Storeys	2 Storeys
Street Setback	Minimum primary and secondary street	2m up to and including 3 storeys. 6m above 3 storeys	3m	2m
Lot Boundary Setbacks	Minimum lot boundary setbacks	3m up to and including 3 storeys. 6m above 3 storeys	3m	3m up to and including 3 storeys
	Boundary Walls	A fully open carport or roofed outdoor living area may encroach up to 2m into the side lot boundary setback, provided the structure does not cause any obstructions to breeze paths i.e. no solid screens, walls, or roller doors. Boundary walls are permitted in accordance with the following: <ul style="list-style-type: none">+ In areas coded R50 and above, walls not higher than 3.5m for two-thirds the length of the balance of the site boundary behind the front setback, to up to two site boundaries; or+ Where both the subject site and the affected adjoining site are created in a plan of subdivision submitted concurrently for the proposed development, and the boundary walls are interfacing and of equal dimension		
Site Cover	Maximum site cover	60%	Lots less than 2,000m ² = 50% Lots 2,000m ² or more = 60%	60%

P1 - Figure 10: Town Beach Sub-Precinct Requirements



3.4 P4 - COMMERCIAL



SUB-PRECINCT INTENT

The commercial sub-precinct performs an important employment function which complements the Chinatown Core. Development includes businesses which are more car oriented, leveraging off good access from Frederick / Hamersley Streets.

SUB-PRECINCT OBJECTIVES

- + Development on Frederick Street provides an urban edge, helping to frame the western gateway into the Chinatown Core.
- + Non-residential uses are prioritised over residential uses, ensuring an employment-focussed precinct which complements the Chinatown Core.
- + Commercial frontages ensure high-quality landscaped edges which contribute to attractive streetscapes.

3.4.1. DEVELOPMENT REQUIREMENTS

In addition to the General Development Standards provided in **Section 02**, the provisions set out in **P1 - Table 12** shall apply to the area included within the Commercial Sub-Precinct Plan (**P1 - Figure 11**).

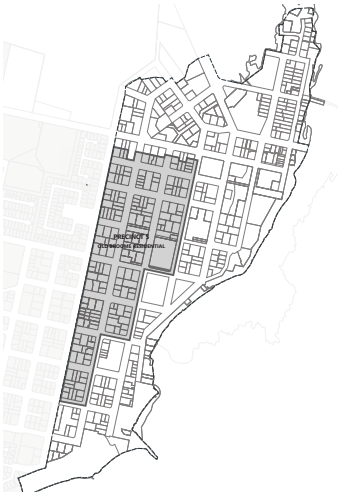
P1 - Table 12: P4 Commercial Built Form Controls

ELEMENT	PROVISION	LAND USE ZONE	
		REGIONAL CENTRE	MIXED USE
Building Height	Maximum building height	2 Storeys	3 Storeys
Street Setback	Minimum primary and secondary street	2m Nil setback permitted where development fronts Frederick Street.	5 storeys may be considered subject to Clause 2.2.2 (2) 2m up to and including 3 storeys Nil setback permitted where development fronts Frederick Street.
Lot Boundary Setbacks	Minimum lot boundary setbacks	2m	3m up to and including 3 storeys
Site Cover	Maximum site cover	70%	70%

P1 - Figure 11: Commercial Sub-Precinct Requirements



3.5 P5 - OLD BROOME RESIDENTIAL



SUB-PRECINCT INTENT

Infill is approached in a sensitive way, with new residential development which respects the built and landscape character that makes Old Broome special.

SUB-PRECINCT OBJECTIVES

- + New housing is developed across a range of residential densities to provide housing choice which meets the diverse needs of the local community.
- + Sensitive infill development is implemented to ensure the existing landscape character of Old Broome is protected.
- + Setbacks between buildings allows for adequate natural ventilation and cooling breezes to permeate through the precinct.
- + Guy Street is established as an integral east-west link, framed by urban edges which connect to Town Beach beyond.
- + New development ensures that Old Broome's tree canopy is enhanced through a combination of tree retention and new planting.

3.5.1. DEVELOPMENT REQUIREMENTS

In addition to the General Development Standards provided in Section 02, the provisions set out in P1 - Table 13 shall apply to the area included within the Old Broome Residential Sub-Precinct (P1 - Figure 12).

P1 - Table 13: P5 Old Broome Residential Built Form Controls

ELEMENT		LAND USE ZONE		
		RESIDENTIAL R50	RESIDENTIAL R20 AND R30	RESIDENTIAL R10
Building Height	Maximum building height	2 Storeys	2 Storeys	2 Storeys
Street Setback	Minimum primary and secondary street	3m	6m	7.5m
Lot Boundary Setbacks	Minimum lot boundary setbacks	3m	3m	3m
	Boundary Walls	A fully open carport or roofed outdoor living area may encroach up to 2m into the side lot boundary setback, provided the structure does not cause any obstructions to breeze paths, i.e. no solid screens, walls, or roller doors. Boundary walls are permitted in accordance with the following: <ul style="list-style-type: none">+ In areas coded R40 and below, walls not higher than 3.5m, up to a maximum length of the greater of 9m or one-third the length of the balance of the site boundary behind the front setback, to up to two site boundaries; or+ In areas coded R50 and above, walls not higher than 3.5m for two-thirds the length of the balance of the site boundary behind the front setback, to up to two site boundaries; or+ Where both the subject site and the affected adjoining site are created in a plan of subdivision submitted concurrently for the proposed development, and the boundary walls are interfacing and of equal dimension		
Site Cover	Maximum site cover	Lots less than 2,000m ² = 50% Lots 2,000m ² or more = 60%	50%	40%

P1 - Figure 12: Old Broome Residential Sub-Precinct Requirements





04



42

ADDITIONAL DETAILS

4.1 INFORMATION TO BE SUBMITTED

P1 - Table 14 sets out the additional information required which must be provided as part of any subdivision or development application prepared under the CBPSP, it identifies the type of study/plan, what matters the plan/study should address, and who should be consulted at the time of preparation.

The information contained in **P1 - Table 14** should be read in conjunction with other relevant checklists (e.g. Shire's Development Application Checklist).

P1 - Table 14: Additional Information Requirements

DEVELOPMENT TYPE	ADDITIONAL INFORMATION / PURPOSE	APPROVAL STAGE	RESPONSIBLE AGENCY
Any Mixed Use Development	Development Application Requirements Prior to development occurring, a development application must provide the following information: <ul style="list-style-type: none"> + A design statement - which demonstrates how the development responds to the character of the COBP. + Overshadowing diagrams - which show the extent of any overshadowing on adjoining properties, expressed in percentages and square metres. + Streetscape Perspective - showing proposed building/development and the two adjoining buildings either side of the development site to all street frontages. If the development site is a corner lot then the perspective should include the lot on the opposite street corner (same side of the road). + A servicing infrastructure strategy - which demonstrates how all essential utilities / infrastructure will be implemented. 	Development Application	Shire of Broome
All Development	CPTED Statement Development should demonstrate how CPTED design principles have been addressed through the design and provide a CPTED Statement in accordance with the WAPC's Safer Places By Design	Development Application	Shire of Broome
All Development (excluding single and grouped dwellings)	Waste Management Plan A Waste Management Plan must be submitted with each Development Application in the 'Tourist' zone setting out how waste disposal will be managed and collected from the site, unless development is considered to be of a minor nature. Designs must have consideration for the requirements set out in the R-Codes Volume 2.	Development Application	Shire of Broome
Any Development where clearing is proposed	Environmental Management Plan A flora and fauna survey should be considered to ground-truth TEC occurrence within the area if clearing is proposed within the bounds of the site where remnant vegetation is found. If the clearing of remnant vegetation within the site is planned, development of an Environmental Management Plan (EMP) at development stage will be required detailing mitigation strategies, triggers and contingency actions. Early engagement with the Shire of Broome is required to determine if an Environmental Management Plan is required.	Development Application	Shire of Broome and Department of Water and Environmental Regulation

DEVELOPMENT TYPE	ADDITIONAL INFORMATION / PURPOSE	APPROVAL STAGE	RESPONSIBLE AGENCY
Any Development impacted by Acid Sulfate Soils	Acid Sulfate Investigations / Management Plan An ASS investigation should be completed prior to any ground disturbance or dewatering in following circumstances: <ul style="list-style-type: none"> + The site is subject to conditional approval requiring the investigation and management of ASS. + For the small areas of land indicated to have a high probability of ASS occurrence at the site: <ul style="list-style-type: none"> - Soil or sediment disturbance of 100m³ or more in an area depicted on an ASS risk map as Class 1 'high to moderate risk of ASS occurring within 3m of natural soil surface'. - Lowering of the water table, whether temporary or permanent. + Dewatering within 500m of the shoreline of Roebuck Bay to inform of appropriate effluent management measures. If Actual ASS (AASS) or Potential ASS (PASS) is identified, an ASS Management Plan and/or Dewatering Management Plan will be required.	Development Application	Shire of Broome and Department of Water and Environmental Regulation
All Development (excluding single and grouped dwellings)	Noise Management Plan A Noise Management Plan will be required for for both: <ul style="list-style-type: none"> + Developments that have the potential to generate noise to a level that could impact amenity; and/or + Developments that could be impacted upon by such development generating noise The Noise Management Plan should demonstrate: <ul style="list-style-type: none"> + How development with potential to emit significant noise (e.g. entertainment venues) must incorporate appropriate noise attenuation measures in their design to prevent noise from causing unreasonable interference with existing amenity, having regard to any adjoining residential areas. + How noise sensitive developments must be located and/or incorporate adequate noise attenuation measures into their design and construction to provide occupants with reasonable amenity having regard to noise sources such as entertainment premises, service areas for retail premises, and other noise generating activities. + How noise generating services such as air conditioning units are remotely located or utilise noise control measures to minimise impacts on adjacent properties. 	Development Application and Building Permit	Shire of Broome

MOD 19

Update table to include:

- New information regarding Heritage Impact Statements.

- Updated information regarding Environmental Management Plans.

Cr P Matsumoto returned to the Chambers at 5:59 pm.

Cr S Cooper returned to the Chambers at 5:59 pm.

Cr P Taylor returned to the Chambers at 5:59 pm.

The Chair advised Cr P Matsumoto, Cr S Cooper and Cr P Taylor items 9.2.1 and 9.2.2 had been carried as per the officer recommendation.

Cr E Smith has declared a Financial Interest in Item 9.2.1, the reason being “Have been engaged as a consultant for Nyamba Buru Yawuru (NBY). NBY own land throughout the areas of both Cable Beach and Chinatown Old Broome.”

Cr E Smith remained out of the chambers.

9.2.3 CABLE BEACH PRECINCT STRUCTURE PLAN - CONSIDERATION OF SUBMISSIONS AND ADOPTION

LOCATION/ADDRESS:	Nil
APPLICANT:	Shire of Broome
FILE:	PLA105
AUTHOR:	Manager Building & Planning
CONTRIBUTOR/S:	Nil
RESPONSIBLE OFFICER:	Acting Director Development & Community
DISCLOSURE OF INTEREST:	Nil

SUMMARY:

At the Ordinary Meeting of Council held 16 November 2023, Council resolved to adopt Amendment No 1 to Local Planning Scheme No 1 (**the Amendment**) and to adopt the Cable Beach Precinct Structure Plan (**Precinct Structure Plan**) for the purposes of seeking public comment.

In accordance with the *Planning and Development Act 2005*, an amendment to a Local Planning Scheme is required to be forwarded to the Minister for Planning and the Environmental Protection Authority prior to advertising. The Amendment was forwarded to these agencies who then requested several modifications. These changes were adopted by Council at the Ordinary Meeting held on the 29 August 2024.

The Amendment and Precinct Structure Plans were advertised for public comment between 30 September 2024 and 2 December 2024.

As the public comment period has now closed, the Shire must consider the submissions received on the Precinct Structure Plan and provide a recommendation to the Western Australian Planning Commission (**WAPC**) on whether it should be approved with or without modifications.

This report recommends that the Cable Beach Precinct Structure Plan be approved with modifications.

The submissions received and an assessment of the Amendment will be presented as a separate agenda item.

BACKGROUND

Previous Considerations

OMC 26 May 2022	Item 9.2.1
OMC 25 August 2022	Item 9.2.5
OMC 16 November 2023	Item 9.2.2
OMC 29 August 2024	Item 9.2.2

At the Ordinary Meeting of Council (**OMC**) held on 26 May 2022, Council resolved to adopt the Local Planning Strategy for final approval by the Western Australian Planning Commission (**WAPC**). The Local Planning Strategy was endorsed by the WAPC in October 2023. The Local Planning Strategy identifies the need to review the existing Development Strategies that cover Chinatown, Old Broome and Cable Beach and to replace them with Precinct Structure Plans, to be prepared in a manner and form accepted by the WAPC.

At the OMC held on 25 August 2022, Council resolved to endorse the Communications and Stakeholder Engagement Plan to guide the preparation of Precinct Structure Plans for the Cable Beach and Chinatown/Old Broome Precincts. The initial community engagement (September and November 2022) and design engagement phases (March and April 2023) within the Communications and Stakeholder Engagement Plan were undertaken and at the OMC held on 16 November 2023, Council resolved to adopt Amendment No 1 to Local Planning Scheme No 7 (the Amendment) and the Cable Beach and Chinatown/Old Broome Precinct Structure Plans for public comment.

Prior to commencing the statutory public comment period, the Amendment is required to be referred to the Minister of Planning (via the Department of Planning Lands and Heritage (**DPLH**)) and Environmental Protection Authority (**EPA**). These agencies requested changes to be made to the document, which were adopted by Council at the OMC held on 29 August 2024. In summary the key changes were:

- Rezone the Cable Beach Precinct Structure Plan area from 'Tourism' to 'Urban Development'.
- Amend the vision of the Cable Beach Precinct Structure Plan due to the change in zoning.
- Incorporate land use permissibility's into the Cable Beach Precinct Structure Plan because of the change in zoning.
- Change the titles of the sub-precincts in the Cable Beach Precinct Structure Plan as could no longer refer to them as 'tourism'.

The Scheme Amendment and Structure Plans were advertised concurrently for public comment between 30 September 2024 and 2 December 2024.

Proposal

The Cable Beach Precinct Structure Plan covers the area of Cable Beach currently zoned Tourist under Local Planning Scheme No 7. The extents of the Precinct Structure Plan are shown in Figure 1 below.



Figure 1 – Cable Beach Precinct Structure Plan

The Cable Beach Precinct Structure Plan covers the area of Cable Beach currently zoned Tourist under Local Planning Scheme No 7. The extents of the Precinct Structure Plan is shown in Figure 1 below.

COMMENT

The Precinct Structure Plan has been advertised for public comment as required under the Regulations. Now the public consultation period has closed the Shire must prepare a report on the proposed Structure Plan which is then submitted to the WAPC for determination.

Summary of submissions

The Precinct Structure Plan was advertised concurrently with the Amendment and the Chinatown Old Broome Precinct Structure Plan. At the close of the public comment period a total of 28 individual submissions were received. 13 submissions were received in relation to the Cable Beach Precinct Structure Plan and a high level summary of the submissions is provided below:

- Relax the tourist/residential spilt and residential permissibility – raised in 4 submissions.
- Clarifications on the application of density controls for tourist developments – raised in 4 submissions;
- Increase densities for sites – raised in 3 submissions;
- Alter land use permissibility – raised in 4 submissions;
- Requests for clarity on pedestrian connections – raised in 4 submissions;
- Modifications to built form controls – raised in 3 submissions;
- Concern on the use of the Urban Development zone – raised in two submissions;

1.

A full copy of the submissions received, and officer's comments are set out in **Attachment No 1** – Schedule of Submission. Some of the key issues that have resulted in modifications to the Cable Beach Precinct Structure Plans are detailed below:

Relax the tourist/residential spilt and residential permissibility

Currently under Local Planning Scheme No 7, the Tourism zoning that applies to the Cable Beach precinct requires that development is predominately tourist development and the

current Scheme provisions (as well as previous Scheme's before it) establish that a combination of short-term tourist accommodation uses and permanent residential uses can be approved if the tourism uses occupied a minimum 60% of the site area and total number of units (referred to at the 60/40 tourist/residential split).

Through engagement undertaken to prepare the Precinct Structure Plan it was clear that the area is highly desirable for residential development, however the Scheme's 60/40 tourist/residential provision is a barrier to this being delivered. Feedback from stakeholders is that the rigidity of the current planning framework leads to development stalling, and vacant land within the Cable Beach Precinct (this is also evidenced by lack of tourist development in the precinct, with the most recent tourist development being the Kimberley Sands resort, which was approved in 2005, and the Billi, which was approved in 2010).

A summary of changes proposed to the tourist/residential split in the Precinct Structure Plan is as follows:

- Increase the default residential development potential for all land in the precinct to 50%.
- Allow for increased residential development (70%) where it can be demonstrated that land use, urban structure and built form requirements can be met.
- For lots less than 7,500sqm in the Cable Beach High sub-precinct (generally along Sanctuary Road) development may be able to proceed that does not include Tourist Development where the development provides an active interface and provides a commercial use for the majority of the ground floor fronting the street.

Four of the submission received (submissions 4, 5, 8 and 9) requested a further relaxation of the tourist/residential split. Submitters put forward the following suggestions:

- There should be a cumulative assessment of land use mix across all sub precincts, enabling some sites to potentially deliver 100% residential development whilst others may deliver 100% tourism development. Submitters expressed the view that provided the land use mix across the whole of the tourism sub precincts maintain a predominant tourism focus, the vision and objectives of the CBPSP will be achieved. This was suggested as an alternative approach because the submitters raised that requiring the land use mix to be achieved on a site by site basis is likely to continue to stifle new opportunities.
- That the percentage caps on permanent residential development be removed, allowing 100% permanent residential development, whilst maintaining Tourist Development as a permitted use. The submitters expressed the view this should occur to increase opportunities for investment that enables owners to adapt more swiftly to changing market conditions.

The request of these submissions is not supported because the ability to apply the residential land use flexibility over the entire precinct, allowing whole lots to be developed as residential, does not align with the strategic tourism intent of the Cable Beach precinct. It is not considered that the cumulative precinct-wide approach to providing a tourism/residentially split of land use would provide a fair and equitable approach in delivering the tourism intent of the Precinct Structure Plan, nor would it be capable of being implemented. Landowners who are in a position to deliver residential development quickly could use the prescribed residential allocation, leaving other landowners with less flexibility in developing their land. Officers are of the view that the proposed approach in the Precinct Structure Plan provides balanced and equitable solution to proving greater land use flexibility and promoting development, while retaining the tourism importance of the precinct.

Submitters also raised that Clause 2.1.2 of the Precinct Structure Plan will continue to potentially stifle new development opportunities. These include sub clause (b) which requires that any development application include both the tourism and the residential developments for the whole of the site rather than enabling a development application for residential land uses to be considered in isolation. It also includes sub clause (f) which provides that in any staged development the residential development is not to proceed the tourism development.

It is considered that clause 2.1.2 (1) (b) is important to ensure development is able to deliver an integrated and coherent design solution, and achieve the objectives of the Precinct Structure Plan and therefore should be retained.

It is acknowledged that the requirement for the tourism development to proceed the residential component may restrict development, with the preference for delivery of residential first to stimulate development in Cable Beach.

To allow for flexibility in the delivery of residential and tourism development in Cable Beach and promote development to occur, it is recommended that clause 2.1.2 (1) (f) is removed. However, in order to limit poor built form and streetscape outcomes where new development does not front onto the street, leaving vacant sites in key streetscapes, it is recommended that additional streetscape and/or landscape provisions be included to assist with the built form transition.

Density controls for tourist developments

The Precinct Structure Plan establishes sub-precincts including:

- Low Impact Tourism – low impact development with minimal disturbance on the land.
- Cable Beach Low – lower intensity tourism uses on the periphery of the precinct with R20 density.
- Cable Beach Mid – mid intensity tourism uses that focus on secondary corridors with R40 density.
- Cable Beach High – higher intensity tourism uses that focus on key attractions and corridors with R60 density.

The Precinct Structure Plan establishes that tourist developments are to be developed in accordance with the relevant densities. Submissions 4, 5, 6 and 9 raised concern with the application of residential densities to the tourist development component. These concerns included Tourism WA which submitted that tourist developments should be informed by operational considerations rather than residential density measures and that controls of built form, scale and amenity should be used to guide acceptable tourist development. Concerns were also raised that it would be difficult to apply residential densities to some tourist typologies especially caravan parks, which is noted.

It is agreed that the density should not be applied to tourist developments and development yield should instead be informed by built form and development controls in the Precinct Structure Plan. To achieve this, section 2.2.1 of the Precinct Structure Plan (as shown in **Attachment No 3**) is recommended to be modified to remove sub-clauses 2 and 3 (which applies the R-Code densities to tourist developments).

Increase density

Submission 8 and 10 requested that the following sites (shown in Figure 1 below) be included in the Cable Beach High sub-precinct and increase density to R80:

- Lots 703, 704 and 705 Murray Road; and
- Lot 2 Millington Road and Lot 995 Oryx Road.

Submitter 8 requested an increase in densities to offer greater flexibility and improve the development potential of the respective sites and submitter 10 requested an increase to explore resort style/stay development and to mark the site as a prominent corner/landmark sites.

The request to increase densities is not supported. The intended approach to density and built form is focus higher density/intensity development along key activity areas such as Sanctuary Rd and Cable Beach West. Increasing the density of these sites would be inconsistent with both the land use and built form approach of the Precinct Structure Plan.

As outlined above, it is proposed to remove the density requirements for tourism development, allowing greater development flexibility provided the built form is consistent with the development controls. This would result in the R20 density applying only to the residential component, with the tourism being informed by built form and development controls in the Precinct Structure Plan.

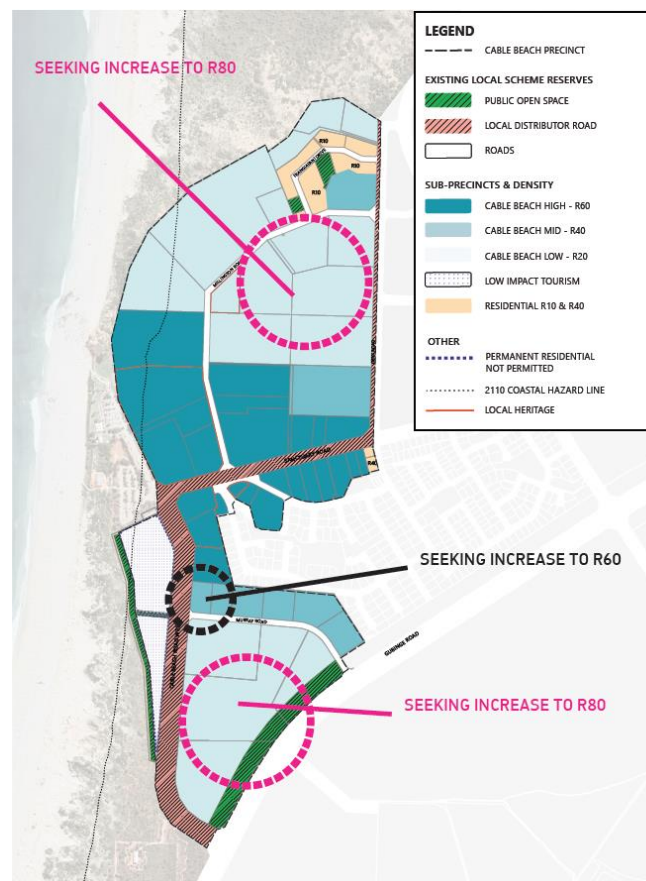


Figure 1 – increase density requests

Submitter 2 requested that Lot 100 Cable Beach Road West (Divers Tavern) be included in the Cable Beach High sub-precinct. The submitter requested an amendment to the sub-precinct to be consistent with the designation of the other lots on that portion of Cable Beach Road West.

The intent is the Cable Beach High sub precinct is to focus more intensive development in key areas, particularly along Sanctuary Road and Cable Beach Road West.

Given this site's prominent location on a key corner, it is considered appropriate to increase the zoning from Cable Beach Mid to High, promoting development, activity and visual prominence on a key corner.

Land Use Permissibility's

Submissions 4, 5 and 6 requested alteration to the land use permissibility as shown in **Attachment No 1** – Schedule of Submissions.

Based on review of the submissions it is proposed to amend the land use permissibility's for Small Liquor Store and Small Bar in the Cable Beach Low sub precinct to make them a discretionary land use.

Pedestrian connections

Submission 4, 5, 8 raised concern with the pedestrian accessway shown in the Precinct Structure Plan (shown in Figure 3 in **Attachment No 3** – Cable Beach Precinct Structure Plan). While submitters did not object to the intent of providing pedestrian connections through sites, concern was raised that the Precinct Structure Plan required they be provided as public access easements. A public access easement within a tourism or strata development requires unfettered access to any member of the public on a 24/7 basis which submitters expressed is not considered appropriate having regard to security issues. Unless these are delivered through freehold subdivision of land (i.e. the residential development component) it is submitted that any through block pedestrian and cycle connections should reasonably be provided as privately owned pathways that are publicly accessible only during agreed hours and that outside of these hours the links can be secured.

The intent of providing pedestrian/cycle connections in key locations is to enable better connectivity through Cable Beach's large blocks and sites, connecting up areas of tourism /residential with areas of activity. Due to the single ownership of land where these connections are proposed, it is considered appropriate that these connections could be provided as private connections, provided they are accessible by the public during key hours. Opening hours should be considered during the Development Application process and agreed to by both the landowner and the Shire.

Recommend wording is reviewed to remove requirement for a public access easement to be in place and enable ability for connections to be in private ownership provided they are publicly accessible.

Built form controls

Submissions 4, 5 and 6 raised concerns that the built form controls proposed in the Precinct Structure Plan were too restrictive. These concerns related to:

- Site cover being too restrictive, with submitters expressing that controls proposed would not allow the Kimberly Sands to be developed.
- Soft landscaping controls were too restrictive; and
- Solar access and ventilation requirement may be difficult to achieve for some forms of tourist developments, particularly caravan parks and modular cabins.

The built form controls have been reviewed based on the submissions received and it is recommended that the site cover is increased as follows:

- Cable Beach Mid – from 35% to 45%; and
- Cable Beach High – from 45% to 55%.

The updates to the site coverage was informed by reviewing existing development site coverage which has delivered an acceptable built form outcome. Given a key characteristic and feature of the precinct is landscaping, the requests to reduce the soft landscaping controls are not supported. In relation to solar access, amendments are proposed to address how this would apply to modular construction.

Officer's have also reviewed the setback controls proposed in the Precinct Structure Plan and identified that the proposed setbacks were excessive and in need of review. Existing developments were reviewed to inform the recommended changes and amendments are proposed to Table 8 of the Precinct Structure Plan to clarify that lot boundary setbacks are to be calculated in accordance with the R-Codes.

Urban development zone

One submission (6) requested to amend the objectives of the Urban Development zone and one submission (9 – Tourism WA) objected to the rezoning of the precinct to Urban Development. As these submission related to the Scheme Amendment, this is considered in that agenda item.

Proposed modifications

Based on the submissions received and as outlined in the comments above, it is proposed that modifications are performed to the Precinct Structure Plan. **Attachment No 2** is the Schedule of Modifications and **Attachment No 3** is a copy of the Precinct Structure Plan with the modifications shown tracked.

CONSULTATION

Extensive consultation has occurred in the preparation of the Precinct Structure Plans, this includes the two preliminary phases of community engagement, consultation with the Department of Planning, Lands and Heritage, briefings at Council Workshops and engagement with the Design Review Panel.

Community Engagement

Prior to the project formally launching, a notice was published on the Shire's website on 11 July 2022 to advise the community that the project was commencing shortly. Whilst there were no formal activities during this stage, the community was able to register their interest.

Following adoption of the CEP at the OMC in August 2022, the two phases of initial engagement occurred, prior to the drafting of the Precinct Structure Plans.

The initial phase of community engagement provided the project team with the opportunity to understand local values, ideas for the future and how the community may like to see the precincts develop. Engagement was undertaken primarily in September 2022 with additional engagement offered during November 2022.

Input from the community and key stakeholder was sought through a variety of methods which included:

- Four community workshops attended by 38 people.
- 169 comments made on the interactive online mapping tool.
- 14 stakeholder meetings.
- Yawuru community presentation and separate workshop with Nyamba Buru Yawuru Limited.
- Three market stalls.
- Seven written submissions.

The second phase of engagement, was the design engagement stage which was undertaken between March and April 2023 and provided the community with the opportunity to view the draft concept plans for each precinct, and provide their feedback.

Input from the community and key stakeholders was sought through a variety of methods which included:

- Two community workshops attended by 45 people.
- 1,399 reactions made on the design ideas via the online mapping tool.
- 81 survey responses.
- One workshop with Nyamba Buru Yawuru Limited.
- One workshop with Shire staff.
- Six written comments.

A summary of the feedback received relative to each precinct area has been outlined in the Officer Comment's section above. The Community Engagement Outcomes report was presented to Council at the OMC on the 16 November 2023.

The following engagement also occurred as part of preparing the draft Precinct Structure Plans.

DPLH Engagement

The Department of Planning, Lands and Heritage have also been consulted at the following stages:

- Prior to appointment of a planning consultant, the Shire sought feedback from DPLH officers on the Request for Quote and proposed project delivery methodology.
- Upon engagement of the consultant team and prior to project commencement, further engagement occurred with DPLH to seek feedback on the updated methodology and confirming align with State Guidelines for preparing the Precinct Structure Plans.
- During the Precinct Structure Plan drafting phase, DPLH were engaged with to seek feedback on the proposed key changes to the planning framework proposed in the Precinct Structure Plans.

Council Workshops

The following workshops with Council have occurred:

- Project commencement - a workshop was held with Council in July and August 2022, where the consultant team provided an overview and sought feedback from elected members on the methodology to deliver the Precinct Structure Plans and the proposed community engagement methodology.
- Design Concept stage – workshops were held with Council in February and March 2023, where the consultant team presented the design concepts and sought feedback and input from elected members.
- Drafting of Precinct Structure Plans – prior to finalisation of the draft Precinct Structure Plans, a workshop was held with Council in early October 2023 where the consultant team presented the key feedback received during the community engagement phases and sought feedback on the design elements and key changes proposed in the Precinct Structure Plans.
- Prior to Council adoption of draft Precinct Structure Plans - A workshop occurred on the 11 November 2023 to provide an updated to elected members on the key changes proposed to the existing planning framework in the Precinct Structure Plans.

Design Review Panel

Engagement with the Design Review Panel occurred at the following stages:

- January 2023 - feedback was sought on the site and context analysis, the response to the context and design approaches.
- October 2023 - feedback was sought on the design elements of urban ecology, urban structure, public realm, movement, land use and built form responses proposed in the Precinct Structure Plans. The design testing undertaken to inform the design controls was also discussed.

The comments received from the Design Review Panel have been considered in finalisation of the draft Precinct Structure Plans.

Statutory Public Comment Period

Under the Regulations, once Council adopts a Scheme Amendment and Precinct Structure Plan, the draft documents are required to be advertised for public comment, this period was referenced as the 'statutory public comment period' in the Communications and Stakeholder Engagement Plan.

As a part of this phase of the stakeholder engagement, the following was undertaken:

- Written notification to primary and secondary stakeholders;
- Written notification to any person who has registered an interest in the project or has attended prior engagement sessions;
- Update to the Social Pinpoint engagement platform;
- Print website and social media notices;
- Direct engagement with key landowners; and
- Community drop in session in each precinct.

The statutory comment period is 42 days for both a Scheme Amendment and Precinct Structure Plan, however to ensure that members of the community have adequate time to review and prepare a submission and extended period was provided.

The community engagement period commenced on the 30 September 2024 and concluded on 2 December 2024, which is in excess of 90 days.

The schedule of submissions is included as **Attachment No 1** and details all the submissions received and recommendations in relation to the matters raised. A summary of the matters raised in the submissions is detailed in the officer's comments section above.

A further Council Workshop was held on 11 February 2025 to discuss the submissions received and seeking input on the proposed modifications to the Precinct Structure Plan. This workshop was attended by Shire President Mitchell (online) and Councillors Lewis, Mamid, Matsumoto and Taylor.

STATUTORY ENVIRONMENT

Planning and Development Act 2005

Planning and Development (Local Planning Schemes) Regulations 2015

Schedule 2 – Deemed provisions for local planning schemes

19. Consideration of submissions

(1) The local government —

- (a) must consider all submissions made to the local government within the period specified in a notice advertising the structure plan; and
- (b) may consider submissions made to the local government after that time; and
- (c) may request further information from a person who prepared the structure plan; and
- (d) may advertise any modifications proposed to the structure plan to address issues raised in submissions.

(2) If a local government makes a decision under subclause (1)(d) the local government must take any steps the local government considers appropriate to advertise the proposed modification to the structure plan.

(3) Modifications to a structure plan may not be advertised on more than one occasion without the approval of the Commission.

20. Local government report to Commission

- (1) The local government must prepare a report on the proposed structure plan and provide it to the Commission no later than 60 days after the day that is the latest of —
 - (a) the last day of the period for making submissions on the proposed structure plan that applies under clause 18(3A); or
 - (b) the last day for making submissions after a proposed modification of the structure plan is advertised under clause 19(2); or
 - (c) a day agreed by the Commission.

(2) The report on the proposed structure plan must include the following —

- (a) a list of the submissions considered by the local government, including, if relevant, any submissions received on a proposed modification to the structure plan advertised under clause 19(2);*
- (b) any comments by the local government in respect of those submissions;*
- (c) a schedule of any proposed modifications to address issues raised in the submissions;*
- (d) the local government's assessment of the proposal based on appropriate planning principles;*
- (e) a recommendation by the local government on whether the proposed structure plan should be approved by the Commission, including a recommendation on any proposed modifications.*

22. Decision of Commission

- (1) On receipt of a report on a proposed structure plan, the Commission must consider the plan and the report and may —*
 - (a) approve the structure plan; or*
 - (b) require the local government or the person who prepared the structure plan to —*
 - (i) modify the plan in the manner specified by the Commission; and*
 - (ii) resubmit the modified plan to the Commission for approval; or*
 - (c) refuse to approve the structure plan.*

POLICY IMPLICATIONS

If the Precinct Structure Plan is approved, a review of Local Planning Policy 5.19 – Strata Titling of Tourist Developments in the Tourist Zone will need to be performed. While the general intent of the Policy would remain, updates would be required to reflect the zoning change.

FINANCIAL IMPLICATIONS

Nil.

RISK

Nil.

STRATEGIC ASPIRATIONS

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

Outcome 6 - Responsible growth and development with respect for Broome's natural and built heritage

Objective 6.1 Promote sensible and sustainable growth and development.

Objective 6.2 Protect significant places of interest.

Objective 6.3 Create attractive, sustainable streetscapes and green spaces.

VOTING REQUIREMENTS*Simple Majority***COUNCIL RESOLUTION:****(REPORT RECOMMENDATION)****Minute No. C/0325/031****Moved: Cr P Taylor****Seconded: Cr S Cooper****That Council:**

- 1. Pursuant to Regulation 19 of the Deemed Provisions of the Planning and Development (Local Planning Schemes) Regulations 2015 consider the submissions received and endorse the Schedule of Submissions set out in Attachment No 1.**
- 2. Pursuant to Regulation 20 (2) of the Deemed Provisions of the Planning and Development (Local Planning Schemes) Regulations endorses the Schedule of Modifications set out in Attachment No 2 and recommends to the Western Australian Planning Commission that the Cable Beach Precinct Structure Plan as contained in Attachment No 3 is approved subject to modification.**

For the Motion: Shire President C Mitchell, Cr D Male, Cr S Cooper, Cr J Mamid, Cr P Matsumoto, Cr P Taylor and Cr M Virgo.

Against the Motion: Cr J Lewis.

CARRIED 7/1**Attachments**

1. Schedule of Submissions
2. Schedule of Modifications
3. Precinct Structure Plan (Part 1) with tracked changes

ATTACHMENT NO 1 - SCHEDULE OF SUBMISSIONS
CABLE BEACH PRECINCT STRUCTURE PLAN

No.	Submitter Address	Summary of Submission	Local Government Response	Local Government Recommendation
1.	Martin Johnson	<p>Bus Movement' is critical to Broome's Economy in every way. Vital importance & planning sense for planners to Proactively engage existing Bus Service Operators to enable better Bus solutions to benefit All.</p> <p>Recommend Key Planners & Decision Makers also Walk, Bike, Bus around each Precinct during both Wet & Dry seasons to better appreciate planning challenges and where Theory meets Actual.</p> <p>PRIORITY 1: Cable Beach Precinct Activation: 'BeBus MOVEMENT' = Everyone WINS</p> <p>I have been involved in most community workshops surrounding Cable Beach Foreshore & Cable Beach (CB) Precinct planning.</p> <p>Latest planning instils much faith in process of stakeholder & community engagement, however the importance of 'Bebus co-ordination' in driving Precinct economic growth is still underestimated : Greater Visitor \$Spend, experience, satisfaction is achievable at little extra cost.</p> <p>I live part year (including some hot, wet + dry times) at Oaks Cable Beach and ride a push bike everyday from the Oaks along Sanctuary road to Cable Beach foreshore returning via Millington road or sometimes via Murray road for variety. 2000-5000 Visitors each night stay adjacent to these 3 roads, depending upon 'the season'. (Wet season - less people).</p> <ul style="list-style-type: none"> Try walking 1km to & from the Beach in 35 + heat & little shade at age 30 , let alone ages 50+ (50% Visitor demographic) Try walking in 38 + humidity or in the drenching rain of the wet...with young children. Try walking at night after dinner & drinks along poorly lit poor pathways particularly after 'visitor safety warnings'. Try driving home on dark unfamiliar roads after a night at Divers Tavern...Better still Try getting a Taxi. <p>OR Just Forget it!... Stay home, Spend nothing and watch TV with limited choices. (Majority do)</p> <p>Undoubtedly Precinct planning involving future connections, pathways and streetscape upgrades are initiatives which will significantly assist Visitor movements & connection particularly during daylight hours and dry season for some demographic types.</p> <p>I am a frequent supporter of BeBus & know the route backwards to get the best out of it... 85% of visitors are simply unaware of it's scope. Just add 1 Stop @Cable Beach foreshore to the existing 'BeBus Cable Beach to Town route' and Foreshore Visitor frequency, \$Spend, Experience will increase by minimum of 30%. Requires 1 timetable change + marketing/communication. Timing can be almost immediate.</p> <p>All CB Precinct Visitor 'BIG Accommodations' are adjacent to the existing BeBus CB route....as are all CB Precinct Venues: Cable Beach Club: Sunset Bar & Restaurants, Cable Beach House, Surf Club Ocean View Bar, Millies, Spinifex Brewery, Wharf Restaurant, Zookeepers, Divers Tavern, Cable Beach general store, Bali Hai Restaurant, Kimberley Sands Restaurant.</p> <p>A wonderful opportunity exists to CONNECT Big Visitor numbers to Precinct Venues by BeBus. Whilst existing Bus services & fare options are adequate, also consider 1 x 8.30pm after dinner service during peak ... Just needs Marketing & Communication co-ordination to Launch.</p> <p>Immediate Bi-product is BIG increases in Visitor \$Spend, Stay Experience, Satisfaction + CBP Growth..... EVERYONE \$WINS.</p>	<p>PRIORITY 1 - Improved Bus Services</p> <p>Noted and agree with comments made around improving bus services within Cable Beach.</p> <p>The ability for the CBPSP to directly impact the bus service is limited, as it is operated by a private company. One of the movement actions identified in P1 – Table 4 advocates for improved public transport within the CBP and the Broome Townsite.</p> <p>The Broome Explorer currently has stops throughout the CBP including the Cable Beach Foreshore, Sanctuary Road, Millington Road and Murray Road.</p>	<p>That the submission be noted.</p> <p>No changes recommended.</p>

ATTACHMENT NO 1 - SCHEDULE OF SUBMISSIONS
CABLE BEACH PRECINCT STRUCTURE PLAN

No.	Submitter Address	Summary of Submission	Local Government Response	Local Government Recommendation
		<p>PRIORITY 2: Cable Beach Precinct : Key Local Roads & Pathways: Pedestrian, Bike, E-Scooter 'MOVEMENT'</p> <p>Sanctuary Rd between Oryx Rd & Cable Beach West Rd, Cable Beach West Rd from Murray Rd to foreshore, Murray Rd, Millington Rd. These are all Priority Access, Connection Local Roads with adjoining Pathways, currently inadequate for efficient, safe 'Movement'.</p> <p>Priority Roadways. Carry many varieties of Vehicles, including Public, Public Transport, Service, Bicycle, E-Bicycle, E-Scooters (Growing use). Often visiting drivers and passengers are distracted, looking for certain destinations & roadways, whilst negotiating the traffic.</p> <ul style="list-style-type: none"> Priority Local Roads should All be zoned 50kmh maximum speed limit for safety. Highly recommended to have 1m -1.5m combined Bike & E-Scooter lanes, on each left side with maximum speed 25kmh. Road Lighting & markings need be upgraded for better safety. Signage needs to be upgraded to make speed, destination & wayfinding information quicker and easier. (Internationally understandable) <p>Pedestrian volumes - moving to & from Cable Beach foreshore can be unusually high particularly around sunset. Sharing Pathways with much Faster moving Bikes & E-Rideables is impractical & dangerous, particularly considering future Foreshore & Precinct upgrades. Solution is to create, Bike/E-Rideable lanes either side of selected Priority Local Roadways identified within the Precinct.</p> <ul style="list-style-type: none"> Priority pathways need be in good condition, at least 2m wide with a dividing line down middle to encourage groups to keep left. Sharing Priority pathways with faster moving E-Bikes & Rideables should be discouraged. (Use lanes on Priority Local Roadways) Maximum 'pathways speed' for mobile vehicles is 10kmh. Signage is needed for speed, give-way & bell warning for pedestrian safety. Pathways need be well lit, with shade where possible, pram & mobility vehicle friendly + flush exit & entry curbs at crossings. <p>Adherence to Helmet, Pathway, Road laws around Cable Beach precinct is currently 30% approx. This is certain to become a serious Shire 'risk management' issue if not addressed going forward, particularly given Cable Beach foreshore redevelopment.</p> <p>Bike & E-Ridable Parking - is currently poorly provisioned at some key Foreshore & Precinct destinations. Needs upgrade.</p> <p>Cable Beach Foreshore Redevelopment - Logical opportunity to introduce Priority Road & Pathway MOVEMENT initiatives recommended</p>	<p>PRIORITY 2: Improved Active Transport</p> <p>Noted and agree with comments made around improving active transport within Cable Beach.</p> <p>The CBPSP advocates for improved pedestrian and cyclist infrastructure, with a focus on providing dedicated paths and shade. A number of streetscape upgrades are recommended to improve walkability and active transport.</p> <p>All roads within the CBPSP currently have a speed limit of 50km/hr, with the exception of a portion of Cable Beach Road West (70km/hr) and the northern extent of Lullfittz Dr (80km/hr). Traffic calming is also proposed along Sanctuary Rd to improve safety for pedestrians and cyclist in key areas.</p>	
2.	Peter Cribb Bastion Management Pty Ltd	<p>Further to my discussion with Shire Planner, I am writing to make a submission regarding the proposed draft Cable Beach Structure Plan (Structure Plan) that has been issued for public comment.</p> <p>I am the owner and operator of the Divers Tavern Broome, situated at Lot 100 (12) Cable Beach Road West, Broome WA. I have owned this business for over 20 years and have made a significant contribution to the Broome community over that time.</p> <p>My property is currently designated at Cable Beach Mid under the Structure Plan, however the adjoining land from the corner of Sanctuary Road and Cable Beach Road West to the boundary</p>	<p>The intent is the Cable Beach High zoning is to focus more intensive development in key areas, particularly along Sanctuary Road and Cable Beach Road West.</p> <p>Given this site's prominent location on a key corner, it is considered appropriate to increase the zoning from Cable Beach Mid to High, promoting development, activity and visual prominence on a key corner.</p>	<p>That the submission is noted.</p> <p>CBPSP - Sub-Precinct and Density Plan</p> <p>Amend Lot 100 (12) Cable Beach Rd West, Cable Beach to 'Cable Beach High'.</p>

ATTACHMENT NO 1 - SCHEDULE OF SUBMISSIONS
CABLE BEACH PRECINCT STRUCTURE PLAN

No.	Submitter Address	Summary of Submission	Local Government Response	Local Government Recommendation
		<p>of Divers Tavers is designated as Cable Beach High with preferred uses as Tourist Development / Hotel / Multiple Dwelling / Restaurant / Café / Shop / Small Bar.)</p> <p>After looking and studying the Structure Plan, scheme objectives and preferred land uses I would like to request that Lot 100 Cable Beach Road West Broome is also designated as Cable Beach High. There is no material difference between Lot 100 and the adjoining properties along Cable Beach Road West. They all have similar characteristics and for consistency I believe that Lot 100 should also be designated as Cable Beach High in the final structure Plan in the interests of proper and orderly planning of the area.</p>		
3.	Ann Duley Plantation Resort	<p>Because of the extreme permanent housing shortage in Broome, blocks of land under 2 hectares should not be zoned tourism. Permanent housing has been lost to AirBNB, Booking.com etc. Many people are turning permanent residential into holiday accommodation right through Broome. This has become an Australia wide problem.</p> <p>You need to rethink this immediately.</p> <p>Cable Beach needs more locals and permanents to keep the area alive in the off season. Why is the best area of Broome kept only for tourists? Surely this is discrimination against the local people. The permanent people pay for all the infrastructure and can't live there. Why's this fair? Commonsense needs to prevail here.</p>	<p>The CBP has been identified as a strategic tourism area within Western Australia, and therefore it's important that the precinct retains its primary tourism function.</p> <p>The issue of housing availability, population seasonality and lack of development in the CBP has been a key driver of this Precinct Structure Plan, with the aim to appropriate balance tourism and permanent residents land uses. The CBPSP seeks to provide greater flexibility for the provision residential development to address housing shortages, seasonality of the precinct and promote development within Cable Beach. It is anticipated that the planning framework changes would result in a greater delivery of development, including permanent residential housing.</p>	<p>That the submission is noted.</p> <p>No change recommended.</p>
4.	Renee Young Element Advisory on behalf of Paspaley Properties Pty Ltd and Pearls Pty Ltd (Paspaley)	<p>Introduction and context</p> <p>Element Advisory has prepared this submission on behalf of Paspaley Pearls Properties Pty Ltd and Pearls Pty Ltd (Paspaley) on the Cable Beach Precinct Structure Plan (CBPSP), Chinatown - Old Broome Precinct Structure Plan (COBPSP) and the Shire of Broome Local Planning Scheme No. 7 - Scheme Amendment No. 1, all of which are currently being advertised by the Shire of Broome (the Shire).</p> <p>Paspaley is a significant local landowner with longstanding interests in the Broome townsite with numerous properties within Chinatown, Old Broome and Cable Beach and therefore, the advertised planning documents are of significant interest to Paspaley. The particulars of the Paspaley owned land within Cable Beach are (note properties also owned in the Chinatown/Old Broome PSP, but not listed below):</p> <ul style="list-style-type: none"> • 8 Murray Road (Vacant Land) • 10 Murry Road (Kimberley Sands Resort). <p>Paspaley has a number of proposed plans for its various landholdings within the areas affected by the proposed CBPSP, COBPSP and Scheme Amendment No. 1 and has therefore reviewed these documents to ascertain how these will impact both on Paspaley's current property interests as well as their future plans. Paspaley has a common interest with the Shire in ensuring Broome continues to grow as a thriving Regional City.</p> <p>We respectfully request that consideration be given to the comments and proposed changes outlined below.</p> <p>Paspaley support the Shire's vision to retain and promote the tourism character and land use within Cable Beach whilst providing for complimentary residential development. Despite this, Paspaley considers that the CBPSP falls short in making sufficient changes to the planning framework to encourage new development activity. Development in Cable Beach has stagnated for over a decade and fundamental change is needed to stimulate new development. Paspaley's comments on the specific parts of the CBPSP are detailed below.</p>	<p>Noted.</p>	<p>That the submission is noted.</p>

ATTACHMENT NO 1 - SCHEDULE OF SUBMISSIONS
CABLE BEACH PRECINCT STRUCTURE PLAN

No.	Submitter Address	Summary of Submission	Local Government Response	Local Government Recommendation
		<p>a. P1 – Table 6: CBPSP Land Use Permissibility Single House should not be a prohibited use in the Cable Beach Mid and Cable Beach High Sub-Precincts. Notably there is land (including Paspaley's property at 8 Murray Road, Cable Beach) which adjoins single residential properties in an R10 coded area. No.8 Murray Street is ideally located to provide residential development to the northern part of this site which could potentially include single houses to interface with the existing R10 Codes area. A "D" discretionary land use permissibility would be more appropriate and would allow individual development applications to be considered on merit.</p> <p>Workforce accommodation is noted as an "I" incidental use only. It is submitted that a "D" discretionary land use permissibility would be more appropriate as it would provide greater flexibility (if required) in delivering workforce accommodation on sites that are separate to existing tourism operations (such as the Kimberley Sands Resort which is owned by Paspaley) rather than having to integrate these on and within tourism sites.</p> <p>b. 2.1.2 Residential Land Uses Given the challenges associated with financing new tourism developments in Broome it is considered that there are several elements in Clause 2.1.2 which will continue to potentially stifle new development opportunities. These include sub clause (b) which requires that any development application include both the tourism and the residential developments for the whole of the site rather than enabling a development application for residential land uses to be considered in isolation. It also includes sub clause (f) which provides that in any staged development the residential development is not to proceed the tourism development.</p> <p>The CBPSP needs a more sophisticated planning approach which cumulatively assesses the land use mix across all the tourism sub precincts. This would enable some sites to potentially deliver 100% residential development whilst others may deliver 100% tourism development (or workforce accommodation in support of the tourism development). Provided that the land use mix across the whole of the tourism sub precincts maintain a predominant tourism focus, the vision and objectives of the CBPSP will be achieved. Requiring the land use mix to be achieved on a site by site basis will continue to stifle new opportunities. A cumulative assessment approach may include a requirement that each new development application made under the CBPSP include an assessment of the current land use mix of the precinct to demonstrate that it will not jeopardise the predominant tourism function of the precinct.</p>	<p>a. P1 – Table 6: CBPSP Land Use Permissibility The intent of a Single House being an 'X' land use in the Cable Beach Mid and Cable Beach High sub-precincts is to prevent the wholesale subdivision of these lots. This is consistent with provision 2.2.2(1) which restricts freehold subdivision to create lots less than 10,000m². By allowing grouped dwelling development only, there is the ability for more consistent built form outcome and for development and subdivision to occur in an integrated manner. The request to amend the single dwelling land use classification is therefore not supported.</p> <p>Providing workforce accommodation is a key challenge facing Broome, and a critical component to providing and sustaining tourism development. Workforce accommodation is typically a lower amenity from both a built form and landscaping perspective. A standalone workforce accommodation development (noting that the definition allows for mining camp developments) could significantly alter the character of the precinct and not achieve the vision established in the Precinct Structure Plan. Workforce accommodation can still be undertaken on sites, but needs to be incidental. A standalone workforce accommodation land use in this precinct is not considered to align with the vision or existing character. Changing the land use permissibility is therefore not supported.</p> <p>b. 2.1.2 Residential Land Uses The intent of the requirement for a Development Application for both the tourism and residential component is to ensure residential development is compatible with tourism and that the interface is appropriately managed to maintain amenity for both tourists and residents. Section 3.1 also requires applicants to provide Integrated Tourism/Residential Development Requirements consisting of:</p> <ul style="list-style-type: none"> • A design statement which demonstrates how the development (including any residential or commercial component) responds to the predominant tourism character of the CBP. • A strata management plan which demonstrates how tourism and residential components of the development will be managed. • A proposed plan of subdivision which demonstrates the spatial arrangement of lots, public open space, and roads. • A servicing infrastructure strategy which demonstrates how all essential utilities / infrastructure will be implemented. <p>It is considered that clause 2.1.2 (1) (b) is important to ensure development is able to deliver an integrated and coherent design solution, and achieve the objectives of the CBPSP, and therefore should be retained.</p> <p>It is acknowledged that the requirement for the tourism development to proceed the residential component may restrict development, with the preference for delivery of residential first to stimulate development in Cable Beach.</p> <p>To allow for flexibility in the delivery of residential and tourism development in Cable Beach and promote development to occur, it is recommended that clause 2.1.2 (1) (f) is removed. However, in order to limit poor built form and streetscape outcomes where new development does not front onto the street, leaving vacant</p>	<p>P1 – Table 6: CBPSP Land Use Permissibility No changes recommended.</p> <p>2.1.2 Residential Land Uses Modify Clause 2.1.2 (1) f) to allow for flexibility in the delivery of residential and tourism development in Cable Beach.</p> <p>Provide additional wording to ensure quality landscape/ streetscape will be maintained where staged approach leads to vacant land fronting the street.</p>

ATTACHMENT NO 1 - SCHEDULE OF SUBMISSIONS
CABLE BEACH PRECINCT STRUCTURE PLAN

No.	Submitter Address	Summary of Submission	Local Government Response	Local Government Recommendation
		<p>c. P1 – Table 7: CBPSP Residential Permissibility</p> <p>Whilst not directly relevant to Paspaley's properties, it is noted that the provisions in the Cable Beach High Sub-Precinct which enable consideration of developments that do not include Tourist or Hotel Development on lots less than the 7,500m² will have limited impact on new development in the Cable Beach Precinct. This is because there are only circa four (4) undeveloped lots in the whole of this sub precinct which are less than the 7,500m² lot size threshold for this provision.</p> <p>In Paspaley's view, the opportunity to prepare a development application that does not include Tourist Development or Hotel land uses should be available to land within the Cable Beach Low, Medium and High Sub-Precincts irrespective of lot size and provided that the development can demonstrate it will not have a negative impact on the primary tourism, character or amenity of the Cable Beach Precinct when considered holistically.</p> <p>d. 2.2.1 Development and Density</p> <p>Clauses 2.2.1 (3) notes that multi-storey hotel/motel tourism development will be considered 'multiple dwellings' and must be developed in accordance with the relevant density and built form standards of the R-Codes. It is noted that the R-Codes typically do not apply to short stay accommodation or non-permanent residential development and there are a number of standards in the R-Codes (such as visual privacy, solar access, natural ventilation, storage etc) that are not directly relevant to tourism development. These controls would pose a significant impediment on the construction feasibility of a tourism development, particularly in remote WA. Clarification may be needed in these provisions to ensure that it is clear what the relevant built form standards of the R Codes are for multi-storey hotel/motel tourism development (given the already detailed built form controls proposed in the CBPSP).</p> <p>e. P1 – Table 8: CBPSP Built Form Controls</p> <p><u>Site Cover</u></p> <p>The maximum site cover percentages are considered to be very low - 35% in the Cable Beach Low Sub-Precinct; 35% in the Cable Beach Mid Sub-Precinct and 45% in the Cable Beach High Sub- Precinct. These maximum site cover percentages are well below the maximum of 55% which is currently provided for development in the Tourism Zone in Local Planning Scheme No.7 (LP57).</p>	<p>sites in key streetscapes, it is recommended that additional streetscape and/or landscape provisions be included to assist with the built form transition.</p> <p>The ability to apply the land use flexibility over the entire precinct, allowing whole lots to be developed as residential does not align with the strategic tourism intent of the Cable Beach precinct. It is not considered that the cumulative precinct-wide approach to providing a tourism/residentially split of land use would provide a fair and equitable approach in delivering the tourism intent of the CBPSP. Landowners who are in a position to deliver residential development quickly could use the prescribed residential allocation, leaving other landowners with less flexibility in developing their land. The proposed approach provides balanced and equitable solution to proving greater land use flexibility and promoting development, while retaining the tourism important of the precinct.</p> <p>No changes to the application of residential land use is recommended.</p> <p>c. P1 – Table 7: CBPSP Residential Permissibility</p> <p>The intent of this clause is to encourage development of vacant lots along Sanctuary Road, where an activated mixed-use character is desired. The ability to provide an integrated tourism and residential development is also more difficult to achieve given the site area and dimensions. Applying this provision to all land within the CBPSP does not align with the tourism intent and not supported.</p> <p>d. 2.2.1 Development and Density</p> <p>As part of the Tourism Approach outlined in section 4.5.1 of Part Two, clear controls for the calculation of tourism/residential yields and ratios, using either site area or number of dwellings, but not both as previously has been the case where recommended. In order to balance the tourism/residential split using a number of dwellings approach, an overall yield for each lot is required. The intent of applying a R-Code density to tourism development was included to assist in clearly identifying the tourism/residential land use split.</p> <p>However, land use split could still be determined by number of dwellings/units without the need for R-Code densities applying to tourism development. If residential development proceeded the tourism component, a minimum number of tourism units may be required at future stages.</p> <p>Upon review of multiple submissions, it is considered that it is appropriate to remove the application of an R-Code density for tourism development. Tourism development and yield should instead be determined the built form and development controls of the CBPSP.</p> <p>e. P1 – Table 8: CBPSP Built Form Controls</p>	<p>2.2.1 Development and Density</p> <p>Remove Clauses 2.2.1 (2) and (3).</p> <p>P1 – Table 8: CBPSP Built Form Controls</p> <p><u>Site Cover</u></p> <p>Increase the maximum site cover to the following:</p> <ul style="list-style-type: none"> - Cable Beach Mid – 45% - Cable Beach High – 55%

ATTACHMENT NO 1 - SCHEDULE OF SUBMISSIONS
CABLE BEACH PRECINCT STRUCTURE PLAN

No.	Submitter Address	Summary of Submission	Local Government Response	Local Government Recommendation
		<p>Paspaley objects to such a significant drop in the maximum allowable site cover from the current LPS7 provisions. An allowance of a minimum of 50% is considered to be more appropriate and feasible, offering flexibility in design across all Sub-Precincts. For example, Kimberley Sands Resort is located in the Cable Beach Mid Sub-Precincts and is identified as having a maximum site cover of 45%, yet the CBPSP provides for a maximum of 35% site cover in the Cable Beach Mid Sub-Precinct. This means that development like the Kimberley Sands Resort can no longer be replicated within the Cable Beach Mid Sub-Precinct. It is noted that there are no contemporary tourism developments within Cable Beach to benchmark site cover against, as development has stagnated over the last decade or more. A performance based approach including a recommended range (up to 50%) as guidance would be more appropriate in the CBPSP.</p> <p><u>Landscaping</u> The minimum soft landscaping percentages for all land use types are considered to be high (i.e. 35% minimum soft landscape requirement in the Cable Beach Mid Sub Precinct) and are expected to impact on the feasibility of development. These do not appear to have been benchmarked or tested. It is respectfully requested that the minimum soft landscaping requirements be reduced and/or refined to relate to percentages within particular setback areas (i.e. the front setback) or to more narrowly defined parts of the site rather than blanket percentages which apply to the total site area. These comments regarding the soft landscaping percentages also relate to the soft landscaping provisions as set out in P1- Table 11: CBPSP Landscaping, Deep Soil and Tree Requirements. P1 – Table 10: CBPSP Streetscape Requirements</p> <p><u>Street fencing</u> It is noted that the residential fencing provisions state that all fences within the primary street setback areas shall be no higher than 1.2m. Provided that the 80% minimum permeability provision is achieved it is considered strongly desirable, noting the need for security and privacy, that higher fencing be permitted. Front fences within the primary street setback area should be visually permeable above 1.2m of natural ground level. Not that the overall fence height is limited to 1.2 metres. Safety and security are highly valued in Broome and therefore taller front fences should reasonably be permitted.</p>	<p><u>Site Cover</u> The site cover and soft landscaping controls have been carefully considered to retain the landscape character of Cable Beach, allow for natural ventilation and breezes to flow between buildings, and help manage water runoff. Site cover analysis has been undertaken on a range of tourism developments to assist with setting appropriate site cover requirements.</p> <p>During design testing processes undertaken in Part 2 of the CBPSP, it is acknowledged that the site cover of Kimberley Sands (45%) exceeds the Cable Beach Mid site cover maximum of 35%. While a number of other existing developments can achieve the 35% site cover requirement, in order to add greater flexibility of tourism typologies, it is considered appropriate to increase the maximum site cover to 45% to allow for new development with a similar footprint to the Kimberley Sands. As a result, it is also recommended that the Cable Beach High site cover is increased to 55%, allowing for a more intensive form of development.</p> <p>While it is appropriate to increase the site cover, retaining the proposed soft landscaping provisions are critical in retaining the landscape character of the CBP.</p> <p><u>Landscaping</u> The green landscape character of the CBP was identified as one of the most important design elements during community and stakeholder engagement. In response, site cover and soft landscaping were a primary focus of the built form strategy for the CBPSP. Minimising site cover and maximising soft landscaping is essential in maintaining high quality tree canopy in the private realm, assisting with water management, and contributing to local character.</p> <p>Given the size of the lots in the CBP, it is important for the soft landscaping to be disbursed throughout the sites, and not just provided in setback areas. The benefits of soft landscaping and canopy in providing shade, cooling and assisting in stormwater management should be integrated into the development for both residential and tourism land uses.</p> <p>If individual landowners wish to vary these requirements, then this is to be managed and justified through the development application process. However, modifications to the CBPSP's proposed soft landscaping standards are not supported.</p> <p><u>Street Fencing</u> The intent of this matter is understood and supported. The 80% permeability requirement will be required to be retained from a climatic design perspective. However, increasing the maximum fence height to 1.8m to align with the now gazetted R-Codes Volume 1 is supported.</p> <p>A modification to P1 - Table 10: CBPSP Streetscape Requirements to reflect this change is therefore proposed.</p>	<p><u>Landscaping</u> No changes recommended.</p> <p><u>Street Fencing</u> Modify maximum fence height to align with R-Codes. Retain permeability requirements.</p> <p>2.2.15 Infrastructure Requirements – Pedestrian/Cycle Connections</p> <p>Replace Clause 2.2.15 (4) (a)</p> <p>Landowners may control public access in dedicated pedestrian / cycle connections where they pass wholly through privately owned property. Managed public access during agreed hours is permitted to ensure safety and security after hours.</p>
		f. 2.2.15 Infrastructure Requirements – Pedestrian/Cycle Connections	f. 2.2.15 Infrastructure Requirements – Pedestrian/Cycle Connections	

ATTACHMENT NO 1 - SCHEDULE OF SUBMISSIONS
CABLE BEACH PRECINCT STRUCTURE PLAN

No.	Submitter Address	Summary of Submission	Local Government Response	Local Government Recommendation
		<p>The CBPSP requires publicly accessible pedestrian and cycle connections provided and constructed by the landowner as shown on P1 – Figure 6.</p> <p>Sub clause (a) requires that these be provided as public access easements. Paspaley strongly objects to these being provided as public access easements. A public access easement required unfettered access to any member of the public on a 24/7 basis which is not considered appropriate within a tourism (or strata residential development) having regard to the security issues in Broome. It is submitted that any through block pedestrian and cycle connections should reasonably be provided as privately owned pathways that are publicly accessible only during agreed hours and that outside of these hours the links can be secured.</p> <p>Conclusion</p> <p>We trust the comments provided will assist the Shire in reviewing the advertised documents. We urge the Shire to make amendments and the PSPs provide for an appropriately flexible and robust planning framework that provides the necessary impetus to guide much needed growth within Cable Beach.</p> <p>We welcome any feedback on this submission and would be happy to arrange a meeting to discuss in greater detail. Should you have any queries or require clarification on the above matter, please do not hesitate to contact either Nick Hanigan on 0419 992 069 or the undersigned on 0429 102 079.</p>	<p>It is noted and agreed that this section needs to be reviewed for clarity. The intent of providing pedestrian/cycle connections in key locations is to enable better connectivity through Cable Beach's large blocks and sites, connecting up areas of tourism /residential with areas of activity. Due to the single ownership of land where these connections are proposed, it is considered appropriate that these connections could be provided as private connections, provided they are accessible by the public during key hours. Opening hours should be considered during the Development Application process and agreed to by both the landowner and the Shire.</p> <p>Recommend wording is reviewed to remove requirement for a public access easement to be in place, and enable ability for connections to be in private ownership provided they are publicly accessible.</p>	
5.	Renee Young Element Advisory on behalf of Hawaiian Group	<p>Introduction and context</p> <p>Element Advisory has prepared this submission on behalf of Hawaiian Group (Hawaiian) on the Cable Beach Precinct Structure Plan (CBPSP), Chinatown-Old Broome Precinct Structure Plan (COBPSP) and the Shire Of Broome Local Planning Scheme No. 7 - Scheme Amendment No. 1, all of which are currently being advertised by the Shire of Broome (the Shire).</p> <p>Hawaiian has a long association with Broome and most notably Cable Beach. Hawaiian is a major landowner in the area, owning approximately 17.8 hectares of land in Broome, 16.6 hectares of which is within the Cable Beach Precinct. Development in Cable Beach has stagnated over the last 20 years and there is currently around 40 hectares of undeveloped land in Cable Beach that is currently zoned for tourism, including over seven (7) hectares of undeveloped land which is owned by Hawaiian.</p> <p>Hawaiian has reviewed the CBPSP, the COBPSP and Scheme Amendment No. 1 to ascertain how these will impact both on Hawaiian's current property interests as well as their future plans. Hawaiian has a common interest with the Shire in ensuring Cable Beach continues to be a tourism destination of choice in Western Australia and that Broome continues to grow as a thriving Regional City.</p> <p>Hawaiian would also like the opportunity to realise feasibly development opportunities on their vacant land in the Cable Beach Precinct. The particulars of the Hawaiian owned land in Cable Beach (not properties also owned in the Chinatown/Old Broome PSP, but not listed below):</p> <ul style="list-style-type: none"> • 5 Millington Road, Cable Beach (Cable Beach Resort); • Lot 1005 Millington Road, Cable Beach (Cable Beach Resort); • 4 Millington Road, Cable Beach (Blue Body Buddha Sanctuary); • 6 Millington Road, Cable Beach (Vacant Land); • 5 Sanctuary Road, Cable Beach (predominantly vacant); • 1 Sanctuary Road, Cable Beach (Cable Beach Resort); 	<p>Noted. The Shire acknowledges and thanks the Hawaiian Group for preparing and supplying the Tourism Accommodation Study, which has been reviewed in preparing the Precinct Structure Plan.</p> <p>See further comments below.</p>	<p>That the submission be noted.</p> <p>2.1.2 Residential Land Uses Modify Clause 2.1.2 (1) f) to allow for flexibility in the delivery of residential and tourism development in Cable Beach.</p> <p>Provide additional wording to ensure quality landscape/ streetscape will be maintained where staged approach leads to vacant land fronting the street.</p> <p>2.2.1 Development and Density Remove Clauses 2.2.1 (2) and (3).</p> <p>P1 – Table 8: CBPSP Built Form Controls <u>Site Cover</u> Increase the maximum site to the following: <ul style="list-style-type: none"> - Cable Beach Mid – 45% - Cable Beach High – 55% <u>Landscaping</u> No changes recommended.</p> <p><u>Street Fencing</u></p>

ATTACHMENT NO 1 - SCHEDULE OF SUBMISSIONS
CABLE BEACH PRECINCT STRUCTURE PLAN

No.	Submitter Address	Summary of Submission	Local Government Response	Local Government Recommendation
		<ul style="list-style-type: none"> 3 Sanctuary Road, Cable Beach (Cable Beach Resort); <p>As the Shire is aware, Hawaiian commissioned a Tourism Accommodation Study of Broome in November 2022. This study has informed Hawaiian's views on the CBPSP. It revealed that:</p> <ul style="list-style-type: none"> there is an existing land area of 460,000m²+ for hotel/motel development in Broome; existing tourism accommodation development has an average plot ratio of 0.17, which is a very low intensity of development, representing underdevelopment of most properties and, indicating significant opportunity for redevelopment; demand for accommodation in Broome is expected to grow in the medium term, returning to pre-Covid-19 levels and then maintaining a growth rate on par with historic growth over the next 10 years; on the basis of maintaining a market equilibrium, the Broome accommodation market could support approximately 350 additional accommodation units by 2031 comprised of: <ul style="list-style-type: none"> Hotel/Motel – 172 Rooms; Caravan Park – 112 Sites; Vacation Rentals – 51 Rooms (20 units); Backpackers – 16 Rooms/Beds; Cable Beach has approximately 40 hectares of undeveloped land zoned for tourism; and A yield analysis found that the undeveloped tourism zoned land in Cable Beach is able to accommodate approximately 22 additional hotels and 3 additional caravan parks – this represents a doubling of the current supply of hotels in Broome and a doubling of the supply of Caravan Parks in Cable Beach. <p>Based on these findings, it is clear that the stock of undeveloped tourism zoned land in Cable Beach is abundant and is excessive given the modest outlook for demand growth in the medium term.</p> <p>a. Cumulative precinct based tourist development approach</p> <p>We acknowledge that the Shire has sought to provide more flexibility for a mix of land uses in the Cable Beach Precinct and Hawaiian understands and respects the need to protect tourism accommodation sites from residential development. However, the requirement for most lots in Cable Beach to deliver some proportion of tourism development is the most critical factor which contributes to the inflexible planning regulations in Cable Beach.</p> <p>The Cable Beach Precinct needs to be considered more holistically and on a cumulative assessment basis rather than a lot by lot basis. These comments are reflected in the specific commentary on the CBPSP set out below.</p> <p>We respectfully request that consideration be given to the comments and proposed changes outlined below.</p> <p>Hawaiian fully supports the Shire in the need to update the planning framework that controls development in Cable Beach to seek to stimulate new development and activate the area. As the Shire is aware, private investment in Cable Beach has stagnated for over 20 years.</p> <p>Hawaiian believes that there is a strong need to promote greater land use diversity to improve activation of the precinct, particularly during off-peak tourism periods, which is a significant</p>	<p>a. Cumulative precinct based tourist development approach</p> <p>Cable Beach has long been identified as a strategic tourism precinct through a range of State frameworks, and allowing for broad residential development throughout the precinct is not supported at State level.</p> <p>The intent of the CBPSP is to provide a balanced and equitable solution to providing greater land use flexibility and promoting development, while retaining the tourism importance of the precinct. While it is acknowledged that the Shire has not undertaken a detailed tourism demand/supply analysis, the proposed provisions have been developed to balance a range of private and government stakeholder interests.</p> <p>It is considered that the proposed approach allows for sufficient flexibility to encourage development, increase the year round population within the CBP, and maintain the strategic tourism intent by ensuring sufficient land is available for tourism development into the future. No changes to the land use approach are recommended.</p>	<p>Modify maximum fence height to align with R-Codes. Retain permeability requirements.</p> <p>2.2.15 Infrastructure Requirements – Pedestrian/Cycle Connections</p> <p>Recommend wording is reviewed to remove requirement for a public access easement to be in place, and enable ability for connections to be in private ownership provided they are publicly accessible.</p>

ATTACHMENT NO 1 - SCHEDULE OF SUBMISSIONS
CABLE BEACH PRECINCT STRUCTURE PLAN

No.	Submitter Address	Summary of Submission	Local Government Response	Local Government Recommendation
		<p>portion of the year. However, this lack of private investment will not change without meaningful alterations to the statutory planning framework applicable to the area.</p> <p>Whilst it is acknowledged that the Shire has tried to introduce greater flexibility and opportunity for residential development in the area in the CBPSP, the opportunities for residential development are still intrinsically linked to the development and delivery of new tourism development on a site by site basis.</p> <p>This approach does not appear to have been based on any detailed tourism planning (as is recommended in the Department of Planning Lands and Heritage's (DPLH) <i>Planning for Tourism and Short-term Rental Accommodation Guidelines</i> (November 2023)).</p> <p>An accommodation demand/supply study and analysis could help the Shire in demonstrating that there is a need to fundamentally change the manner in which tourism land uses are provided for in the Cable Beach Precinct.</p> <p>Hawaiian does not believe that the new controls will have any of the desired impacts of stimulating new development.</p> <p>Hawaiian's comments on the specific parts of the CBPSP are detailed below.</p> <p>b. 2.1.1 Land Use Permissibility</p> <p>Sub clause 3 provides that within the Cable Beach High Sub-Precinct retail/commercial development may be considered without a short-stay accommodation component where it is a hospitality use (such as a brewery, restaurant/cage, tavern), with each tenancy limited to a maximum of 800m² of floor area and where each tenancy provides activation to Sanctuary Road whilst also meeting the built form objectives of the CBPSP.</p> <p>Hawaiian submits that 'shop' uses should also reasonably be provided for as an allowable use that may be considered without a short-stay accommodation component under sub clause 3 of clause 2.1.1. The average provision of supermarket floor space in Australia (m² per 1,000 people) is 328m. Accordingly, based on the population of the Cable Beach Precinct being 3,934 persons, a supermarket of between 800m² and 1,200m² could readily be supported in Cable Beach, providing the tourism precinct with a convenience and amenity that it currently lacks, improving the tourism experience within the Cable Beach Precinct. A limited floorspace supermarket of this size would also avoid impacting the primacy of Chinatown.</p> <p>Hawaiian submits that a limited floorspace supermarket on the corner of Millington and Sanctuary Roads could serve both the local Cable Beach residents and tourists alike and add significant amenity to the precinct. Timing of development in Broome North is uncertain and a limited floorspace supermarket in Cable Beach is supported based on the current Cable Beach population. It would also consolidate infrastructure and improve the tourist experience of Cable Beach. We also understand that DevelopmentWA supports the relocation of floorspace from Broome North to Cable Beach in the case that the Shire is concerned that there was insufficient capacity in the market for local centres at both locations.</p> <p>c. P1 – Table 6: CBPSP Land Use Permissibility</p> <p>Single House should not be a prohibited use in the Cable Beach Mid and Cable Beach High Sub-Precincts. A "D" discretionary land use permissibility would be more appropriate and would allow individual development applications to be considered on merit.</p>	<p>b. 2.1.1 Land Use Permissibility</p> <p>Both the Shire of Broome's Local Planning Strategy and Local Commercial Strategy identify a future Local Centre in Broome North, with the location identified in the Broome North Local Structure Plan No. 3 (on the corner of Gubinge Rd and Fairway Dr). This location is considered appropriate to service both the needs of future residential in Broome North, but also the tourist and residential needs of Cable Beach.</p> <p>Commercial and retail land uses within the CBPSP have been considered in line with the Local Commercial Strategy which identifies Cable Beach as future convenience retail. Increased commercial/retail floorspace within the CBP is not supported by any strategic framework and not consider proper and orderly planning, given the future development of a Local Centre in Broome North. DevelopmentWA have confirmed that it does not support the relocation of floorspace from Broome North to Cable Beach. No changes to land use are recommended.</p> <p>c. P1 – Table 6: CBPSP Land Use Permissibility</p> <p>The intent of a Single House being an X land use in the Cable Beach Mid and Cable Beach High sub-precincts is to prevent the wholesale subdivision of these lots. This is consistent with provision 2.2.2(1) which restricts freehold subdivision to create lots less than 10,000m². By allowing grouped dwelling development</p>	

ATTACHMENT NO 1 - SCHEDULE OF SUBMISSIONS
CABLE BEACH PRECINCT STRUCTURE PLAN

No.	Submitter Address	Summary of Submission	Local Government Response	Local Government Recommendation
		<p>The Cable Beach area is highly desirable for residential development and a greater permanent residential population in Cable Beach will be able to support business throughout the year, lead to activation of the precinct year round and lead to better commercial viability for all Cable Beach businesses. The street block bounded by Millington Road, Oryx Road and Sanctuary Road, which is sited away from the prime beachfront tourism areas and contains a number of longstanding vacant or underdeveloped lots could readily support residential subdivision and single house development without compromising the predominant tourism focus of the Cable Beach Precinct.</p> <p>Workforce accommodation is noted as an "I" incidental use only. It is submitted that a "D" discretionary land use permissibility would be more appropriate as it would provide greater flexibility (if required) in delivering workforce accommodation on sites that are separate to existing tourism operations (such as the land to the rear of the Cable Beach Club on Millington Road) rather than having to integrate these on and within tourism sites.</p> <p>d. 2.1.2 Residential Land Uses</p> <p>Given the challenges associated with financing new tourism developments in Broome it is considered that there are several elements in Clause 2.1.2 which will continue to potentially stifle new development opportunities. These include sub clause (b) which requires that any development application include both the tourism and the residential developments for the whole of the site rather than enabling a development application for residential land uses to be considered in isolation. It also includes sub clause (f) which provides that in any staged development the residential development is not to proceed the tourism development.</p> <p>Enabling residential land uses to only occur in conjunction with and following tourist development in Cable Beach is a flawed approach. The excessive abundant stock of undeveloped tourism zoned land in Cable Beach indicates a clear case for wholesale rezoning for residential land use.</p> <p>In addition, the CBPSP needs a more sophisticated planning approach which cumulatively assesses the land use mix across all the tourism sub precincts. This would enable some sites to potentially deliver 100% residential development whilst others may deliver 100% tourism development (or workforce accommodation in support of the tourism development). Provided that the land use mix across the whole of the tourism sub precincts maintain a predominant tourism focus, the vision and objectives of the CBPSP will be achieved. Requiring the land use mix to be achieved on a site by site basis will continue to stifle new opportunities.</p> <p>A cumulative assessment approach may include a requirement that each new development application made under the CBPSP include an assessment of the current land use mix of the precinct to demonstrate that it will not jeopardise the predominant tourism function of the precinct.</p> <p>e. P1 – Table 7: CBPSP Residential Permissibility</p> <p>Whilst not directly relevant to Hawaiian's properties, it is noted that the provisions in the Cable Beach High Sub-Precinct which enable consideration of developments that do not include Tourist or Hotel Development on lots less than the 7,500m² will have limited impact on new development in the Cable Beach Precinct. This is because there are only circa four (4) undeveloped lots in the whole of this sub-precinct which are less than the 7,500m² lot size threshold for this provision.</p>	<p>only, there is the ability for more control of the built form outcome and for development and subdivision to occur in an integrated manner.</p> <p>Providing workforce accommodation is a key challenge facing Broome, and a critical component to providing and sustaining tourism development. Workforce accommodation is typically a lower amenity from both a built form and landscaping perspective. A standalone workforce accommodation development (noting that the definition allows for mining camp developments) could significantly alter the character of the precinct and not achieve the vision established in the Precinct Structure Plan. Changing the land use permissibility is not supported.</p> <p>d. 2.1.2 Residential Land Uses</p> <p>The intent of the requirement for a DA for both the tourism and residential component is to ensure residential development is compatible with tourism and that the interface is appropriately managed to maintain amenity for both tourists and residents. Section 3.1 also requires applicants to provide Integrated Tourism/Residential Development Requirements consisting of:</p> <ul style="list-style-type: none"> • A design statement which demonstrates how the development (including any residential or commercial component) responds to the predominant tourism character of the CBP. • A strata management plan which demonstrates how tourism and residential components of the development will be managed. • A proposed plan of subdivision which demonstrates the spatial arrangement of lots, public open space, and roads. • A servicing infrastructure strategy which demonstrates how all essential utilities / infrastructure will be implemented. <p>It is considered that clause 2.1.2 (1) (b) is important to ensure development is able to deliver an integrated and coherent design solution, and achieve the objectives of the CBPSP, and therefore should be retained.</p> <p>It is acknowledged that the requirement for the tourism development to proceed the residential component may restrict development, with the preference for delivery of residential first to stimulate development in Cable Beach.</p> <p>To allow for flexibility in the delivery of residential and tourism development in Cable Beach and promote development to occur, it is recommended that clause 2.1.2 (1) (f) is removed. However, in order to limit poor built form and streetscape outcomes where new development does not front onto the street, leaving vacant sites in key streetscapes, it is recommended that additional streetscape and/or landscape provisions be included to assist with the built form transition.</p> <p>The ability to apply the land use flexibility over the entire precinct, allowing whole lots to be developed as residential does not align with the strategic tourism intent of the Cable Beach precinct. It is not considered that the</p>	

ATTACHMENT NO 1 - SCHEDULE OF SUBMISSIONS
CABLE BEACH PRECINCT STRUCTURE PLAN

No.	Submitter Address	Summary of Submission	Local Government Response	Local Government Recommendation
		<p>In Hawaiian's view, the opportunity to prepare a development application that does not include Tourist Development or Hotel land uses should be available to land within the Cable Beach Low, Medium and High Sub-Precincts irrespective of lot size and provided that the development can demonstrate it will not have a negative impact on the primary tourism, character or amenity of the Cable Beach Precinct when considered holistically.</p> <p>f. 2.2.2 Development and Density Clauses 2.2.1 (3) notes that multi-storey hotel/motel tourism development will be considered 'multiple dwellings' and must be developed in accordance with the relevant density and built form standards of the R-Codes. It is noted that the R-Codes typically do not apply to short stay accommodation or non-permanent residential development and there are a number of standards in the R-Codes (such as visual privacy, solar access, natural ventilation, storage etc) that are not directly relevant to tourism development and nor are these appropriate given the nature of tourism developments and the different expectations of those that stay short term.</p> <p>Clarification may be needed in these provisions in the CBPSP to ensure that it is clear what the relevant built form standards of the R Codes are for multi-storey hotel/motel tourism development (given the already detailed built form controls proposed in the CBPSP).</p> <p>g. P1 – Table 8: CBPSP Built Form Controls <u>Site Cover</u> The maximum site cover percentages are considered to be very low - 35% in the Cable Beach Low Sub-Precinct; 35% in the Cable Beach Mid Sub-Precinct and 45% in the Cable Beach High Sub- Precinct. These maximum site cover percentages are well below the maximum of 55% which is currently provided for development in the Tourism Zone in Local Planning Scheme No.7 (LPS7).</p> <p>Hawaiian objects to such a significant drop in the maximum allowable site cover from the current LPS7 provisions. An allowance of a minimum of 50% is considered to be more appropriate and feasible, offering flexibility in design across all Sub-Precincts. It is noted that</p>	<p>cumulative precinct-wide approach to providing a tourism/residentially split of land use would provide a fair and equitable approach in delivering the tourism intent of the CBSP. Landowners who are in a position to deliver residential development quickly could use the prescribed residential allocation, leaving other landowners with less flexibility in developing their land. The proposed approach provides balanced and equitable solution to providing greater land use flexibility and promoting development, while retaining the tourism importance of the precinct.</p> <p>No changes to the application of residential land use is recommended.</p> <p>e. P1 – Table 7: CBPSP Residential Permissibility The intent of this clause is to encourage development of vacant lots along Sanctuary Road, where an activated mixed-use character is desired. The ability to provide an integrated tourism and residential development is also more difficult to achieve given the site area and dimensions. Applying this provision to all land within the CBPSP does not align with the tourism intent and not supported.</p> <p>f. 2.2.2 Development and Density As part of the Tourism Approach outlined in section 4.5.1 of Part Two, clear controls for the calculation of tourism/residential yields and ratios, using either site area or number of dwellings, but not both as previously has been the case where recommended. In order to balance the tourism/residential split using a number of dwellings approach, an overall yield for each lot is required. The intent of applying a R-Code density to tourism development was included to assist in clearly identifying the tourism/residential land use split.</p> <p>However, land use split could still be determined by number of dwellings/units without the need for R-Code densities applying to tourism development. If residential development proceeded the tourism component, a minimum number of tourism units may be required at future stages.</p> <p>Upon review of multiple submissions, it is considered that it is appropriate to remove the application of an R-Code density for tourism development. Tourism development and yield should instead be determined the built form and development controls of the CBPSP.</p> <p>g. P1 – Table 8: CBPSP Built Form Controls <u>Site Cover</u> The site cover and soft landscaping controls have been carefully considered to retain the landscape character of Cable Beach, allow for natural ventilation and breezes to flow between buildings, and help manage water runoff. Site cover analysis has been undertaken on a range of tourism developments to assist with setting appropriate site cover requirements.</p> <p>During design testing processes undertaken in Part 2 of the CBPSP, it is acknowledged that the site cover of Kimberley Sands (45%) exceeds the Cable Beach Mid site cover maximum of 35%. While a number of other existing developments can achieve the 35% site cover requirement, in order to add greater flexibility of tourism typologies, it is considered appropriate to increase the maximum site cover to 45% to allow for new development with a similar</p>	

ATTACHMENT NO 1 - SCHEDULE OF SUBMISSIONS
CABLE BEACH PRECINCT STRUCTURE PLAN

No.	Submitter Address	Summary of Submission	Local Government Response	Local Government Recommendation
		<p>there are no contemporary tourism developments within Cable Beach to benchmark site cover against, as development has stagnated over the last decade or more.</p> <p><u>Landscaping</u> The minimum soft landscaping percentages for all land use types are considered to be high (i.e. 25% minimum soft landscape requirement in the Cable Beach High Sub Precinct) and are expected to impact on the feasibility of development. These do not appear to have been benchmarked or tested. It is respectfully requested that the minimum soft landscaping requirements be reduced and/or refined to relate to percentages within particular setback areas (i.e. the front setback) or to more narrowly defined parts of the site rather than blanket percentages which apply to the total site area. These comments regarding the soft landscaping percentages also relate to the soft landscaping provisions as set out in P1- Table 11: CBPSP Landscaping, Deep Soil and Tree Requirements. P1 – Table 10: CBPSP Streetscape Requirements</p> <p><u>Fencing</u> It is noted that the residential fencing provisions state that all fences within the primary street setback areas shall be no higher than 1.2m. Provided that the 80% minimum permeability provision is achieved it is considered strongly desirable, noting the need for security and privacy, that higher fencing be permitted. Front fences within the primary street setback area should be visually permeable above 1.2m of natural ground level. Not that the overall fence height is limited to 1.2 metres. Safety and security are highly valued in Broome and therefore taller front fences should reasonably be permitted.</p> <p>h. 2.2.15 Infrastructure Requirements – Pedestrian/Cycle Connections The CBPSP requires publicly accessible pedestrian and cycle connections provided and constructed by the landowner as shown on P1 – Figure 6.</p> <p>Sub clause (a) requires that these be provided as public access easements. Hawaiian strongly objects to these being provided as public access easements unless they are being delivered as part of freehold subdivision. A public access easement within a tourism or strata development requires unfettered access to any member of the public on a 24/7 basis which is not considered appropriate having regard to the security issues in Broome. Unless these are delivered through freehold subdivision of land it is submitted that any through block pedestrian and cycle connections should reasonably be provided as privately owned pathways that are publicly accessible only during agreed hours and that outside of these hours the links can be secured.</p> <p>Conclusion</p>	<p>footprint to the Kimberley Sands. As a result, it is also recommended that the Cable Beach High site cover is increased to 55%, allowing for a more intensive form of development.</p> <p>While it is appropriate to increase the site cover, retaining the proposed soft landscaping provisions are critical in retaining the landscape character of the CBP.</p> <p><u>Landscaping</u> The green landscape character of the CBP was identified as one of the most important design elements during community and stakeholder engagement. In response, site cover and soft landscaping were a primary focus of the built form strategy for the CBPSP. Minimising site cover and maximising soft landscaping is essential in maintaining high quality tree canopy in the private realm, assisting with water management, and contributing to local character.</p> <p>Given the size of the lots in the CBP, it is important for the soft landscaping to be disbursed throughout the sites, and not just provided in setback areas. The benefits of soft landscaping and canopy in providing shade, cooling and assisting in stormwater management should be integrated into the development for both residential and tourism land uses.</p> <p>If individual landowners wish to vary these requirements, then this is to be managed and justified through the development application process. However, modifications to the CBPSP's proposed soft landscaping standards are not supported.</p> <p><u>Street Fencing</u> The intent of this matter is understood and supported. The 80% permeability requirement will be required to be retained from a climatic design perspective. However, increasing the maximum fence height to 1.8m to align with the now gazetted R-Codes Volume 1 is supported.</p> <p>A modification to P1 - Table 10: CBPSP Streetscape Requirements to reflect this change is therefore proposed.</p> <p>h. 2.2.15 Infrastructure Requirements – Pedestrian/Cycle Connections It is noted and agreed that this section needs to be reviewed for clarity. The intent of providing pedestrian/cycle connections in key locations is to enable better connectivity through Cable Beach's large blocks and sites, connecting up areas of tourism /residential with areas of activity. Due to the single ownership of land where these connections are proposed, it is considered appropriate that these connections could be provided as private connections, provided they are accessible by the public during key hours. Opening hours should be considered during the Development Application process and agreed to by both the landowner and the Shire.</p> <p>Recommend wording is reviewed to remove requirement for a public access easement to be in place, and enable ability for connections to be in private ownership provided they are publicly accessible.</p>	


ATTACHMENT NO 1 - SCHEDULE OF SUBMISSIONS
CABLE BEACH PRECINCT STRUCTURE PLAN

No.	Submitter Address	Summary of Submission	Local Government Response	Local Government Recommendation
		We trust the comments provided will assist the Shire in reviewing the advertised documents.		
6.	Amanda Butterworth , Allerding & Associates On behalf of RAC Tourism Assets	<p>We provide this submission on behalf of RAC Tourism Assets Pty Ltd (RAC), owner of Lot 2785 (1) Murray Street, Cable Beach and operator of RAC Cable Beach Holiday Park (RAC Holiday Park).</p> <p>The RAC Holiday Park site has provided accommodation at Cable Beach for over 25 years. The RAC Holiday Park provides a variety of accommodation options including powered caravan sites and a variety of self-contained cabins. The property at 1 Murray Road also accommodates the Cable Beach General Store and Café.</p> <p>The RAC Holiday Park is presently zoned Tourism and is a registered Caravan Park with the Shire of Broome. We note that presently a Tourism zone does not have an R Code applied and the number of caravan sites and/or cabins is subject to compliance with the requirements of a Planning Approval and Caravan Park Licence. The RAC Holiday Park has:</p> <ul style="list-style-type: none"> Planning Approval as a Caravan Park and Tourist Development; and A Caravan Park Licence for a total of 236 short term sites and 5 camp sites. <p>We note that the Shire is seeking comment on both Scheme Amendment 1 the Shire of Broome Local Planning Scheme No 7 and also the draft Cable Beach Precinct Structure Plan. This submission provides comment on both Amendment 1 and the draft Cable Beach Precinct Structure Plan.</p> <p>Whilst RAC do not object to the introduction of a Precinct Structure Plan to apply to the Cable Beach area, there are a number of provisions within the Precinct Structure Plan that we seek to be amended.</p> <p>a. Urban Development objectives The vision of the Cable Beach Precinct Structure Plan (CBPSP) is supported as it is noted that it seeks to "retain and promote tourism character and land use", this is similar to the objective of the Tourism zone under LPS7.</p> <p>However, we highlight that this vision is inconsistent with the objectives of the Urban Development zone. Therefore, it is our submission that it is to better amend the objectives of the Urban Development zone such that one of the objectives of the Urban Development zone is aligned with the vision of the CBPSP.</p> <p>b. Section 1.2: Operation Section 1.2.2 of the CBPSP provides "unique definitions". Section 2.2.1: Development and Density, sub section 2 uses the term "freestanding units" and states that "tourism development in the form of freestanding units will be considered 'grouped dwellings'." The term "freestanding units" is not a term that is defined under the current planning framework or the CBPSP. The term free standing unit needs to be defined under Section 1.2.2 of CBPSP. If the term freestanding unit is to include cabins or self- contained accommodation within a Tourism Development, we would strongly object to such a provision.</p> <p>c. Section 1.2.3 Variation to the R Codes clearly states that the R Codes applies to all single houses, grouped dwellings developments and multiple dwelling developments. Tourist accommodation, such as that offered at RAC Cable Beach Holiday Park are not single houses, grouped dwellings or multiple dwellings. Therefore, the R Codes and the density provisions of the R Codes should not apply to Tourist Developments, such as RAC Holiday Park.</p>	<p>Noted, please see comments below.</p> <p>a. Urban Development objectives Noted. DPLH were not supportive of amending the objectives of the Tourism zone, which would be required to allow greater land use flexibility for residential development to occur. After consultation with DPLH, it was recommended that the Urban Development zoning would be the most appropriate zoning to allow for vision to be realised, and appropriate land uses allocated through the CBPSP. Recommend retaining current zoning.</p> <p>b. Section 1.2: Operation Noted and agreed that further clarity on the definition of freestanding units should be included in the CBPSP if this term is to be retained. However, the Shire's preference is to remove Clauses 2.2.1 (2) and (3) instead (refer to point g). This will remove the need for a definition as the term 'freestanding units' will be removed.</p> <p>c. Section 1.2.3 As part of the Tourism Approach outlined in section 4.5.1 of Part Two, clear controls for the calculation of tourism/residential yields and ratios, using either site area or number of dwellings, but not both as previously has been the case where recommended. In order to balance the tourism/residential split using a number of dwellings approach, an overall yield for each lot is required. The</p>	<p>That the submission be noted.</p> <p>2.2.1 Development and Density Remove Clauses 2.2.1 (2) and (3).</p> <p>P1 - Figure 3: CBPSP - Built Form and Streetscape Plan</p> <p>P1 - Figure 6: CBPSP - Infrastructure and Public Realm Upgrades</p> <p>Realignment of future road connection on NBY land adjacent to Lot 2785.</p> <p>P1 – Table 6 Land Use Permissibility</p> <p><u>In Cable Beach Low</u></p> <ul style="list-style-type: none"> Amend <u>Small Liquor Store</u> to A use Amend <u>Small Bar</u> to A use <p>2.2.12 Solar Access and Natural Ventilation Additional provision be provided that addresses shading of tourism developments, providing design solutions such as window hoods or external shading devices as an alternative to requiring eaves.</p> <p>2.3.2 Environmental Considerations Additional</p> <p>3.1 Information to be Submitted Additional wording to clarify that it will be at the Shire's discretion as to whether a Nosie Management Plan is required.</p>

ATTACHMENT NO 1 - SCHEDULE OF SUBMISSIONS
CABLE BEACH PRECINCT STRUCTURE PLAN

No.	Submitter Address	Summary of Submission	Local Government Response	Local Government Recommendation
		<p>d. Section 1.3: Purpose</p> <p>All three objectives under Clause 1.3.5: Land use are supported including the first objective of "Ensure the predominate use of the precinct is for tourism related development". We again reiterate that this objective is not consistent with the current objectives of the Urban Development zone which the area is proposed to be rezoned to. This again highlights our concerns that the objectives of the Urban Development zone, ought to be modified to include that tourism land uses are to be promoted and provided in areas identified for tourism under an approved Precinct Structure Plan. Other objectives are generally supported.</p> <p>e. Section 1.4: Staging</p> <p>It is accepted that the staging of development will be largely based on the timing and willingness of individual landholders to develop their sites. Under P1 – Table 2: Urban Structure Actions, it states in the medium term "where a development application is proposed, liaise with landowners to enable public connections through large development blocks as identified in P1 – Figure 3."</p> <p>An extract of Figure 3 is shown in Figure 1 of this submission.</p> <p>It is noted that a connection point is identified along the eastern boundary of the RAC Holiday Park. No details are provided as to the form of that future connection and whether the land will be purchased. It would be of concern if there was an expectation to cede the land, particularly as a connection is not required for RAC Holiday Park as it has frontage to two streets being Cable Beach Road West and Murray Road.</p> <p>In addition, the street upgrades referred to in P1 – Table 4: Movement Actions would be supported only on the basis that all upgrades were implemented at the cost of the Shire of Broome. If conditions were sought to be placed on future development approvals for the upgrading of Murray Road and Cable Beach Road West, this would also be of concern.</p>	<p>intent of applying a R-Code density to tourism development was included to assist in clearly identifying the tourism/residential land use split.</p> <p>However, land use split could still be determined by number of dwellings/units without the need for R-Code densities applying to tourism development. If residential development proceeded the tourism component, a minimum number of tourism units may be required at future stages.</p> <p>It is agreed that the use of a density code for caravan park development may be problematic, with a mix of cabins and camping sites (regulated by DoH).</p> <p>Upon review of multiple submissions, it is considered that it is appropriate to remove the application of an R-Code density for tourism development. Tourism development and yield should instead be determined the built form and development controls of the CBPSP.</p> <p>d. Section 1.3: Purpose</p> <p>While the objectives of the Urban Development Zone reference planning for residential development, it does not state that residential development needs to form the primary land use, and that a structure plan is best placed to guide future land use. As per DPLH advice, it is recommended that the land use intent of the CBPSP is consistent with the Urban Development zoning.</p> <p>e. Section 1.4: Staging</p> <p>Clause 2.2.15 (3) provides clarity that it is the landowners responsibility to construct any roads / future connections identified on P1 - Figure 3: CBPSP - Built Form and Streetscape Plan.</p> <p>The intent would therefore be that this requirement for future road connections would be the responsibility of NBY as the sole landowner of the undeveloped land.</p> <p>The alignment of these connections is flexible and those shown on P1-Figure 3 and P1-Figure 6 are indicative only. The concerns about the connection adjacent to Lot 2785 are understood, it is not the intention that any ceding of this land would be required.</p> <p>It is recommended that this connection is removed from P1-Figure 3 and P1 - Figure 6: CBPSP - Infrastructure and Public Realm Upgrades.</p>	

ATTACHMENT NO 1 - SCHEDULE OF SUBMISSIONS
CABLE BEACH PRECINCT STRUCTURE PLAN

No.	Submitter Address	Summary of Submission	Local Government Response	Local Government Recommendation
		 <p>Figure 1: Extract of Figure 3 of CBPSP</p> <p>f. 2.1: Land Use zones and Reserves</p> <p><u>Density</u> The RAC Holiday Park is proposed to be within the "Cable Beach Low – R20" Precinct as identified in P1 – Figure 2 – Sub Precinct and Density Plan. The preferred uses for the Cable Beach Low are supported. The use of the term "lower intensity tourism uses" is not defined and, in our submission, could reasonably be tourism uses of 1-2 storeys, however applying a density coding to equate to "low intensity" is not supported.</p> <p><u>Land use permissibility</u> In regard to P1 – Table 6 Land Use Permissibility the following comment is provided:</p> <ul style="list-style-type: none"> i. A small liquor store is currently a Discretionary land use on the Tourism zone. However, is proposed to be a Prohibited land use under the CBPSP. In order to provide a variety of complementary land uses within a Tourism Development, it is our submission that a small liquor store be an "A" use, as is presently the case in the Tourism zone. ii. A small bar is currently a permitted land use on the Tourism zone. However, is proposed to be a Prohibited land use under the CBPSP. Given that a Tavern land use is proposed to be an "A" use, it is considered that a small bar would have a lesser impact as compared to a Tavern land use. In order to provide a variety of complementary land uses within a Tourism Development, it is our submission that a small bar be an "A" use, similar to a Tavern land use. iii. A renewable energy facility is an "X" use in all zones. Given the objectives in Section 1.3.1 to "adopt an environmentally sustainable approach" if a Tourist Development was to propose a renewable energy facility then this may not be permitted. It is our submission that a renewable energy facility ought to be an "I" land use being a land use that is "naturally attaching, appertaining or relating to the predominant use of the land." <p>g. 2.1.2 Residential Density</p> <p>The provisions of Section 2.1.2 to limit permanent residential development in the Cable Beach Low Sub Precinct is supported, including that it is to be demonstrated that residential development will not have a negative impact on the primary tourism character or amenity of the CBP.</p> <p>h. 2.2: General Requirements Noting that the RAC Holiday Park is located within the "Cable Beach Low – R20" Precinct, Section 2.2.1, Sub Section 2 states:</p>	<p>f. 2.1: Land Use zones and Reserves</p> <p><u>Density</u> As described above, it is recommended that the application of a density code to tourism development is removed.</p> <p><u>Land use permissibility</u></p> <ol style="list-style-type: none"> 1. It is recognised that small liquor store is currently a D use within the tourism zone of LPS7 and an A use. Recommend amending from X to A to align with current land use permissibility and allow flexibility for complementary land uses. 2. It is recognised that small bar is currently a D use within the tourism zone of LPS7 and that Tavern use is currently an A use in this sub precinct. Recommend amending from X to A to align with current land use permissibility and allow flexibility for complementary land uses. 3. The definition of a renewable Energy Facility means 'premises used to generate energy from a renewable energy source and includes any building or other structure used in, or relating to, the generation of energy by a renewable resource. It does not include renewable energy electricity generation where the energy produced principally supplies a domestic and/or business premises and any on selling to the grid is secondary.' It is suggested that any incidental renewable energy in the CBP would be produced principally to supply development on that land, and would therefore not be classified as a Renewable Energy Facility. Recommend retaining this land use as an X prohibited use. <p>g. 2.2.1 Residential Density Support for limiting residential development is noted.</p> <p>h. 2.2: General Requirements As described above, it is recommended that the application of a density code to tourism development is removed.</p>	

ATTACHMENT NO 1 - SCHEDULE OF SUBMISSIONS
CABLE BEACH PRECINCT STRUCTURE PLAN

No.	Submitter Address	Summary of Submission	Local Government Response	Local Government Recommendation
		<p>Tourism development in the form of freestanding units will be considered 'grouped dwellings' and must be developed in accordance with the relevant density set out in the R-Codes and built form standards of the CBPSP.</p> <p>This submission strongly objects to any provision which equates a self-contained tourist cabin to a grouped dwelling. The provisions of the R Codes are clearly not intended to apply to self-contained tourist cabins. The R Codes define a dwelling as:</p> <p>DWELLING - a building or portion of a building being used, adapted, or designed or intended to be used for the purpose of human habitation on a permanent basis by a single person, a single family, or no more than six persons who do not comprise a single family.</p> <p>It is our submission that a "Tourist Development" does not include dwellings and the number of cabins/chalets or any form of Tourist Developments should not be limited in terms of the number of cabins/chalets etc by an R Coding as an R Coding applies only to single houses, grouped and multiple dwellings.</p> <p>If the R Coding of R20 were to apply to the RAC Holiday Park, with a lot area of 4.1285 hectares, this would restrict the total number of "free standing units" to 92. RAC Holiday Park, which is considered to be developed to a very low density for Tourism accommodation has a Caravan Park Licence for a total of 183 sites (including caravan sites and cabins/chalets). This clearly shows that imposition of residential density to a Tourist Development is not appropriate. Imposition of residential density to Tourism Development is likely to make Tourism Development financially unviable, which then undermines the vision of the CBPSP, which is to "retain and promote tourism character and land use".</p> <p>It is our submission that Sub Section 2 and 3 of Section 2.2.1 should be deleted as Tourist Development are not dwellings and imposition of these clauses has the potential to undermine the vision of the CBPSP.</p> <p>i. Section 2.2.3 Building Height</p> <p>The building height provisions detailed in Section 2.2.3 are generally supported.</p> <p>j. P1 Table 8 CBPSP Built Form Controls</p> <p>P1 Table 8 details other built form controls, including landscaping, which includes a development standard of a minimum of 35% soft landscaping for the Cable Beach Low Precinct. Whilst RAC endeavour to provide as much landscaping as possible and have a number of trees throughout the RAC Holiday Park, much of the landscaping areas, other than the street frontages, are grassed and provision of grassed areas to any greater extent would not be consistent with the objectives under Section 1.3.1: Urban Ecology including to "adopt an environmentally sustainable approach to development with the CSP ...". We object to the minimum requirement of 35% soft landscaping as this is not always achievable for sites that include tourist development and caravan parks, particularly for the RAC Cable Beach Holiday Park.</p> <p>k. 2.2.6 Built Form Character</p> <p>The built form character statements are generally supported.</p> <p>l. 2.2.7 Streetscape</p>	<p>i. Section 2.2.3 Building Height</p> <p>Support for building height is noted.</p> <p>j. P1 Table 8 CBPSP Built Form Controls</p> <p>The definition of soft landscaping (provided in the R-Codes) includes grassed areas and therefore would be considered in the 35% requirement. It is not considered that the overarching urban ecology objectives of providing an environmentally sustainable approach to development would exclude the provision of grassed areas. It is considered that there is sufficient flexibility if soft landscaping treatments to adequately achieve the 35% minimum requirement. No changes are recommended to the soft landscaping requirements.</p> <p>k. 2.2.6 Built Form Character</p> <p>Support for built form character is noted.</p> <p>l. 2.2.7 Streetscape</p> <p><u>Landscaping of adjacent road reserve</u></p>	

ATTACHMENT NO 1 - SCHEDULE OF SUBMISSIONS
CABLE BEACH PRECINCT STRUCTURE PLAN

No.	Submitter Address	Summary of Submission	Local Government Response	Local Government Recommendation
		<p>Section 2.2.7: Streetscape details that landscaping of the adjacent road reserve is required for all new development and that a landowner is to enter into an agreement to maintain the landscaping within the road reserve. The CBPSP does not detail the landscaping required for the road reserve. With the RAC currently abutting both Cable Beach Road West and Murray Road, together with the proposed road connection, imposition of this condition would require RAC to provide and maintain landscaping on all three road frontages. In this regard, we seek further clarification on the likely landscaping requirements in order to provide comment on this proposed development provision.</p> <p>No comment is provided on the development standards relating to carparking and vehicle access as well as bicycle parking and end of trip facilities.</p> <p>m. Section 2.2.10: Landscaping, Deep Soil and Tree Canopy</p> <p>In relation to Section 2.2.10: Landscaping, Deep Soil and Tree Canopy, we reiterate our earlier comments in relation to the development standard of proviso 35% soft landscaping within the Cable Beach Low Sub Precinct. We reiterate that whilst RAC endeavour to provide as much landscaping as possible and have a number of trees throughout the RAC Holiday Park, much of the landscaping areas, other than the street frontages, are grassed and provision of grassed areas to any greater extent would not be consistent with the objectives under Section 1.3.1: Urban Ecology including to "adopt an environmentally sustainable approach to development with the CSP ...".</p> <p>In regard to point 6 of Section 2.2.10 we also reiterate that the CBPSP does not detail the type and extent of landscaping required for the road reserve. With the RAC currently abuts both Cable Beach Road West and Murray Road, together with the proposed road connection, imposition of this condition would require RAC to provide and maintain landscaping on all three road frontages. In this regard, we seek further clarification on the likely landscaping requirements in order to provide comment on this proposed development provision.</p> <p>n. 2.2.12 Solar Access and Natural Ventilation</p> <p>Section 2.2.12 details development standards in relation to solar access and natural ventilation. Points 4-9 are identified as applying to Tourist Development. Point 5 details a standard for an eave overhang.</p> <p>The proposed cabins and chalets at RAC Holiday Park are modular built and the width of the eave to 900mm is too restrictive when using buildings of a modular build design. It is our submission that the provisions of 2.2.12 in relation to shading and eaves, should only apply to custom built buildings constructed on site and not to buildings of a modular design.</p> <p>o. 2.2.15 Infrastructure Requirements</p> <p>Section 2.2.15: Infrastructure Requirements details that portions of the identified lots are to be vested in the local government for Public Open Space. However, the provisions of the Structure Plan do not detail, if the land was developed for tourism accommodation and not permanent residential accommodation, whether the Public Open Space would be purchased by the Shire, given that there is no requirement to provide Public Open Space if the land is developed for Tourism purposes.</p> <p>Similarly, with the provisions of point 3 of 2.2.15, clarification is sought to confirm that if the entire lot was being developed for Tourism, that the "proposed future connections" shown in</p>	<p>RAC currently provide landscaping of adjacent road reserve, Murray Road providing a particularly good example of this. It is expected that this level of landscaping would meet the expectations of this provision, and that ongoing maintenance of this area would be maintained. No changes are recommended.</p> <p>Refer previous discussion around new connections.</p> <p>m. Section 2.2.10: Landscaping, Deep Soil and Tree Canopy Refer previous comments.</p> <p>n. 2.2.12 Solar Access and Natural Ventilation It is understood that mandating eave depths can be problematic for when providing modular units, however the importance of appropriate shading is relevant for both tourists and residents.</p> <p>Recommend that an additional provision be provided that addresses shading of tourism developments, providing design solutions such as window hoods or external shading devices as an alternative to requiring eaves. This would allow greater flexibility for tourism development, while still maintaining a level of amenity for tourists using the accommodation.</p> <p>o. 2.2.15 Infrastructure Requirements The requirement to provide POS only applies where permanent residential is proposed and for the purpose of a linear park depicted in P1 - Figure 6: CBPSP - Infrastructure and Public Realm Upgrades.</p>	

ATTACHMENT NO 1 - SCHEDULE OF SUBMISSIONS
CABLE BEACH PRECINCT STRUCTURE PLAN

No.	Submitter Address	Summary of Submission	Local Government Response	Local Government Recommendation
		<p>Figure 6 would not be required to be provided and/or constructed by the landowner other than providing an easement of 6 metres in width.</p> <p>p. line of sight modelling - direct and indirect lighting impacts</p> <p>Point 3a of 2.3: Other requirements appears to require all Development Applications to provide "line of sight modelling" to determine from what location direct and indirect light (including sky glow) would be visible from Cable Beach. It is our submission that this is an onerous requirement for all Applications subject of the CBPSP particularly as no detail is provided in regard to the location within Cable Beach to which this modelling is to be prepared nor the extent of sky glow that would be visible from Cable Beach. We consider that this provision should be applied to specific lots whereby it is identified by the Shire that light to Cable Beach has the potential to be an issue, rather than the blanket requirement for every Applicant to demonstrate that this standard can be satisfied.</p> <p>The requirement under section 3.1 for all development to provide line of sight modelling in relation to direct and indirect lighting to Cable Beach and a Lighting Management Plan is considered to be a significant burden for Applicants, particularly for minor development or development that will not result in light (direct or indirect) to Cable Beach. A requirement to provide a line of sight modelling and a Light Management Plan should be assessed on a case by case basis and not blanketly applied.</p> <p>q. 3.1: Information to be Submitted</p> <p>Table 12 of Section 3.1: Information to be submitted appears to require a Noise Management Plan for all development other than single houses, including a requirement to take into account development that could be impacted upon by development generating noise and/or development that has the potential to generate noise. However, the table does not provide for a Noise Management Plan not to be required for a Tourist Development nor for an Application for development of a minor nature, such as replacement of a caravan site with a cabin. A requirement to provide a Noise Management Plan should be assessed on a case by case basis and not blanketly applied.</p> <p>Conclusion</p> <p>In summary, whilst RAC do not have objection to a Precinct Structure Plan applying to this area, the provisions of the Precinct Structure Plan should be designed to achieve the vision of the CBPSP which includes to "promote tourism character and land use ...". This submission details a number of concerns with the draft CBPSP which we consider, if adopted, would stymie achieving the vision of promoting Tourism character and land use.</p>	<p>p. line of sight modelling - direct and indirect lighting impacts</p> <p>Noted and agreed that providing line of sight modelling for all developments within the CBP is not required, only where there is the potential to impact on turtle nesting. The following amendments are recommended to Clause 2.3.2 (3):</p> <ul style="list-style-type: none"> Only require line of sight modelling where development has the potential to have direct light spill onto Cable Beach (removing indirect and skyglow), at the discretion of Shire of Broome A Lighting Management Plan is only required where line of sight modelling indicates potential light spill onto Cable Beach, at the discretion of Shire of Broome. <p>To be consistent with the above amendment, it is also proposed to updated the description of the 'development type' in Table 12 to clarify when a line of sight and lighting management plan will be need to accompany a development application.</p> <p>q. 3.1 Information to be Submitted</p> <p><u>Noise Management Plan</u></p> <p>A Noise Management Plan will only be required for:</p> <ul style="list-style-type: none"> Developments that have the potential to generate noise to a level that could impact amenity; and/or Developments that could be impacted upon by such development generating noise <p>It will be at the Shire's discretion as to whether a Noise Management Plan is required. Suggest additional wording is provided to clarify.</p>	
7.	Kevin Purcher Senior Planner Water Corporation	<p>Thank you for your letter dated 30 September 2024. We offer the following comments regarding this proposal.</p> <p>a. Water</p> <p>Reticulated water is currently available to the subject areas. Due to the increase in development density, upgrading of the current system may be required to prevent existing customers being affected by the future development. We will need to review our scheme planning to determine if our infrastructure needs upgrading due to the increase in development density. We have initiated that review, but it may take some time to get a result.</p>	<p>The Shire acknowledges the intent of the submission provided by the Water Corporation. The following responses are raised:</p> <p>Water Supply</p> <p>The Shire appreciates the insights provided regarding the existing availability of reticulated water and notes the additional information from the Water Corporation confirming that the increase in densities will not trigger headwork upgrades.</p> <p>Wastewater</p> <p>The Shire appreciates the insights provided regarding the existing availability of reticulated sewerage and notes the additional information from the Water</p>	<p>That the submission be noted.</p> <p>No changes recommended.</p>


ATTACHMENT NO 1 - SCHEDULE OF SUBMISSIONS
CABLE BEACH PRECINCT STRUCTURE PLAN

No.	Submitter Address	Summary of Submission	Local Government Response	Local Government Recommendation
		<p>Any upgrading of our headworks infrastructure will be undertaken at the cost of the Water Corporation. But all reticulation upgrades need to be borne by the future developer.</p> <p>If it is determined that our reticulated infrastructure needs upgrading it is recommended that a developer contribution scheme be established by the Shire of Broome. This is so a coordinated development approach is taken instead of individual landowners being responsible for the significant upgrades that may make their development unaffordable.</p> <p>All water main extensions, if required for the future development, must be laid within the existing and proposed road reserves, on the correct alignment and in accordance with the Utility Providers Code of Practice.</p> <p>b. Wastewater</p> <p>Reticulated sewerage is currently available to the subject areas. Due to the increase in development density, upgrading of the current system may be required to prevent existing customers being affected by the future development. We will need to review our scheme planning to determine if our infrastructure needs upgrading due to the increase in development density. We have initiated that review, but it may take some time to get a result.</p> <p>Any upgrading of our headworks infrastructure will be undertaken at the cost of the Water Corporation. But all reticulation upgrades need to be borne by the future developer.</p> <p>If it is determined that our reticulated infrastructure needs upgrading it is recommended that a developer contribution scheme be established by the Shire of Broome. This is so a coordinated development approach is taken instead of individual landowners being responsible for the significant upgrades that may make their development unaffordable.</p> <p>All water main extensions, if required for the future development, should be laid within the existing and proposed road reserves, on the correct alignment and in accordance with the Utility Providers Code of Practice.</p> <p>It should be noted that existing sewerage mains are located within private property in the subject areas. Some are protected by Water Corporation easements. Due consideration will be required when developing in these areas. The developer is required to fund the full cost of protecting or modifying any of the existing infrastructure which may be affected by any future development. In accordance with Section 90 of the Water Services Act 2012 whenever development is proposed near Water Corporation assets the applicant/developer/owner needs approval prior to construction. This should be done by submitting an Approval of Works application. For information about this application please follow this link: https://www.watercorporation.com.au/home/builders-and-developers/working-near-our-assets/approval-for-works</p> <p><i>Note: Water Corporation provided updated information since the close of the comment period. Water Corporation have advised that the increase in densities proposed Water Corporation headworks will not need to be upgraded.</i></p> <p><i>Individual developers could be required to undertake some reticulation works (new works) for their individual developments if they require large services such as a fire service. But until the developer provides their service request at the time of development we cannot determine if any new works are required. Those works if required would be funded by the developer.</i></p>	<p>Corporation confirming that the increase in densities will not trigger headwork upgrades.</p>	

ATTACHMENT NO 1 - SCHEDULE OF SUBMISSIONS
CABLE BEACH PRECINCT STRUCTURE PLAN

No.	Submitter Address	Summary of Submission	Local Government Response	Local Government Recommendation
		<i>The density increases will therefore not impact existing customers.</i>		
8.	Urbis, on behalf of Pindana Pty Ltd	<p>Introduction/Context Thank you for the opportunity to provide a submission on the Shire of Broome Cable Beach Precinct Structure Plan (CBPSP). Urbis has prepared the following submission on behalf of its client, Pindana Pty Ltd (Pindana), the registered proprietor (the owners) of Lot 2 (No. 12) Millington Road and Lot 995 (No. 45) Oryx Road, Cable Beach (the subject sites).</p> <p>On behalf of the owners, we commend the Shire of Broome's initiative to review the existing planning framework applicable to the Cable Beach Precinct and recognise the Shire's vision to support future urban growth within the Broome Townsite and activate its existing activity nodes.</p> <p>As the Shire will appreciate, activation of the Cable Beach Precinct requires the identification of areas of greatest opportunity and greater flexibility in the local planning framework to stimulate development. The owners request that the Shire:</p> <ol style="list-style-type: none"> 1. Include the subject sites within the area identified as 'Cable Beach High' to leverage its high amenity, large land size, few constraints and strategic location, and increase the density coding to a minimum of R80, improving the likelihood of tourism outcomes. 2. Lift the residential use restrictions, allowing developments to be 100% permanent residential, whilst maintaining Tourism as a permitted use. This allows flexibility for owners, both developers and owners of/in completed developments, to respond and adapt to changes in residential and tourism markets, and the seasonal nature of the Broome region. 3. Lift the staging and development constraints. Lifting the requirement for residential development to not precede tourism development and removing all restrictions on maximum length of stay for tourism accommodation improves the likelihood of development in the Cable Beach Precinct. Same as #2 above, this allows flexibility to respond and adapt to changes in residential and tourism markets, and the seasonal nature of the Broome region. 4. Allow flexibility in the location of the pedestrian access way. <p>Inclusion of these requests in the CBPSP position the subject sites with the potential to deliver the Shire's vision for the Cable Beach Precinct. The following submission provides further detail in support of this request.</p> <p>a. Change site to Cable Beach High sub precinct and increase density to R80</p> <p>Site Context: The subject sites are located less than 500m east of the Cable Beach foreshore with frontages to Millington Road and Oryx Road (refer Figure 1). The site is presently underdeveloped, only accommodating two single houses. Hotels, resorts and other forms of short stay accommodation surround the site, with the Pearle of Cable Beach and the Tarangau Caravan Park located directly north of the site, and the Cable Beach caravan park to the south.</p> <p>Figure 1 – Subject Sites</p>	<p>Introduction/Context Noted and comments on relation to each of the four points raised addressed under the headings below.</p> <p>a. Change site to Cable Beach High sub precinct and increase density to R80 The intended approach to density and built form is focus higher density/intensity development along key activity areas such as Sanctuary Rd and Cable Beach West. Increasing the density of these sites would be inconsistent with both the land use and built form approach of the CBPSP.</p> <p>As noted in earlier responses, it is proposed to remove the density requirements for tourism development, allowing greater development flexibility provided the built form is consistent with the development controls. This would result in the R20 density applying only to the residential component, allowing the tourism component to be development at a higher density.</p>	<p>That the submission be noted.</p> <p>2.1.2 Residential Land Uses Modify Clause 2.1.2 (1) f) to allow for flexibility in the delivery of residential and tourism development in Cable Beach.</p> <p>Provide additional wording to ensure quality landscape/ streetscape will be maintained where staged approach leads to vacant land fronting the street.</p> <p>2.2.15. Infrastructure Requirements The existing note on P1 - Figure 6: CBPSP - Infrastructure and Public Realm Upgrades to be updated to ensure flexibility on the exact location of any future connections.</p> <p>Modify P1 – Figure 3 Built Form and Streetscape to include the same note as P1- Figure 6.</p> <p>2.2.5 Setbacks – Table 8 CBPSP Built Form Controls Amend the lot boundary setbacks.</p>

ATTACHMENT NO 1 - SCHEDULE OF SUBMISSIONS
CABLE BEACH PRECINCT STRUCTURE PLAN

No.	Submitter Address	Summary of Submission	Local Government Response	Local Government Recommendation
		 <p>REQUESTED MODIFICATIONS</p> <p>1. Alter designation of the subject sites to be included in the 'Cable Beach High' Sub- Precinct and increase density code to R80 minimum.</p> <p>The CBPSP proposes to designate the subject sites as 'Cable Beach Low - R20' with the following character statement:</p> <ul style="list-style-type: none"> Low rise tourism/residential development with a dispersed built form separated by high quality landscaping that adds shade and amenity to occupants. Large buildings may be appropriate for communal facilities or related commercial development such as restaurants and cafes. Street edges should provide high quality landscaping, while allowing opportunities for casual passive surveillance from units/dwellings onto the street. <p>The proposed Cable Beach Low – R20 sub-precinct allocation significantly undervalues the development potential of the subject sites and is not considered economically viable. The request to designate the subject sites within the Cable Beach High sub-precinct is considered appropriate for the following reasons:</p> <p>Alignment with the Shire of Broome Local Planning Strategy:</p> <ul style="list-style-type: none"> The Shire's Local Planning Strategy explicitly aims to activate Cable Beach as a key precinct. The CBPSP presents a strategic opportunity to address this objective by facilitating the growth of the subject sites and the broader Cable Beach Precinct. By leveraging the site's high amenity and proximity to other developments, the CBPSP can significantly contribute to the activation and vibrancy of the area. The subject sites are currently zoned 'Tourism' under the Shire of Broome Local Planning Scheme No. 7 (LPS 7), with an R40 density code. The proposed down coding of the subject sites through the CBPSP is counterproductive and does not reflect the objectives of the Shire's Local Planning Strategy. Increasing the density is crucial to align with the strategic vision for the area. Increasing the density of the subject sites to Cable Beach High directly aligns with the CBPSP's vision to support urban growth, activate existing nodes, promote housing diversity, limit urban sprawl, and alleviate housing shortages in the Shire. <p>Flexibility of the local planning framework:</p> <ul style="list-style-type: none"> The CBPSP and Amendment No. 1 to LPS 7 aim to provide future flexibility within the local planning framework. This flexibility is crucial for offering more housing options, 	<p>While it is noted that the previous Development Strategy provides an R40 density coding, the CBPSP provide greater flexibility for delivering significantly more residential. Built form and density analysis of surrounding residential areas, including Frangipani Estate, demonstrates residential densities of R10-R20. The intent is the Cable Beach Low sub-precinct would result in similar residential densities to maintain the built form and landscape character of Cable Beach. Given the significant increase in residential permissibility, it is considered that the R20 density is appropriate for the area.</p> <p>In regards to the built form controls for the Cable Beach Low sub-precinct, some of the key objectives of the CBPSPS are to:</p> <ul style="list-style-type: none"> Enhance the precinct's landscape character by ensuring high quality green spaces and tree canopy within development sites, to reduce the impacts of climate for occupants, mitigate the impact of climate change and minimise the urban heat island effect. Built form enhances the distinctive characteristics of a local area, contributing to sense of place and tourism character with strong activation and surveillance of public places. Development responds to the specific nature of Broome's climate and environmental conditions in order to reduce heat radiation build up during the day and maximise ventilation cooling during the day and night. Development optimises internal and external amenity for occupants, visitors and neighbours, contributing to living and working environments that are comfortable and productive. Development recognises that landscapes and buildings operate as an integrated and sustainable system, within a broader ecological context resulting in well-integrated, engaging places that contribute to local identity and streetscape character. <p>The R-Codes, while a state-wide policy, have largely been developed to respond to housing requirements of Perth. Due to the climatic conditions of Broome, it is considered necessary to amend the R-Codes to ensure housing is being delivered in a way that responds to these climatic conditions. The setback controls have been reviewed and existing residential and tourist developments have been examined to inform this. It is recommended that the primary street setbacks in Table 8 are maintained, however the lot boundary setbacks are reduced. This is would be consistent with the development controls under the current provisions of LPS7 and the landscaping character will still be maintained through the site coverage and landscaping controls.</p> <p>No changes to the sub-precinct, density or built form controls are recommended for these sites.</p>	

ATTACHMENT NO 1 - SCHEDULE OF SUBMISSIONS
CABLE BEACH PRECINCT STRUCTURE PLAN

No.	Submitter Address	Summary of Submission	Local Government Response	Local Government Recommendation
		<p>activating precincts, and improving the commercial viability of new developments. The development standards and controls outlined in the CBPSP are key to delivering a more flexible planning framework.</p> <ul style="list-style-type: none"> The built form controls proposed by the CBPSP for R20 development are more restrictive than the provisions of the Residential Design Codes (R-Codes) Volume 1. These controls include increased setback requirements, reduced maximum site cover, and additional deep soil area requirements. Collectively, these restrictions limit opportunities for lot and building product diversity, contrary to the goals of providing flexible and diverse housing options. Less restrictive development standards allow the potential for the subject sites to be appropriately planned. The deviation from the R-Codes is not considered reasonable noting they were recently reviewed and updated through the State Government's <i>Action Plan for Planning Reform</i> to be contemporary and fit for purpose. The proposed R20 controls in the CBPSP are more restrictive, and do not align with these updated standards. Given the more onerous Cable Beach Low - R20 development requirements proposed by the CBPSP, the requested Cable Beach High designation will offer greater flexibility for innovative and diverse development outcomes and will support land activation in proximity to the Cable Beach foreshore. <p>Improving development potential of the site</p> <ul style="list-style-type: none"> Tourism development has stagnated over the last decade in the Cable Beach Precinct. The amount of underdeveloped and vacant land indicates that factors other than land supply are limiting development activity. The existing density coding of R40 is restrictive, and an increase to R60 is not expected to be sufficient to stimulate development activity. Increasing the density coding to a minimum of R80, improves the likelihood of tourism outcomes, and allows the use of the provisions in the Residential Design Codes Volume 2 for multiple dwellings. There is an opportunity to incorporate higher density development above 2 storeys, in the order of 5 storeys or more on the subject sites. The site's attractive location, proximity to the beach and the Broome North District Centre to the east provides an opportunity for multi storey development without compromising views to the Cable Beach foreshore. There is a need to ensure that the development of the site acknowledges the seasonal nature of the Broome Region, and the need to allow for large discrepancies between peak season and low season. <p>b. Residential Use Restrictions</p> <p>The CBPSP only permits residential land uses in accordance with the following:</p> <ul style="list-style-type: none"> <i>Permanent residential development must not occupy more than:</i> <ul style="list-style-type: none"> 50% of the total number of units/dwellings; or 50% of the total lot area. <i>The proportion of permanent residential development may be increased to 70% where:</i> <ul style="list-style-type: none"> Public connections are provided through the site in accordance with P1 - Figure 6; and 	<p>b. Residential Use Restrictions</p> <p>Allowing whole lots to be developed as residential does not align with the strategic tourism intent of the Cable Beach precinct, and is inconsistent with the Planning for Tourism and Short-term Rental Accommodation Position Statement. The proposed approach provides balanced and equitable solution to providing greater land use flexibility and promoting development, while retaining the tourism important of the precinct. It is not recommended that land be developed for the sole purpose of residential.</p>	

ATTACHMENT NO 1 - SCHEDULE OF SUBMISSIONS
CABLE BEACH PRECINCT STRUCTURE PLAN

No.	Submitter Address	Summary of Submission	Local Government Response	Local Government Recommendation
		<p>- <i>It can be demonstrated that residential development will not have a negative impact on the primary tourism character or amenity of the CBP.</i></p> <p>The proposed percentage caps on permanent residential development are restrictive and does not provide flexibility for owners, both developers and owners of/in completed developments, to respond and adapt to changes in residential and tourism markets. The request to remove the above restrictions allowing developments to be 100% permanent residential, whilst maintaining Tourism as a permitted use is considered appropriate for the following reasons:</p> <ul style="list-style-type: none"> As mentioned above, tourism development in Cable Beach Precinct has stagnated over the last decade. Whilst we appreciate the Shire's desire to maintain achieve tourism outcomes in the precinct, removing the percentage caps entirely increases opportunities for investment and enables owners to adapt more swiftly to changing market conditions, ensuring that the development aligns with current and future market needs. Given that tourism developments are not viable year-round, they often result in underutilised properties. Allowing for more flexibility in uses can fill this gap, ensuring that properties are utilised more effectively throughout the year and effectively responding to market demands. This will likely not only address housing supply issues, but also has the potential to contribute to greater affordability in the housing market, and further activate the Cable Beach Precinct. <p>c. Lifting of staging and development constraints</p> <p>The CBPSP further constrains owners adapting to changing market conditions and the seasonal nature of the Broome region, reducing flexible development outcomes by stipulating the following must be achieved for development to proceed:</p> <ul style="list-style-type: none"> <i>Prior to subdivision or development occurring, a development application which includes both the tourism and residential components, must be provided for the entire site.</i> <i>If the development is to be staged, the residential development is not to precede tourism development land uses.</i> <i>Where strata titling is proposed, a management statement is registered at the same time the strata or survey strata plan is registered that restricts the maximum length of stay to three months in any twelve-month period applied to the tourism accommodation.</i> <p>The above staging and development requirements further reduce the viability of development under the CBPSP and create additional hurdles for investment. It is requested that the above requirements are removed for the following reasons:</p> <ul style="list-style-type: none"> Predetermining the sequence of development phases can undermine the financial viability of an entire project. Furthermore, residential development can drive the provision of essential infrastructure and services, such as roads, utilities, and public amenities, ahead of the establishment of tourist development – and thereby increase the capacity for tourism outcomes to succeed. Forcing tourism development to precede residential development removes the flexibility to respond to market demand, leading to the potential for underutilised tourism facilities and delayed or stalled residential projects. Allowing development to proceed in any order can help establish a stable population base that supports local businesses and 	<p>c. Lifting of staging and development constraints</p> <p>It is also acknowledged that the requirement for the tourism development to proceed the residential component may restrict development, with the preference for delivery of residential first to stimulate development in Cable Beach.</p> <p>Recommend removing these requirements to allow for flexibility in the delivery of residential and tourism development in Cable Beach.</p>	

ATTACHMENT NO 1 - SCHEDULE OF SUBMISSIONS
CABLE BEACH PRECINCT STRUCTURE PLAN

No.	Submitter Address	Summary of Submission	Local Government Response	Local Government Recommendation
		<p>services, creating a more active and attractive environment for future tourism development.</p> <ul style="list-style-type: none"> The inability to offer flexible accommodation options with no cap on lengths of stay might make properties in the CBPSP area less competitive compared to other destinations. This could possibly lead to reduced investment in the Cable Beach Precinct area, hindering economic growth and the development of new tourism infrastructure. This may result in financial strain for property owners and operators, potentially leading to neglected properties and a decline in the overall quality of tourism accommodations. Removing restrictions on lengths of stay allows for owners, both developers and owners of/in completed developments, to respond and adapt to changes in residential and tourism markets. <p>d. Flexibility of pedestrian access way location</p> <p>The CBPSP identifies a fixed location for the provision of a Pedestrian Access Way (PAW) along the southern boundary of the subject sites, from Oryx Road to Millington Road, as follows:</p> <ul style="list-style-type: none"> A portion of the lots to be vested to the local government for the purpose of POS in accordance with the linear park identified in P1 – Figure 6. Vested land to be a minimum 10m width for the length of the applicable boundary and can form part of DCP 2.3 POS requirements. <p>The determination of the PAW location constrains the design of the subject sites and is not supported for the following reasons:</p> <p>Implications of proposed location on safety and social outcomes</p> <ul style="list-style-type: none"> Unless development is designed to front the PAW, the location proposed can become a hotspot for anti-social behaviour due to inadequate surveillance and lighting. Flexibility in the location of the PAW can ensure it is integrated into the design of future developments, it is strategically located to enhance accessibility and encourages positive and safe social interactions. <p>Reduced useability of the PAW in comparison to consolidated areas of open space.</p> <ul style="list-style-type: none"> While the proposed PAW seeks to offer pedestrian connectivity, the location proposed does not provide a meaningful link between destinations and its usability in the Broome climate will likely be limited compared to larger, consolidated areas of Public Open Space (POS). A consolidated POS can better incorporate shade structures, trees, recreational activities and community events that PAWs cannot support. Removing the fixed location of the PAW gives developers the freedom to design functional and attractive POS areas that respond to the community's needs. <p>Opportunities to co-locate green spaces and road infrastructure.</p> <ul style="list-style-type: none"> Integrating green spaces with road infrastructure presents unique opportunities for urban enhancement. Providing flexibility for the location of the PAW creates opportunities for this to be explored and will contribute to the aesthetics and functionality of future developments. <p>Conclusion</p> <p>We trust the information outlined in this submission justifies the inclusion of the subject sites within the Cable Beach High Sub-Precinct and an increased density coding to R80 and provides cogent evidence to reduce the controls around residential development. The requested changes</p>	<p>d. Flexibility of pedestrian access way location</p> <p>The intent is that the proposed location of future connections shown on P1 - Figure 3 is indicative only and that the exact location can be determined subject to a concept being developed. There is an existing note on the plan which explains this intent, however, this could be strengthened further.</p> <p>Note: the PSP does not request the provision of PAW's, it call for the delivery of linear park, which would serve as the public open space contribution if the site is developed for residential purposes. The design of the space would not deliver a PAW configuration which would raise crime prevention through environmental design concerns. The linear park is generally aligned to the POS created through Sunset Park.</p>	

ATTACHMENT NO 1 - SCHEDULE OF SUBMISSIONS
CABLE BEACH PRECINCT STRCUTRE PLAN

No.	Submitter Address	Summary of Submission	Local Government Response	Local Government Recommendation
		position the subject sites with the potential to deliver the Shire's vision for the Cable Beach Precinct. We would be pleased to discuss this further with the Shire. Should you have any queries, please don't hesitate to contact the Tim Dawkins or Farida Farrag.		
9.	Tourism Western Australia	<p>Thank you for your correspondence dated 30 September 2024, inviting Tourism Western Australia (Tourism WA) to comment on the following documents currently being advertised by the Shire of Broome (the Shire):</p> <ul style="list-style-type: none"> • Cable Beach Precinct Structure Plan (CBPSP); • Chinatown-Old Broome Precinct Structure Plan (COBPSP); and • Shire of Broome Local Planning Scheme No. 7, Scheme Amendment No. 1 (Scheme Amendment). <p>Located in the Kimberley region on Yawuru land, around 1,700km north-east of Perth, Broome / Rubibi is an internationally recognised destination. The 22km long west-facing Cable Beach is arguably the most iconic regional beach in Western Australia and the precinct has developed over time to capitalise on this attraction with the expansion of short stay accommodation offerings forming an established tourism precinct. The addition of direct international flights from Singapore in June 2024, as well as a growing expedition cruise sector, highlight the strategic importance of Broome as a tourism destination for the State.</p> <p>The tourism industry is of critical importance to Broome's economy and a major contributor to its vibrancy and attraction as a place to live. Data from Tourism Research Australia demonstrates that in 2023, the Shire of Broome received 277,000 overnight visitors who stayed more than 1.6 million nights and contributed \$464 million to the local economy. Holidays account for the vast majority of domestic and international visitor nights. Further, the data suggests that international visitation is continuing to recover to pre-COVID numbers, with 18,000 international overnight visitors arriving in Broome in 2023.</p> <p>In 2024 Tourism WA released a Broome Accommodation Study (the Study) which assessed the supply and demand of short-stay accommodation in Broome. The Study identified the potential for significant future growth in visitor nights, with a key market gap in the luxury accommodation segment. The projected growth highlighted that 573 additional rooms will be required over the next decade. Retaining high-quality, tourism zoned land is critical to enable the development of new offerings to meet this demand.</p> <p>It is understood that the Shire is seeking to update its planning framework to balance the appropriate urban growth of Broome while continuing to support the growth of tourism, one of Broome's key advantages and industries. Tourism WA provides the following comments for the Shire's consideration:</p> <p>a. Rezoning to Urban Development</p> <p>It is noted that the Shire's revised planning framework includes rezoning the Cable Beach Precinct from 'Tourism' to 'Urban Development' and that implementation of the Scheme Amendment will allow the Shire to consider development applications where tourism is not the predominant land use.</p> <p>The wholesale rezoning of 'Tourism' land is not supported by Tourism WA, particularly given Cable Beach is one of Western Australia's most iconic regional tourism precincts. It is also acknowledged that the proposal is inconsistent with the Western Australian Planning Commission's <i>Position Statement – Planning for Tourism 2023</i> (the position statement) which</p>	<p>Noted, see comments below.</p> <p>a. Rezoning to Urban Development</p> <p>While the CBPSP proposes to changed the zoning from Tourism to Urban Development, it is considered that the tourism intent still remains through the precinct objectives and land use restrictions and permissibility.</p> <p>The review of the tourism land use within the CBP has been undertaken with consideration for the policy objectives and measures outlined in the WAPC's Position Statement: Planning for Tourism and Short-Term Rental Accommodation (refer to Part 2 of the CBPSP), ensuring the following:</p>	<p>That the submission be noted.</p> <p>2.2.1 Development and Density Remove Clauses 2.2.1 (2) and (3).</p>

ATTACHMENT NO 1 - SCHEDULE OF SUBMISSIONS
CABLE BEACH PRECINCT STRUCTURE PLAN

No.	Submitter Address	Summary of Submission	Local Government Response	Local Government Recommendation
		<p>establishes that areas used exclusively for strategic tourism precincts, such as Cable Beach, are to be zoned 'Tourism'.</p> <p>b. Zoning of caravan parks</p> <p>It is further noted that the Shire's proposal is inconsistent with the position statement regarding the zoning of caravan parks, as these are also proposed to be rezoned to 'Urban Development'. As per the position statement, caravan parks are to be located in either 'Tourism' or 'Special Use' zones. Tourism WA has concerns that the rezoning of these affordable short-stay tourism assets will incentivise redevelopment for (predominantly) residential purposes.</p> <p>c. Tourist/Residential Spilt</p> <p>It is understood that the ratio of tourism accommodation and permanent residential land uses is proposed to be amended to 50:50 within the CBPSP area. Where certain provisions are met (including maintaining the tourism character and amenity of the precinct), permanent residential development to 70 per cent of a site or number of units may be approved. This is not supported as:</p> <ul style="list-style-type: none"> - There are concerns that it will result in residential becoming the predominant land use in the Cable Beach Precinct. 	<ul style="list-style-type: none"> • Tourism (and tourism related development) remains the primary function of the CBP and is located in areas of high amenity. • Adequate separation and/or tourism/residential interfaces are appropriately managed to protect amenity for both land uses. • Incorporate a mix of land uses appropriate to the tourism function of the precinct. • Statutory controls both in the Scheme and the CBPSP work together to appropriately guide discretion. • Ensure future capacity of tourism zoned land is maintained and able to respond to future tourism demand. <p>The Shire originally sought to maintain the Tourism zoning with an adjustment to the objectives of the Tourism zone to deliver the planning framework changes through the Precinct Structure Plan (i.e. so that the predominant development did not need to be Tourist development which is restricting development from occurring in the precinct). However the Shire was unable to amend the objectives of the Tourism zone, due to the State's consistent planning schemes mandate. Therefore to deliver on the intent of the Precinct Structure Plan, an alternative zone was required to be used.</p> <p>While the position of Tourism WA to maintain the Tourism zoning it noted, this would mean that the planning framework changes proposed through the Precinct Structure Plan would be incapable of being delivered. Ultimately no change to the planning framework is unlikely to deliver more tourist development due to financial feasibility.</p> <p>Based on the above, no changes to the Urban Development zoned recommended.</p> <p>b. Zoning of caravan parks</p> <p>The Shire acknowledges that these caravan parks perform an essential role in the tourism market, however, rezoning the existing caravan parks to Tourism on the premises that they are Caravan Parks would not ensure their ongoing operation as a Caravan Park as the zone would enable Tourist Developments. Identifying the Caravan Parks sites as Special Use sites is also not supported, given the strategic location and size of the Parks within the precinct, to have a zone in place that only allows a Caravan Park is not considered appropriate. No change recommended.</p> <p>c. Tourist/Residential Spilt</p> <p>Over the last 10 years, very little development has occurred in the precinct, with large areas of vacant land. The current development of Spinifex Brewery on Sanctuary Road is the first significant development in the area since the introduction of the Cable Beach Development Strategy in 2016. The last tourist development delivering accommodation units is the Kimblery Sands (2005) and the Billi (2010). The engagement process noted there was an oversupply of tourism zoned land and not enough demand.</p>	


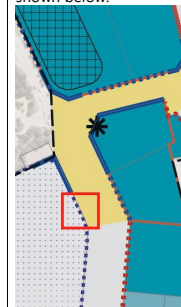
ATTACHMENT NO 1 - SCHEDULE OF SUBMISSIONS
CABLE BEACH PRECINCT STRUCTURE PLAN

No.	Submitter Address	Summary of Submission	Local Government Response	Local Government Recommendation
		<p>- The tourism character and amenity of the Cable Beach Precinct has not been defined. Tourism WA has concerns that in the absence of defined and measurable criteria, the proportion of tourism accommodation will be effectively reduced to 30 per cent.</p> <p>d. Density Part 2 of the CBPSP outlines that there is a notable lack of smaller medium-high density dwellings, however approximately 61 hectares (46 per cent) of land in the CBPSP area has been allocated a density of R20 (i.e. low-density). This density is not considered to be consistent with the Shire's justification for proposing a higher proportion of residential land uses within an established and important tourism precinct.</p> <p>e. Relationship between tourism and residential land uses The Shire may wish to reconsider the proposed relationship between residential and tourism land uses as: <u>Strata – titling:</u> Tourism WA has had a long-standing position against the strata-titling of tourist accommodation due to the inconsistent approach to their quality, operation and management. <u>Density:</u> Using the Residential Design Codes to determine density of tourism accommodation is not considered appropriate, as the size of tourism developments should be informed by financial viability and operational considerations, rather than a residential density measure. Design guidelines can be used to guide built form bulk, scale and amenity matters.</p> <p>f. Land use permissibility</p>	<p>The proposed approach provides greater flexibility in delivering alternative land uses (residential and commercial) which can be the catalyst for future tourism development. The allowance for greater residential development provides flexibility for land use changes over time and adapts to a range of tourism delivery options.</p> <p>The proposed approach to the tourism/residential split allows significantly greater flexibility to encourage development and investment in the area. No changes recommended.</p> <p>d. Density The current R40 density applies to the entire structure planned area, with application to both the residential and tourism components. Through the structure plan process, densities have been refined to allow a more nuanced approach. Higher densities of R60 have been focused in key areas of activity along Sanctuary Road and Cable Beach Road West, providing a transition outwards from R40 to R20. This provides a diversity of density and dwelling types across the CBP.</p> <p>While the density of Cable Beach Low has been reduced from R40 to R20, the residential permissibility has been significantly increased allowing for greater residential opportunities. It is also proposed to remove the density code associated with tourism development, allowing greater flexibility in tourism yields.</p> <p>In addition, give the size of the lots, and a comparison on residential development both in Cable Beach and the wider Broome townsite, R20 is considered an appropriate density for the context of Cable Beach Low sites.</p> <p>No changes to the density recommended.</p> <p>e. Relationship between tourism and residential land uses <u>Strata – titling:</u> Strata titling (either built or survey strata) is critical to ensure control over the both the built form outcomes and land use mix, when applying the tourism/residential split. No changes recommended.</p> <p>Note the Shire's Strata Titling of Tourist Development in the Tourist zone (which will require administrative amendments if the zoning is changed) provides guidance that addresses the concerns of TWA, if strata titling was proposed.</p> <p><u>Density:</u> Noted and agreed. It is proposed the use of R-Code densities for tourism development is removed, using built form and development controls to guide development.</p> <p>f. Land use permissibility</p>	

ATTACHMENT NO 1 - SCHEDULE OF SUBMISSIONS
CABLE BEACH PRECINCT STRUCTURE PLAN

No.	Submitter Address	Summary of Submission	Local Government Response	Local Government Recommendation
		<p>As per the Land Use Permissibility table contained in the CBPSP, residential development is proposed to be limited to:</p> <ul style="list-style-type: none"> 'Single House' as a discretionary use in the Cable Beach Low sub-precinct; 'Grouped Dwelling' as a discretionary use in the CBPSP area, subject to Section 2.1.2; 'Holiday House' as a permitted use in the Cable Beach Low and Cable Beach Mid sub-precincts, and a discretionary use in the Cable Beach High sub-precinct; and 'Bed and Breakfast' as a discretionary use in the CBPSP area. <p>The Shire may wish to consider the permissibility of 'Bed and Breakfast' and 'Holiday Home' and whether there is a risk that these could be used to secure approval for a new 'Single House' in a sub-precinct where it would otherwise not be permissible.</p> <p>g. Section 2.1.2 - subdivision With regards to Section 2.1.2(1)(b) of the CBPSP, it is recommended that this is reworded to require developments to be approved and for works to be substantially commenced before subdivision being considered.</p> <p>h. Broome Accommodation Study – zoning of sites identified In February 2024, Tourism WA released the <i>Broome Accommodation Study</i>. The Study was undertaken in consultation with a range of stakeholders, including the Shire, and identified three preferred development sites in the Cable Beach Precinct to address known gaps in Broome's tourist accommodation stock. These were:</p> <ul style="list-style-type: none"> Lots 2790 & 2791 Cable Beach Road West; Lots 705 and Lot 703 Murray Beach Road; and Lot 704 Cable Beach Road; and 7 Millington Road (Broome Camp School). <p>It is acknowledged that all three of these sites have been included under the 'Urban Development' zoning and it is recommended that the Shire considers the appropriateness of this zoning, particularly in relation to the Broome Camp School which is arguably the most desirable site in the precinct from a tourism perspective.</p> <p>i. PSP boundary clarifications The boundaries of the CBPSP are inconsistently shown in figures within Part 1 and Part 2, specifically land bound by Sanctuary Road, Lullfittz Drive, Coucal Street, and Fairway Drive. It is recommended that the Shire reviews and confirms the land proposed to be subject to the CBPSP.</p> <p>Summary Notwithstanding the overall intent of the CBPSP, it is considered that the proposed planning framework will have a detrimental impact to the future growth of tourism both in the Cable Beach precinct and the Shire. It is noted that there are a number of residential areas within the Shire that could be investigated for densification to increase its housing supply without the need to target tourism land for this purpose.</p> <p>Thank you again for providing Tourism WA an opportunity to comment on the proposed changes to the Shire's planning framework. If you have any queries or would like to meet to discuss our comments, please contact Sean O'Connor, Planning Manager, on 0409 549 455 or via email at sean.oconnor@westernaustralia.com</p>	<p>Bed and Breakfast and Holiday House are important land use types in the CBP and provide popular tourist accommodation options. They would also enable the change of use from residential back to tourism if the demand required. It is recommended that these land uses remain as discretionary uses.</p> <p>g. Section 2.1.2 - subdivision Cost of construction and development feasibility is a key issue facing regional areas such as Broome. While the intent of requiring substantial development to occur prior to subdivision is acknowledged, it is considered that this would have impact the ability for development to occur. No changes recommended.</p> <p>h. Broome Accommodation Study – zoning of sites identified Refer to previous comments.</p> <p>Regarding the protection of strategic sites for tourism development, the Shire agrees that 7 Millington Road (Broome Camp School) should be included under Clause 2.1.2 (2) which limits the ability for residential development. Lots 2790 & 2791 Cable Beach Road West are already covered under this provision.</p> <p>i. PSP boundary clarifications Some figures in Part 2 of the PSP are broader than the immediate PSP boundaries to consider integration and connection with adjacent land uses. This is important context and background which has informed the PSP provisions. No change is recommended in this regard.</p>	

ATTACHMENT NO 1 - SCHEDULE OF SUBMISSIONS
CABLE BEACH PRECINCT STRUCTURE PLAN

No.	Submitter Address	Summary of Submission	Local Government Response	Local Government Recommendation
10.	Nyamba Buru Yawuru Ltd (NBY)	<p>Context NBY has interests in the following sites in the precinct:</p> <ul style="list-style-type: none"> Lots 2790 and 2791 Cable Beach Road West; and Lots 703, 704 and 705 Murray Road. <p>a. Extension of Primary Active Edge along Sanctuary Road/Cable Beach Road</p> <p>NBY would like consideration to be made on extending the primary active edge along Sanctuary Road/Cable Beach Road West (P1 – Figure 3: CBPSP – Built Form and Streetscape Plan) to include portions of Lot 2790 & 2791.</p> <p>Consideration to extend the primary active edge to the same length matching the streetscape upgrades (shown in yellow on the legend below) to establish a more cohesive public realm/experience for those using the space.</p> <p>This would allow for NBY lots to be included in the proposed triangle activation and extend the boundary for better facilitation of the active edge within the precinct plan and allow more development opportunities.</p>  <p>b. Inclusion of road reserve Lots 2790 & 2791 Cable Beach Road West.</p> <p>NBY would like consideration for the road reserve verge along Cable Beach Road West to be reduced and to be included in Lots 2790 & 2791 Cable Beach Road West. This will allow for the development for these lots to be more cohesive public realm/experience for those using the space and allow more development opportunities.</p> <p>c. Increase density of Lots 703, 704 and 705 Murray Road</p>	<p>Noted.</p> <p>a. Extension of Primary Active Edge along Sanctuary Road/Cable Beach Road</p> <p>The primary active edge has been identified to concentrate activity in key locations along Sanctuary Rd and Cable Beach Road West. It is considered appropriate to extend the length better facilitation of the active edge within the precinct plan and allow more development opportunities in this location.</p> <p>b. Inclusion of road reserve Lots 2790 & 2791 Cable Beach Road West.</p> <p>The request for the road reserve verge along Cable Beach Road West to be reduced and to be included in Lots 2790 & 2791 Cable Beach Road West is noted, however the CBPSP is not the right mechanism for this to occur.</p> <p>c. Increase density of Lots 703, 704 and 705 Murray Road</p>	<p>That the submission be noted.</p> <p>P1 - Figure 3: CBPSP - Built Form and Streetscape Plan Extend the primary active edge as shown below.</p>  <p>2.3 Additional Requirements Additional clause to be added to require engagement with the Yawuru Park Council where development is proposed that directly adjoins a Conservation Estate.</p>

ATTACHMENT NO 1 - SCHEDULE OF SUBMISSIONS
CABLE BEACH PRECINCT STRUCTURE PLAN

No.	Submitter Address	Summary of Submission	Local Government Response	Local Government Recommendation
		<p>NBY would like consideration on the zoning and density allocation for the lots, with preference being for medium density or above to accommodate resort style/short stay developments that NBY may wish to explore as part of the updated Cable Beach precinct structure plan.</p> <p>The Cable Beach Precinct Structure Plan identify the lots as being within the Cable Beach Mid sub-precinct and allocates a density zoning of R40 for the lots with a maximum building height limit of 2 storeys.</p> <p>Request for Lot 705 (the most southern site) residential density to be increased to a high-density zoning (suggested R80) and mark the site as a prominent corner/landmark site. The site is the most southern site within the Precinct area, at the entrance of one of the key arterial roads, and has clear, unobstructed views to the west towards the ocean. There are key factors which make it a key site for high level density development whilst being a good transition into the precinct to the north and Gubinge Rd to the east.</p> <p>d. Conservation Estate Engagement As the proposed developments also affect conservation areas surrounding the proposed development, NBY request that the Shire of Broome and any relevant consultants engage with NBY where appropriate regarding these areas prior to any developments being undertaken.</p> <p>The Shire of Broome's Local Planning Strategy articulates an action plan for Culture and Heritage opportunities, where a key objective/direction is to;</p> <p>"Ensure future development proposals consider cultural heritage values to protect and preserve Aboriginal and non-Aboriginal significant places and landscapes, that make the Dampier Peninsula and Shire so unique"</p> <p>The indicated timeframe associated with the above action is noted as "Ongoing – short term (1 – 5 years). The Cable Beach PSP provisions towards Heritage Management (Clause 2.2.14) detail development provisions to ensure protection of existing heritage listed buildings however misses an opportunity to incorporate cultural and heritage design provisions and process to enhance culturally significant areas into Part 1 of the PSP e.g. incorporate indigenous heritage public art provision, landscape responses, place narratives etc.</p> <p>e. Drainage Consideration should be given to the impact that future developments have on drainage in the area. NBY request that the Shire of Broome and any relevant consultants engage with NBY where appropriate regarding the impact of drainage prior to any developments being undertaken.</p>	<p>The intended approach to density and built form is focus higher density/intensity development along key activity areas such as Sanctuary Rd and Cable Beach West. Increasing the density of these sites would be inconsistent with both the land use and built form approach of the CBPSP.</p> <p>As noted in earlier responses, it is proposed to remove the density requirements for tourism development, allowing greater development flexibility provided the built form is consistent with the development controls. This would result in the R20 density applying only to the residential component, allowing the tourism component to be development at a higher density.</p> <p>d. Conservation Estate engagement Currently, the only land adjoining the Conservation Estate is owned by NBY. However in order to future proof any changes to land composition and development, an additional clause can be added to require engagement with the Yawuru Park Council where development is proposed that directly adjoins a Conservation Estate.</p> <p>e. Drainage Engagement with NBY (including conversations on drainage) has been undertaken in the preparation of the CBPSP, as well as the preparation of a Water Management Strategy to accompany the CBPSP (Refer to Appendix 2). It is not feasible for every development application to engage with NBY individually on drainage and therefore no requirement is recommended.</p>	
11	Allan Griffiths	<p>I have been involved in many industries in Broome from managing the Roebuck Bay Hotel through major expansion in over 500% increase in revenue through the late 1980's. I was the Managing Director of Kimberley Explorer Cruises which pioneered the Kimberley coastal cruising industry in the more luxury vessels. I was responsible for the concept planning, land acquisition and the design and initial operation of the Fitzroy River Lodge and have served as a Broome Shire Councillor, Chairman of the (then) Kimberley Tourism Association (during the PATA Study), President of the Broome Tourist Bureau and founding President of the Broome Chamber of Commerce so I believe and can present a submission, not just based on "planning ideals and visions" that will take many years to promote new projects, if they ever do, but on the commercial facts that must be considered if any developer is to take any risk and comply with local policies. The Hames Sharley developed document does refer to many of the issues that</p>	<p>The lack of development activity in the CBP has been a key driver of this Structure Plan, with the aim to appropriately balance tourism and permanent residential land uses. The CBPSP seeks to provide greater flexibility for the provision residential development to address housing shortages, seasonality of the precinct and promote development within Cable Beach.</p> <p>The impact of public realm upgrades on Shire's maintenance budget has been noted, however it is up to the Shire to seek additional funding and ensure any proposed upgrades have appropriate maintenance budgets to ensure their ongoing success.</p>	<p>That the submission be noted.</p> <p>No changes recommended.</p>

ATTACHMENT NO 1 - SCHEDULE OF SUBMISSIONS
CABLE BEACH PRECINCT STRUCTURE PLAN

No.	Submitter Address	Summary of Submission	Local Government Response	Local Government Recommendation
		<p>have been the reason that no significant development has taken place in the precinct for the past 25 years but fails to consider commercial realities and evidence such as the only major one undertaken in that time has been sold on a number of occasions for much less than the initial development costs.</p> <p>Unfortunately this has been the situation with all "resort" properties, i.e. Cable Beach Club Resort, Oaks Broome, Mangrove Hotel, Continental Hotel, Roebuck Bay Resort, Pinctada (Kimberley Sands) Resort. Surely this "commercial" evidence must be considered when reviewing Planning Policies that have as one of their initiatives the promotion of development opportunities to increase both the population base and rate revenue required to maintain public amenities and facilities. In locations such as Broome this should be a major priority as the costs associated with employing staff and living in such a remote location is increasing at a very rapid and significant rate, e.g. insurance is now beyond the reach of many.</p> <p>Broome/Cable Beach needs increased permanent population to assist in spreading the costs and not restrictive policies that have not promoted any significant rates contributing accommodation development over the effective life of existing precinct policies.</p> <p>The improvements in the public facility in Cable Beach and Chinatown will add significantly to the Shire's maintenance budget in coming years and there are no new initiatives to attract and promote development in the town and in fact headwork charges alone are major financial obstacle.</p>		
12.	Department of Planning, Lands and Heritage	<p>The proposed Scheme Amendment and Precinct Structure Plans have been considered for their potential impact on heritage places within the Scheme area and the following advice is given:</p> <ol style="list-style-type: none"> 1. We recommended that the Shire develop a specific Local Planning Policy (LPP) for P291 Chinatown Conservation Area that underpins the strategy for the conservation and future development of the area. The LPP would be used to guide the formation of new development proposals and specify design considerations and criteria against which development proposals will be assessed. 2. 'Local Planning Policy 5.4 – 'Heritage List – Development of Listed Places'; is referred extensively in the COBPSP. Given the potential impact on heritage places within the COBPSP area, the Shire should consider strengthening this policy and reviewing it against the current Heritage Council guidelines. 3. As there are no State Registered Heritage Places within Cable Beach (Planning Area C), there is no objection to the Cable Beach Precinct Structure Plan from a historic heritage perspective. <p>We hope that these comments are of value in the development of the proposed Scheme Amendment and Precinct Structure Plans and welcome further discussions regarding an LLP for the area and the possible delegation policy.</p>	The Shire acknowledges that no objections / modifications are proposed to the Cable Beach Precinct Structure Plan.	<p>That the submission be noted.</p> <p>No changes recommended.</p>
13.	Department of Water and Environmental Regulation	<p>The Department of Water and Environmental Regulation (the Department) has reviewed the scheme amendment and the Precinct Structure Plans. Detailed comments were provided in an attached table.</p> <p>For the Cable Beach Precinct Structure Plan, the following advice was provided:</p> <p>a. Potential irrigation water requirements for Lots greater than 1 ha</p> <p>Groundwater in the Cable Beach area has high salinity levels resulting from salt water intrusion. Adequate consideration must be given to non-potable water supply requirements for potential subdivision of lots to 1ha or greater (that may not require more detailed planning). Increased groundwater extraction for lawns and gardens could result, and some of these uses may be exempt from water licencing requirements under the Rights in Water and Irrigation Act 1914.</p>	<p>The Shire has undertaken a review of the considerations identified by the Department of Water and Environmental Regulation. Responses to those relevant to the CBPSP are summarised below.</p> <p>a. Potential irrigation water requirements for Lots greater than 1 ha</p> <p>Noted.</p>	<p>That the submission be noted.</p> <p>3.1 Information to Be Submitted</p> <p>Clarify that the intent is to provide a UWMP at either the subdivision or development application stage, not both.</p> <p>2.3.3. Urban Water Management</p> <p>The LWMS recommends 0.4m freeboard to the 1% AEP flood</p>

ATTACHMENT NO 1 - SCHEDULE OF SUBMISSIONS
CABLE BEACH PRECINCT STRUCTURE PLAN

No.	Submitter Address	Summary of Submission	Local Government Response	Local Government Recommendation
		<p>Exempt domestic use was estimated and accounted for in the current groundwater allocation limits for the Cable Beach subarea. The potential for the rezoning to alter these previous estimations can be reviewed in conjunction with the Water Management Strategy review.</p> <p>b. Public Open Space (POS) Water supplies Fit for purpose POS water supply planning (water balance) for irrigation should be considered to ensure the water conservation methods proposed in CBPSP – Part 2 can meet demand.</p> <p>c. Environmental Management Plan Where native vegetation clearing exemptions apply under the <i>Environmental Protection Act 1986</i>, the Department recommends the following principles be applied to clearing activities;</p> <ul style="list-style-type: none"> a) avoid the clearing of native vegetation; b) minimise the amount of native vegetation to be cleared; and c) reduce the impact of clearing on any environmental value. <p>Proponents should also keep records of:</p> <ul style="list-style-type: none"> • clearing exemption that was used to undertake the clearing activities • the location where the clearing occurred • the date that the area was cleared; • the size of the area cleared (in hectares); • photograph evidence of the area cleared before and after <p>The above principles could be incorporated into the Environmental Management Plans required by the Shire at development stage.</p> <p>d. Urban Water Management Plan This section requires a UWMP at both the subdivision and development application stages. This should be clarified. Ideally UWMP's should be required to support the subdivision application, or where an endorsed LWMS exists, as conditions of the subdivision.</p> <p>It is acknowledged there may be situations where a UWMP is relevant to development application (e.g. large scale tourism accommodation development not requiring lot subdivision), however the wording of this requirement should be reconsidered to avoid approval duplication or clarify the type of water management information required at the different stages.</p> <p>e. Waste This section discusses a program to provide re-purposed infrastructure for a replacement non-potable irrigation scheme servicing 43 hectares of green space in the Shire. Please clarify if this is a wastewater reuse initiative associated with Broome North Waste Water Treatment Plant upgrades, or groundwater abstraction from the Town Water Reserve previously proposed to meet POS water demands.</p> <p>f. Water Management Strategy appendices not provided The Department is generally supportive of the water management principles however needs to conduct a formal review of the Water Management Strategy (WMS) before the CBPSP and WMS can be endorsed.</p> <p>g. Flood risk mitigation New developments are proposed to have 0.3m freeboard to the 1% AEP flood levels. The Department generally advises that habitable floor levels be a minimum of 0.5m above the 1% AEP flood level. This can be considered further through the WMS review.</p>	<p>b. Public Open Space (POS) Water supplies Noted. This will be considered through more detailed planning of POS.</p> <p>c. Environmental Management Plan The intent of this recommendation is supported, the Shire proposes to modify the requirements for Environmental Management Plans expanding the requirements to include the items identified by the Department of Water and Environmental Regulation.</p> <p>d. Urban Water Management Plan Noted and agreed. Clarify that the intent is to provide a UWMP at either the subdivision or development application stage, not both.</p> <p>e. Waste This section provides context to the waste water treatment in Broome. Outlines that Broome North WWTP will be the only site in Broome treating waste water and given the closure of the Broome South WWTP, an alternative non-potable water supply will be provided to irrigate green spaces previously irrigated from the Broome South WWTP. No change required in this regard.</p> <p>f. Water Management Strategy appendices not provided A copy of the Water Management Strategy has been provided for review.</p> <p>g. Flood risk mitigation Noted. The LWMS recommends 0.4m freeboard to the 1% AEP flood levels. which is reflected in Clause 2.3.3 (3) of the CBPSP.</p>	<p>levels. Recommend amending this to align with the LWMS</p> <p>Technical Appendix: Water Management Strategy</p> <p>Water Management Strategy to include a water demand balance for non-potable supply requirements and sources within the precinct.</p>

ATTACHMENT NO 1 - SCHEDULE OF SUBMISSIONS
CABLE BEACH PRECINCT STRCUTRE PLAN

No.	Submitter Address	Summary of Submission	Local Government Response	Local Government Recommendation
		<p>h. Water requirements The Department is generally supportive of the harvesting of surface runoff to limit potable use, though its not clear if/how this would apply to residential lots, or if it just relates to Shire managed POS.</p> <p>If it is not already included in the WMS, the Shire should include a water demand balance for non-potable supply requirements and sources within the precinct.</p>	<p>No change recommended.</p> <p>h. Water requirements Review of Water Management Strategy to include a water demand balance for non-potable supply requirements and sources within the precinct.</p>	

ATTACHMENT NO 1 - SCHEDULE OF SUBMISSIONS
CABLE BEACH PRECINCT STRCUTRE PLAN

SCHEDULE OF MODIFICATIONS

Schedule of Modifications: Cable Beach Precinct Structure Plan

The Structure Plan is to be modified in accordance with the following Schedule of Modifications and the modified Structure Plan is to be resubmitted to the WAPC for consideration.

NO.	REFERENCE	MODIFICATION	REASON
GENERAL MODIFICATIONS			
1.	Text	Undertake minor editorial amendments throughout including grammatical and formatting corrections to the Structure Plan text and figures.	Minor editorial modifications are required throughout the body of the Structure Plan to improve language, address grammatical errors, correct use of acronyms and formatting to align with WA Guidance for Structure Plans Manner and Form.
2.	Text	Undertake the following general amendments: <ul style="list-style-type: none"> All references to State Planning Policy 7.3 – Residential Design Codes to be updated. 	Shire identified modification
STRUCTURE PLAN MAPS			
3.	P1-Figure 1: CBPSP – Structure Plan Map	P1-Figure 1: CBPSP Structure Plan Map to be modified as follows: <ul style="list-style-type: none"> Local heritage to be removed from legend. <i>Note: there are no places in the precinct included on the Shire's Heritage List.</i>	Shire identified modification, minor mapping change.
4.	P1-Figure 2: CBPSP – Sub-Precinct and Density Plan	Modify P1 - Figure 2: CBPSP Sub-Precinct and Density Plan as follows: <ul style="list-style-type: none"> Change Lot 100 (12) Cable Beach Road West to 'Cable Beach High'. Local heritage to be removed from legend and map. 	Zoning change supported due to strategic location of subject site, as set out in response to Submission No. 2. Shire identified modification, minor mapping change for consistency with Modification No. 3.
5.	P1-Figure 3: CBPSP - Built Form and Streetscape Plan	Figure to be modified as follows: <ul style="list-style-type: none"> Extend primary active edge southward on Cable Beach Road West on Lot 2790 Cable Beach Road West. 	Minor mapping changes supported to align with requested changes set out in submissions.

NO.	REFERENCE	MODIFICATION	REASON
		<ul style="list-style-type: none"> Remove future road connection on NBY land adjacent to Lot 2785. Local heritage to be removed from legend and map. <i>Include following Note: The location of any proposed public roads and pedestrian/cycle connections are indicative only. Their exact location is to be confirmed with the Shire of Broome and will be subject to detailed design at the subdivision and development application stage.</i> 	Shire identified modification, minor mapping change for consistency with Modification No. 3. Map note to be provided to provide greater clarity on expectations on public connections as requested in submissions.
PART ONE			
6.	Section 1.1.2 Interpretations (Page 6)	<p>Introduce new interpretation called 'Measuring Building Heights' which includes a graphic and the following explanatory text:</p> <ul style="list-style-type: none"> "Maximum Building Height" refers to the maximum height which will be contemplated by the Shire of Broome. Heights are measured in both storeys and metres as set out in the R-Codes Volume 1. "Bonus Height" refers to discretionary height which the decision maker may grant beyond the base building height controls. This is conditional and at the discretion of the relevant decision maker. "Floor to Floor Height" the CBPSP includes a defined height limit for the ground floor in key areas. This is to be measured in metres from the finished floor level to the next upper finished floor level (includes slab). 	Shire identified modification to improve document useability, by improving understanding of how building heights are measured and assessed.
7.	P1 - Table 6: CBPSP Land Use Permissibility (Pages 16-18)	<p>Modify P1 - Table 6: CBPSP Land Use Permissibility as follows:</p> <ul style="list-style-type: none"> In Cable Beach Low make the following changes: <ul style="list-style-type: none"> Liquor Store Small changed to an 'A' use. Small Bar changed to an 'A' use. Introduce land use permissibility descriptions from LPS7. 	<p>Land Use Permissibility updated in response to Submission No.6.</p> <p>The inclusion of additional information from LPS7 is proposed for inclusion to enhance document useability.</p>

NO.	REFERENCE	MODIFICATION	REASON
8.	Section 2.1.2 Residential Densities (Page 19)	<p>Modify Clause 2.1.2 (1) (f) as follows:</p> <ul style="list-style-type: none"> <i>If the development is to be staged, the residential development is not may precede the tourism development land use, where:</i> <ul style="list-style-type: none"> <i>high-quality landscape outcomes are delivered (to the satisfaction of the Shire of Broome) in the front setback area and adjoining verge in accordance with Clause 2.2.10. Delivery of landscaping will be a condition of approval.</i> <i>The residential component of any development must demonstrate positive streetscape outcomes by ensuring that the orientation of habitable rooms and/or outdoor living areas provides passive surveillance of the street.</i> <p>Include the following landholding under Clause 2.1.2 (2):</p> <ul style="list-style-type: none"> 7 Millington Road (Broome Camp School). 	<p>In response to numerous submissions, Clause 2.1.2 (1) (f) is proposed to be modified to allow for greater flexibility in the staging of residential and tourism developments in Cable Beach.</p> <p>In response to submission 9, Clause 2.1.2 (2) is proposed to be modified to protect the Broome Camp School site from residential development, given its strategic importance as a tourism development.</p>
9.	Section 2.2.1 Development and Density (Page 21)	<p>Modify text as follows:</p> <ul style="list-style-type: none"> Remove Clauses 2.2.1 (2) and (3) in their entirety. 	In response to submissions received, it is proposed that tourism developments will no longer need to be developed in accordance with the R-Codes. They will be guided by LPS7 and the CBPSP, as the R-Codes do not adequately apply to a number of tourism typologies.
10.	Section 2.2.3 Building Heights (Page 21)	<p>Modify the wording of Clause (3) as follows:</p> <ul style="list-style-type: none"> <i>To promote adaptability for future uses, any ground floor residential development in the Cable Beach High Sub-Precinct must have a ground floor height of at least 4.2m. This will be measured from the top of the ground floor slab to the bottom of the first-floor slab (refer Section 1.2.2).</i> <p>Introduce new clause under Bonus Height Criteria as follows:</p> <ul style="list-style-type: none"> <i>A maximum height of three (3) storeys may be considered on lots identified in the Cable Beach Low -Sub-Precinct (at the discretion of the Shire of</i> 	<p>Shire identified modification to improve clarity on how this clause is to be applied.</p> <p>Shire identified modification to allow greater flexibility for tourism developments in the Cable Beach Low precinct.</p>

NO.	REFERENCE	MODIFICATION	REASON
		<i>Broome) where the three storey component relates to a tourism development.</i>	
11.	Section 2.2.5 Setbacks (Page 21)	<p>Modify P1 - Table 8: CBPSP Built Form Controls as follows:</p> <ul style="list-style-type: none"> • Building Height: Cable Beach Low modified to align with Modification No. 10. • Site Cover: Increase the maximum site to the following: Cable Beach Mid – 45% Cable Beach High – 55% 	In response to submissions received, site cover controls are proposed to be modified. The Shire agrees with the intent of the submissions in that the current controls are too onerous.
12.	Section 2.2.5 Streetscape (Page 25)	<p>Modify P1-Table 10: CBPSP Streetscape Requirements as follows:</p> <ul style="list-style-type: none"> • Dot Point 4 to be replaced as follows: <p><i>Solid fencing is not permitted within the primary street setback. All fences within the primary street setback area shall be no higher than 1.8m and minimum 80% permeable to allow airflow to pass through unobstructed.</i></p>	In response to submissions received, fencing controls are proposed to be modified to better align with the R-Codes.
13.	Section 2.2.10 Landscape, Deep Soil and Tree Canopy (Page 30)	P1 – Table 11: CBPSP Landscaping, Deep Soil and Tree Requirements to be modified to remove references to the R-Codes Volume 2 and align with the R-Codes Volume 1.	
14.	Section 2.2.12 Solar Access and Natural Ventilation (Page 31)	<p>Introduce new sub-clauses under Clause 2.2.12 (5) as follows:</p> <ul style="list-style-type: none"> • Sub Clauses 5 (a) and (b) can only be varied for tourist developments where it can be demonstrated that appropriate shading can still be achieved. Any alternate external shading devices or solutions would need to be agreed with the Shire of Broome. 	In response to submissions received, to provide greater flexibility for shading devices on tourist developments.
15.	Section 2.2.15 Infrastructure Requirements (Page 33)	<p>Modify Clause 2.2.15 (4) (a) with the following:</p> <ul style="list-style-type: none"> • <i>Provided as public access easements: Landowners may control public access in dedicated pedestrian / cycle connections where they pass wholly through</i> 	In response to submissions received, to provide greater flexibility for shading devices on tourist developments.

NO.	REFERENCE	MODIFICATION	REASON								
		<p><i>privately owned property. Managed public access during agreed hours is permitted to ensure safety and security after hours.</i></p> <p>Increase the size of the the note on P1 - Figure 6: CBPSP - Infrastructure and Public Realm Upgrades, and replace text as follows:</p> <ul style="list-style-type: none"> <i>Note: The location of any proposed public roads and pedestrian/cycle connections are indicative only. Their exact location is to be confirmed with the Shire of Broome and will be subject to detailed design at the subdivision and development application stage.</i> <i>Remove future road connection on NBY land adjacent to Lot 2785.</i> 									
16.	Section 2.3 Other Requirements (Pages 35-36)	<p>Insert new section "Conservation Estate Engagement" as follows:</p> <ul style="list-style-type: none"> <i>Where a site or property directly adjoins a Conservation Estate, engagement with the Yawuru Park Council is required prior to subdivision and development occurring.</i> 	In response to submissions received, to describe process for subdivision and development on sites which adjoin the Yawuru Conservation Estate.								
17.	Section 2.3.2 Environmental Considerations (Page 35)	<p>Modify Clause 2.3.2 (3) as follows:</p> <ul style="list-style-type: none"> Development applications in the CBPSP, which in the opinion of the Shire of Broome have the potential for direct light spill onto turtle nesting areas on Cable Beach, area are to be accompanied by: <p>Insert below note at the bottom of Clause 2.3.2 (3) as follows:</p> <ul style="list-style-type: none"> <i>Note: Applicants are advised to engage with the Shire of Broome early to determine if Clause 2.3.2 (3) applies.</i> 	In response to submissions received, proposed modification ensures that Line of Sight Modelling is only required to be undertaken for sites which have an ability to impact turtle nesting areas.								
18.	Section 3.1 Information to be Submitted	<p>Table to be updated with new / updated rows as follows:</p> <table> <tr> <th>Development Type</th><th>Additional Information / Purpose</th><th>Approval Stage</th><th>Responsible Agency</th></tr> <tr> <td>Any Development</td><td>Environmental Management Plan</td><td>Development Application</td><td>Shire of Broome</td></tr> </table>	Development Type	Additional Information / Purpose	Approval Stage	Responsible Agency	Any Development	Environmental Management Plan	Development Application	Shire of Broome	In response to numerous submissions received, additional requirements set out in Section 3.1 have been modified to align with
Development Type	Additional Information / Purpose	Approval Stage	Responsible Agency								
Any Development	Environmental Management Plan	Development Application	Shire of Broome								

NO.	REFERENCE	MODIFICATION				REASON
	P1-Table 12: Additional Information Requirements (Page 39-40)	where clearing is proposed	<p>A flora and fauna survey should be considered to ground-truth TEC occurrence within the area if clearing is proposed within the bounds of the site where remnant vegetation is found.</p> <p>If the clearing of remnant vegetation within the site is planned, development of an Environmental Management Plan (EMP) at development stage will be required detailing mitigation strategies, triggers and contingency actions.</p> <p>Early engagement with the Shire of Broome is required to determine if an Environmental Management Plan is required.</p> <p>Where native vegetation clearing exemptions apply under the Environmental Protection Act 1986, the following principles should be applied to clearing activities:</p> <p>a) avoid the clearing of native vegetation;</p> <p>b) minimise the amount of native vegetation to be cleared; and</p> <p>c) reduce the impact of clearing on any environmental value.</p> <p>Proponents should also keep records of:</p> <ul style="list-style-type: none"> clearing exemption that was used to undertake the clearing activities the location where the clearing occurred the date that the area was cleared; the size of the area cleared (in hectares); photograph evidence of the area cleared before and after 		and DWER	

NO.	REFERENCE	MODIFICATION	REASON
		<p><i>It will be at the Shire's discretion as to whether a Noise Management Plan is required. Suggest additional wording is provided to clarify.</i></p> <p>Noise Management Plan to be updated as follows:</p> <p><i>A Noise Management Plan will only be required for:</i></p> <ul style="list-style-type: none"> • <i>Developments that have the potential to generate noise to a level that could impact amenity; and/or</i> • <i>Developments that could be impacted upon by such development generating noise</i> <p>Urban Water Management Plan to be updated to clarify that the intent is to provide a UWMP at either the subdivision or development application stage, not both.</p> <p>Line of site modelling to be updated to clarify that it does not apply to all development to align with Modification No.17.</p>	
PART TWO			
19.	Section 1.1.2 Local Planning Framework (Pages 10)	<p>P2-Table 2: Local Planning Framework Summary as follows:</p> <ul style="list-style-type: none"> • Shire of Broome Local Planning Strategy to updated to reflect current approved status. • Cable Beach Development Strategy reference to be updated explaining that the COBPSP will supersede these documents upon approval. 	Shire identified modification, minor changes.
20.	Section 4.5.1 Land Use Approach (Pages 124-129)	Section 4.5.1 to be modified as required to align with agreed changes to Part One regarding the tourism development approach.	Shire identified modification, to ensure alignment between Part 1 and Part 2 of the CBPSP.
21.	Section 4.5.3 Land Use (Page 131)	<p>P2-Table 13: CBPSP Land Use Mix to be updated as follows:</p> <ul style="list-style-type: none"> • Areas to be updated to align with mapping changes in Modification No.3. 	Shire identified modification, minor changes.
22.	Section 4.5.4 Residential Densities (Page 133)	<p>P2-Table 14: CBPSP Residential Yield and P2-Table 15: Tourism Yield to be updated as follows:</p> <ul style="list-style-type: none"> • Areas to be updated to align with mapping changes in Modification No.3. 	Shire identified modification, minor changes.

ATTACHMENT NO 2

NO.	REFERENCE	MODIFICATION	REASON
TECHNICAL APPENDICES			
23.	Water Management Strategy (WMS)	Review of WMS to be undertaken in collaboration with DWER, review to consider: <ul style="list-style-type: none"> • Include a water demand balance for non-potable supply requirements and sources within the precinct. 	

Attachment No 3 - Precinct Structure Plan (Part 1) with tracked changes



Cable Beach: Precinct Structure Plan

SEPTEMBER 2024

II

CABLE BEACH PRECINCT STRUCTURE PLAN

SEPTEMBER 2024

III

SHIRE OF BROOME & HAMES SHARLEY

ENDORSEMENT PAGE

This Precinct Structure Plan is prepared under the provisions of the Shire of Broome Local Planning Scheme No. 7.

IT IS CERTIFIED THAT THIS STRUCTURE PLAN WAS APPROVED BY RESOLUTION OF THE WESTERN AUSTRALIAN PLANNING COMMISSION ON:

DATE

Signed for and on behalf of the Western Australian Planning Commission:

An officer of the Commission duly authorised by the Commission pursuant to section 16 of the Planning and Development Act 2005 for that purpose, in the presence of:

_____ Witness

_____ Date

_____ Date of Expiry

TABLE OF AMENDMENTS

AMENDMENT NO.	SUMMARY OF THE AMENDMENT	AMENDMENT TYPE	DATE APPROVED BY WAPC

IV

CABLE BEACH:PRECINCT STRUCTURE PLAN

SEPTEMBER 2024

V

SHIRE OF BROOME & HAMES SHARLEY

Revision Letter	Date	Reason for Issue	INITIAL
A	19-09-2023	Work in Progress Draft for Client Review	NS
B	12-09-2023	Draft - Part 1 and Part 2	GY
C	30-10-2023	Final Draft - Council Consent to Advertise	GY
D	19-09-2024	Final Draft for Advertising - incorporating changes adopted by Council August 2024	GY

Project No: 44607

Project Name: Cable Beach - Precinct Structure Plan

Prepared for:



Project Team:

Hames Sharley	Planning, Urban Design, Architecture
Shape Urban	Appendix 1 - Stakeholder Engagement
Stantec	Appendix 2 - Water Management Strategy Appendix 3 - Environmental Assessment Report Appendix 4 - Traffic Impact Assessment
Franklin Planning	Scheme Amendment
Place Laboratory	Landscape

DISCLAIMER

The information contained in this report has been prepared with care by our company, or it has been supplied to us by apparently reliable sources. In either case, we have no reason to doubt its completeness or accuracy. However, neither this company nor its employees guarantee the information, nor does it or is it intended to form part of any contract. Accordingly, all interested parties should make their own inquiries to verify the information, as well as any additional or supporting information supplied, and it is the responsibility of interested parties to satisfy themselves in all respects.

This report is for the use only of the party to whom it is addressed and Hames Sharley disclaims responsibility to any third party acting upon or using the whole or part of its contents.

This document has been prepared for the use of the Shire of Broome only. Copyright © 2024 by Hames Sharley (WA) Pty Ltd. No part of this document shall be reproduced in any form without written permission of Hames Sharley.

CONTENTS

01	STRUCTURE PLAN OPERATION	4
1.1	PRECINCT STRUCTURE PLAN AREA	5
1.2	OPERATION	5
1.3	PURPOSE	9
1.4	STAGING	11
02	SUBDIVISION AND DEVELOPMENT REQUIREMENTS	13
2.1	LAND USE ZONES AND RESERVES	15
2.2	GENERAL REQUIREMENTS	21
2.3	OTHER REQUIREMENTS	35
03	ADDITIONAL DETAILS	38
3.1	INFORMATION TO BE SUBMITTED	39

EXECUTIVE SUMMARY

The Broome Townsite is the principal centre of the Shire and Kimberley Region, it is the primary focal point for housing, employment and other essential services. The Shire's Local Planning Strategy (endorsed in October 2023) identified a clear need to support future urban growth within the Townsite, with the ultimate goal being to grow and transition into a thriving Regional City, underpinned by a diverse economy and a high degree of liveability. A place that offers housing, employment and social opportunities for people at all life stages.

Through the Broome Growth Plan and Local Planning Strategy, it was determined that the best outcome was to activate the existing precincts of Broome, namely the Cable Beach and Chinatown-Old Broome Precincts. Activation of these existing activity nodes provides the following benefits:

- + Contributes to a reduction in urban sprawl;
- + Enables improved liveability by allowing more people to live in high amenity locations; and
- + Provides increased opportunities for housing diversity through introduction of infill dwelling types.

To achieve these goals, a review of the existing planning framework in the Cable Beach Precinct was required, resulting in preparation of the Cable Beach Precinct Structure Plan. This more contemporary planning framework will guide future subdivision and development for the next 10 years and beyond.

The vision is:

A connected, vibrant and inclusive precinct that celebrates the natural and cultural heritage of the area, retains and promotes tourism character and land use with complimentary residential development, which embrace all of Broome's seasons.

The primary objectives in achieving this vision are set out in Section 1.3 of this document.

The Cable Beach Precinct Structure Plan has been informed by detailed site and context analysis, and a robust engagement process with both elements ensuring a well thought out design approach. The document has prepared in accordance with the following key State planning documents:

- + State Planning Policy 7.0 - Design of the Built Environment;
- + State Planning Policy 7.2 - Precinct Design; and
- + WA Planning Manual - Guidance for Structure Plans.

It incorporates the following:

- + **Part One - Implementation:** Is the 'rule book', it sets out the structure plans purpose / objectives, staging considerations, and includes provisions to help guide preparation and assessment of future subdivision and development applications.
- + **Part Two - Explanatory Section:** Includes detailed background investigations, this includes a thorough analysis of the community, governance, and physical context. These findings inform the design approach, framed around six key elements of precinct design: Urban Ecology, Urban Structure, Public Realm, Movement, Land Use, and Built Form.
- + **Supporting Technical Appendices:** Community Engagement Outcomes Report, Traffic Impact Assessment, Environmental Assessment Report, and Water Management Strategy.

STRUCTURE PLAN SUMMARY TABLE

ITEM	DATA	STRUCTURE PLAN REF
Total area covered by the structure plan	132.50 hectares	Part One - Section 1.1
Area of each land use proposed <ul style="list-style-type: none">+ Urban Development+ Residential	Urban Development - 111.96 hectares Residential - 5.29 hectares	Part Two - Section 4.5.3
Estimated Number of Dwellings	770 existing dwellings 1,270 additional dwellings: <ul style="list-style-type: none">+ Between 635 - 889 residential dwellings+ Between 635 - 381 tourism accommodation units	Part Two - Section 4.5.4
Estimated Residential Site Density	15 dwellings/units per hectare (including both residential dwelling and tourism components)	Part Two - Section 4.5.4
Estimated Population	Between 3,934 and 4,645 people (assuming 2.8 people per residential dwelling)	Part Two - Section 4.5.4
Number of High Schools	0	N/A
Number of Primary Schools	0	N/A
Estimated commercial floor space	N/A	N/A
Estimated Area and Percentage of Public Open Space given over to: <ul style="list-style-type: none">+ Local Parks+ Linear Park	Existing local park: 0.59 hectares (0.45%) Proposed linear park 1.4 hectares (1.06%) (additional POS to be provided depending on extent of permanent residential proposed)	Part Two - Section 4.3.1
Estimated Percentage of Natural Area	5.2 hectares (3.92%)	Part Two - Section 4.3.1

PART ONE: IMPLEMENTATION

LIST OF TABLES

P1 - TABLE 1: R-CODES VOLUME 1 VARIATIONS	8
P1 - TABLE 2: URBAN STRUCTURE ACTIONS	11
P1 - TABLE 3: PUBLIC REALM ACTIONS	11
P1 - TABLE 4: MOVEMENT ACTIONS	12
P1 - TABLE 5: CBPSP PREFERRED LAND USE	15
P1 - TABLE 7: CBPSP LAND USE PERMISSIBILITY	16
P1 - TABLE 6: CBPSP RESIDENTIAL PERMISSIBILITY	20
P1 - TABLE 8: CBPSP BUILT FORM CONTROLS	23
P1 - TABLE 9: CBPSP BUILT FORM CHARACTER	24
P1 - TABLE 10: CBPSP STREETScape REQUIREMENTS	25
P1 - TABLE 11: CBPSP LANDSCAPING, DEEP SOIL AND TREE REQUIREMENTS	30
P1 - TABLE 12: ADDITIONAL INFORMATION REQUIREMENTS	39

LIST OF FIGURES

P1 - FIGURE 1: CBPSP - STRUCTURE PLAN MAP	23
P1 - FIGURE 2: CBPSP - DENSITY PLAN	25
P1 - FIGURE 3: CBPSP - BUILT FORM AND STREETScape PLAN	31
P1 - FIGURE 4: CBPSP SHADING REQUIREMENTS	35
P1 - FIGURE 5: CBPSP NATURAL VENTILATION REQUIREMENTS	35
P1 - FIGURE 6: CBPSP - INFRASTRUCTURE AND PUBLIC REALM UPGRADES	37

ABBREVIATIONS

ABS	Australian Bureau of Statistics
CHRMAP	Coastal Hazard Risk Management and Adaptation Plan
CBP	Cable Beach Precinct
CBPSP	Cable Beach Precinct Structure Plan
EMP	Environmental Management Plan
EPA	Environmental Protection Authority
ESA	Environmentally Sensitive Area
CPTED	Crime Prevention Through Environmental Design
DBCA	Department of Biodiversity, Conservation and Attractions
DPLH	Department of Planning Lands and Heritage
DWER	Department of Water and Environmental Regulation
LPP	Local Planning Policy
LCS	Local Commercial Strategy
LPS	Local Planning Strategy
LPS7	Shire of Broome Local Planning Scheme No.7
MRWA	Main Roads Western Australia
NBY	Nyama Buru Yawuru
PAW	Public Access Way
POS	Public Open Space
PTA	Public Transport Authority
REIWA	Real Estate Institute of Western Australia
SCP	Strategic Community Plan
SEIFA	Socio-Economic Indexes for Areas
SPP	State Planning Policy
TEC	Threatened Ecological Community
UHI	Urban Heat Island
WAPC	Western Australian Planning Commission
WMS	Water Management Strategy
WSUD	Water Sensitive Urban Design



01



4

STRUCTURE PLAN OPERATION

1.1 PRECINCT STRUCTURE PLAN AREA

The Cable Beach Precinct Structure Plan (CBPSP) shall apply to the land contained within the inner edge of the line denoting the precinct boundary as shown on **P1 - Figure 1**.

The Cable Beach Precinct (CBP) totals an area of 132.5 ha.

1.2 OPERATION

The CBPSP is in effect from the date stated on the cover (insert date of WAPC decision letter) and for a period of 10 years.

The CBPSP has been prepared in accordance with State Planning Policy 7.2 Precinct Design.

1.2.1. SCHEME RELATIONSHIP

The Shire of Broome Local Planning Scheme (the Scheme) enables preparation of the CBPSP. The objectives and development standards of the CBPSP are complementary to the provisions, standards or requirements of the Local Planning Scheme.

Where it is otherwise not covered, the provisions of the Scheme and the Residential Design Codes Volume 1 (R-Codes) shall prevail. All relevant policies of the Western Australian Planning Commission, and Shire of Broome also apply.

Where a Local Development Plan or Development Application prepared pursuant to the CBPSP varies the development standards and requirements of the CBPSP, it will be assessed against the relevant design principles of State Planning Policy 7.0 - Design of the Built Environment and the objectives set out in the CBPSP.

The CBPSP supersedes the following documents, which will be rescinded upon approval of the CBPSP:

- + Cable Beach Development Strategy (2016)
- + Millington Road Development Plan (2009)

1.2.2. INTERPRETATIONS

The CBPSP applies the same definitions as set out in the *Planning and Development Act 2005* or the Residential Design Codes (Volume 1). Unique definitions or interpretations for the CBPSP are set out as follows:

Activation - refers to the degree to which people are visibly present in the streets and public places. It is usually a function of:

- + The land uses and activities
- + Design of the buildings
- + Relationship of buildings to streets and public spaces
- + Quality of the streets and public spaces as places

Commercial Development - means any development with a primary purpose of conducting business, including but not limited to uses such as shop, small bar, restaurant / cafe.

Low Impact Tourism - means development predominantly of a tourist nature for the accommodation of short stay guests that has been designed in such a manner to have minimal impact on the natural environment.

Site Cover - the area occupied by any building, including upper storeys or balconies projecting beyond the ground floor building alignment, or other structures roofed with impervious material, but excludes:

- + Uncovered driveways and parking spaces;
- + Eaves and pergolas; and
- + A basement that is constructed wholly underground.

MOD 6
Introduce new interpretation called 'Measuring Building Heights' which includes a graphic and the following explanatory text:
• "Maximum Building Height" refers to the maximum height which will be contemplated by the Shire of Broome. Heights are measured in both storeys and metres as set out in the R-Codes Volume 1.
• "Bonus Height" refers to discretionary height which the decision maker may grant beyond the base building height controls. This is conditional and at the discretion of the relevant decision maker.
• "Floor to Floor Height" the CBPSP includes a defined height limit for the ground floor in key areas. This is to be measured in metres from the finished floor level to the next upper finished floor level (includes slab).

1.2.3. VARIATION TO THE R-CODES

The Residential Design Codes (R-Codes) applies to this Precinct Structure Plan in the following ways.

R-CODES VOLUME 1

R-Codes Volume 1 applies to all single house and grouped dwelling developments; and multiple dwelling development in areas coded R10-R60. R-Codes Volume 1 applies for all single house(s) and grouped dwellings; and multiple dwellings in areas coded less than R40.

The deemed-to-comply provisions of the R-Codes Volume 1 that are amended or replaced by the CBPSP are done so in accordance with Section 3 of the R-Codes Volume 1, and are identified in **P1 - Table 1**.

R-CODES VOLUME 2

R-Codes Volume 2 applies to multiple dwelling developments in areas coded R80 and above and R-AC. As there are no areas R80 and above identified in the CBPSP, no variations to the R-Codes Volume 2 are proposed.

P1 - Table 1: R-Codes Volume 1 Variations

CBPSP SECTION	R-CODES VOLUME 1 - PART B		R-CODES VOLUME 1 - PART C	
	ELEMENT	VARIATION	ELEMENT	VARIATION
2.2.3 Building Height	5.1.6 Building Height	2.2.3(1-4) replaces C6	3.2 Building Height	2.2.3(1-4) replaces C3.2.1
2.2.4 Site Cover	5.1.4 Open Space	2.2.4(f) replaces C4	3.1 Site Cover	2.2.4(f) replaces C3.1.1
2.2.5 Setbacks	5.1.2 Street Setback	2.2.5(f) replaces C2.1(i) and C2.2	3.3 Street Setbacks	2.2.5(f) replaces C3.3.1
	5.1.3 Lot Boundary Setback	2.2.5(2) replaces C3.1(i) 2.2.5(3) amends C3.1(ii) 2.2.5(4) replaces C3.2	3.4 Lot Boundary Setbacks	2.2.5(2) replaces C3.4.1 2.2.5(3) amends C3.4.3 2.2.5(4) replaces C3.4.4
2.2.7 Streetscape	5.2.3 Street Surveillance	Additional requirements	3.6 Streetscape	Additional requirements 2.2.7(f) replaces C3.6.7
	5.2.4 Street walls and Fences	2.2.7(f) replaces C4.1		
	5.4.4 External Fixtures, Utilities and Facilities	2.2.7(f) amends C4.3 and C4.4		
2.2.8 Car Parking and Vehicle Access	5.3.3 Parking	Additional requirements	2.3 Parking	Additional requirements
	5.3.5 Vehicular Access	Additional requirements	3.7 Access	Additional requirements
2.2.10 Landscape, Deep Soil and Tree Canopy	5.3.2 Landscaping	2.2.10(3) replaces C2.2 2.2.10 (1,2,4,5,6) Additional requirements	1.2 Trees and Landscaping	2.2.10(3) replaces C1.2.1 and C1.2.4 2.2.10 (1,2,4,5,6) Additional requirements
2.2.11 Open Space and Outdoor Living Areas	5.3.1 Outdoor Living Areas	2.2.11(f-3) amends C1.1	1.1 Private Open Space	2.2.11(f-3) amends C1.1.2 and C1.1.2.
2.2.12 Solar Access and Natural Ventilation	NA		2.2 Solar Access and Natural Ventilation	2.2.12(4) amends C2.2.4 and C2.2.5. 2.2.12(1.5-9) Additional Requirements
2.3.3 Urban Water Management	5.3.9 Stormwater Management	2.3.3(1-4) amends C9	1.4 Water Management and Conservation	2.3.3(1-4) amends C1.4.1
3.1 Information to be Submitted	5.3.9 Stormwater Management	2.3.3(1-4) amends C9	1.4 Water Management and Conservation	Additional Requirement
			2.4 Waste Management	Additional Requirement

1.3 PURPOSE

The following objectives apply to all subdivision and development within the CBPSP area, planning and development in the CBP shall have due regard for the following objectives.

1.3.1. URBAN ECOLOGY

- + Adopt an environmentally sustainable approach to development within the CBP which appropriately manages Environmentally Sensitive Areas including remnant vegetation and potential fauna habitats and encourages conservation of resources, reduced waste, energy, and water use.
- + Enhance the precinct's landscape character by ensuring high quality green spaces and tree canopy within development sites, to reduce the impacts of climate for occupants, mitigate the impact of climate change and minimise the urban heat island effect.
- + Improve the quantity and quality of landscaping and tree canopy within the public realm, particularly along streets, to provide a comfortable walking environment within the precinct.
- + Recognise and celebrate local Aboriginal, cultural, and built heritage in the design of buildings and public spaces to enhance Cable Beach's place identity.
- + Promote environmentally sustainable practices, including resource efficiency (energy, water, waste, air quality, material selection, urban green infrastructure) at all stages of development.

1.3.2. URBAN STRUCTURE

- + Establish a connected and legible urban structure that links key areas of activity with Sanctuary Road and the Cable Beach foreshore.
- + Improve public permeability through large development sites and enable cross block pedestrian connections.

1.3.3. PUBLIC REALM

- + Improve the quality of the streets as a key public realm asset for the precinct, with a particular focus on landscaping, shade, walkability and activating street frontages.
- + Design of the public realm promotes safe and active public spaces during both day and night.
- + Community infrastructure and facilities are responsive to community need, climate, multifunctional and provide for a variety of passive and active activities that attract both tourists and residents.
- + The public realm is reflective of local character, and the natural and cultural environment.

1.3.4. MOVEMENT

- + Create multi-purpose movement network that provides for a range of transport modes including pedestrians, cyclists, eMobility and vehicles.
- + Create and maintain a pedestrian environment which is safe and comfortable for all users at all times of the day.
- + Improve pedestrian legibility and connectivity by providing new connections through large development sites.
- + Accommodate vehicle parking without allowing it to become a dominant feature of the streetscape.
- + Strengthen connectivity between the CBP and other parts of Broome, with an emphasis on legibility with Chinatown, Old Broome and Broome North.

1.3.5. LAND USE

- + Ensure the predominate use of the precinct is for tourism related development.
- + Support and prioritise tourism related commercial activation along key activity nodes and streets.
- + Enable permanent residential development to occur in a way that does not jeopardise the primary tourist functions and character of the precinct.

1.3.6. BUILT FORM

- + Built form enhances the distinctive characteristics of a local area, contributing to sense of place and tourism character with strong activation and surveillance of public places.
- + Development responds to the specific nature of Broome's climate and environmental conditions in order to reduce heat radiation build up during the day and maximise ventilation cooling during the day and night.
- + Development optimises internal and external amenity for occupants, visitors and neighbours, contributing to living and working environments that are comfortable and productive.
- + Development recognises that landscapes and buildings operate as an integrated and sustainable system, within a broader ecological context resulting in well-integrated, engaging places that contribute to local identity and streetscape character.
- + Design of development promotes a safe and active public realm during both day and night.

1.4 STAGING

Staging of development within the CBP will be largely based on the timing and willingness of individual landholders to develop their sites. The CBPSP identifies critical staging/implementation actions, which give consideration for short term (0-5 years), medium term (5-10 years) and long term (10+ years) aspirations. Such actions are set out below, noting that those actions listed as long-term, extend beyond the life of this structure plan

P1 - Table 2: Urban Structure Actions

PRIORITY	ACTION	RESPONSIBILITY	STAKEHOLDERS
Short	Prepare concepts for the three primary entry points to the precinct to be defined through landscaping, signage and local artworks: <ul style="list-style-type: none"> + Intersection between Oryx Road and Sanctuary Road. + Intersection of Cable Beach Road West and Gubinge Road. + Intersection of Cable Beach Road West and Sanctuary Road. 	Shire of Broome	Nyamba Buru Yawuru
Short	Liaise with the Department of Education to secure public access through Lot 500 (7) Millington Road Cable Beach, as identified in P1 - Figure 3 .	Shire of Broome	Department of Education
Medium	Where a development application is proposed, liaise with landowners to enable public connections through large development blocks as identified in P1 - Figure 3 .	Shire of Broome	Impacted Landowners

P1 - Table 3: Public Realm Actions

PRIORITY	ACTION	RESPONSIBILITY	STAKEHOLDERS
Short	Prepare a detailed concept plan to for the upgrading of Sanctuary Road and Cable Beach Road West streetscapes, which gives consideration to the proposed design outlined in Part 2 of the CBPSP. The detailed concept plan and subsequent upgrade works should be delivered in stages and provide careful coordination of drainage and other infrastructure.	Shire of Broome	Adjacent landowners Service providers
	Develop a street tree master plan and/or planting palette to guide delivery of street greening in the CBP. Implementation plan should consider timing and prioritisation of streets for additional greening.	Shire of Broome	Nyamba Buru Yawuru, Adjacent Landowners
	Progress Stages 2 and 3 of the Cable Beach Foreshore Improvements in accordance with the Cable Beach Foreshore Master Plan, and with regard for any of the proposed recommendations of the CBPSP.	Shire of Broome	Nyamba Buru Yawuru, Adjacent Landowners
Medium	As part of the public open space requirements in 2.2.15 , prepare a detailed concept plan for the design of the proposed linear parks identified in P1 - Figure 6 .	Shire of Broome	Adjacent Landowners

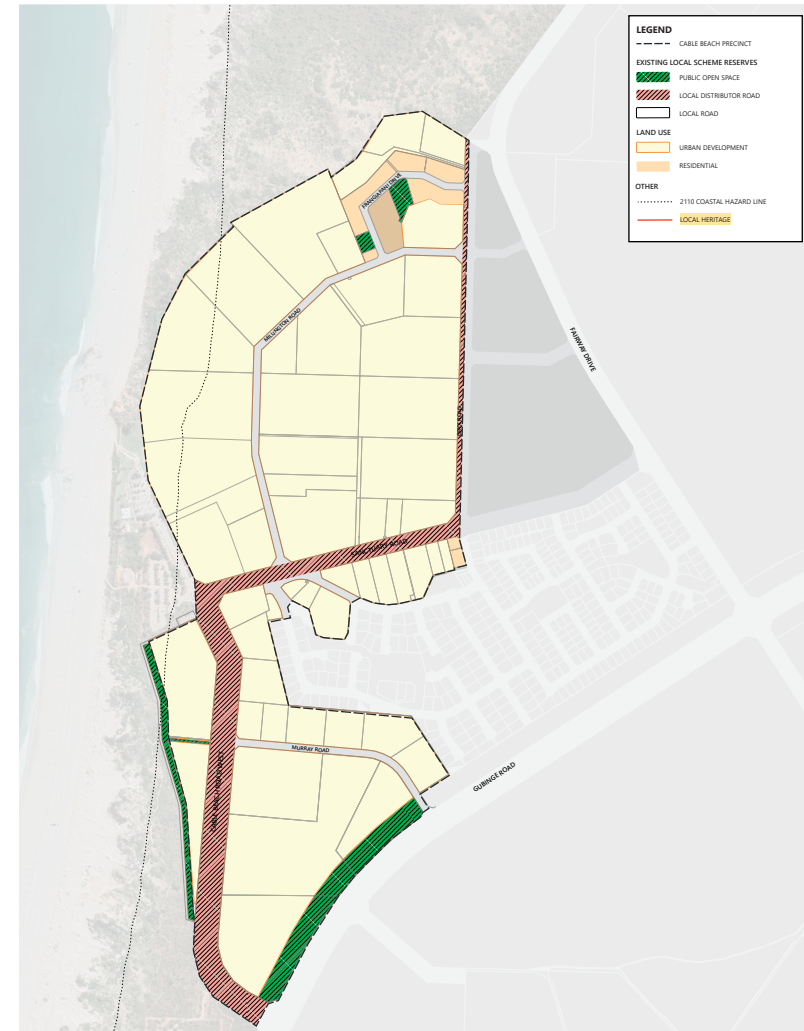
P1 - Table 4: Movement Actions

PRIORITY	ACTION	RESPONSIBILITY	STAKEHOLDERS
Short	Continue to advocate for the expansion of the existing public transport network to enable better connectivity throughout the CBP and the Broome Townsite.	Shire of Broome	Residents Visitors Department of Transport Public Transport Authority
	Street upgrades to be explored along priority routes. Upgrades to consider enhanced pedestrian and cyclist amenity including greening, path upgrades, and lighting where necessary. Priority routes include: <ul style="list-style-type: none"> + Sanctuary Road + Cable Beach Road West + Millington Road + Oryx Road + Murray Road 	Shire of Broome	Adjacent landowners

02

SUBDIVISION AND DEVELOPMENT REQUIREMENTS

P1 - Figure 1: CBPSP - Structure Plan Map



2.1 LAND USE ZONES AND RESERVES

2.1.1. LAND USE PERMISSIBILITY

- Land use permissibility within the CBPSP shall be determined in accordance with **P1 - Table 5** and **P1 - Table 6**.
- P1 - Table 5** identifies the sub-precinct land use objectives and preferred land uses to be considered within urban development zoned land.

P1 - Table 5: CBPSP Preferred Land Use

SUB-PRECINCT	OBJECTIVE	PREFERRED LAND USES	NOTES
LOW IMPACT TOURISM	+ Ecologically and culturally sensitive areas that could support low impact development that has minimal disturbance on the land.	+ Low Impact Tourism	+ Other uses as relevant to the tourism function that provide services and amenity to occupants
CABLE BEACH LOW	+ Lower intensity tourism uses on the periphery of the precinct, connecting back to neighbouring precincts + Lower intensity residential uses are ancillary to tourism uses.	+ Tourist Development + Hotel + Motel + Caravan Park + Grouped Dwelling + Multiple Dwelling	+ Other uses as relevant to the tourism function that provide services and amenity to occupants.
CABLE BEACH MID	+ Mid intensity tourism uses that focus on secondary corridors (that lead to key attractions) + Mid intensity residential and active commercial uses are ancillary to tourism uses.	+ Tourist Development + Hotel + Motel + Grouped Dwelling + Multiple Dwelling	+ Other uses as relevant to the tourism function that provide services and amenity to occupants.
CABLE BEACH HIGH	+ Higher intensity tourism uses that focus on key attractions and corridors. + Higher intensity residential and active commercial uses are ancillary to tourism uses.	+ Tourist Development + Hotel + Multiple Dwelling + Restaurant + Cafe + Shop + Small Bar	+ Other uses as relevant to the tourism function that provide services and amenity to occupants.

- Within the Cable Beach High Sub-Precinct, retail/commercial development may be considered without a short-stay accommodation component where:
 - A hospitality use (such as brewery, restaurant/cafe, tavern) is provided, with each tenancy limited to a maximum of 800m² of gross floor area; and
 - Each tenancy provides activation to Sanctuary Road in accordance with **P1 - Table 10** and **P1 - Figure 3**, and is designed to meet the built form objectives of the CBPSP.

MOD 7

Introduce land use permissibility descriptions from LPS7.

P1 - Table 6: CBPSP Land Use Permissibility

USE AND DEVELOPMENT CLASS	URBAN DEVELOPMENT				RESIDENTIAL
	LOW IMPACT TOURISM	CABLE BEACH LOW	CABLE BEACH MID	CABLE BEACH HIGH	
Abattoir	X	X	X	X	In accordance with the Zoning Table in the Shire's Local Planning Scheme.
Aerodrome	X	X	X	X	
Aged or dependent person's accommodation	X	D	D	D	
Agriculture – extensive	X	X	X	X	
Agriculture – intensive	X	X	X	X	
Airfield	X	X	X	X	
Amusement parlour	D	X	D	D	
Ancillary dwelling	X	D	D	D	
Animal establishment	X	X	X	X	
Animal husbandry – intensive	X	X	X	X	
Art gallery	P	A	P	P	
Bed and breakfast accommodation	D	D	D	D	
Betting agency	X	X	D	D	
Brewery	I	I	I	D	
Bulky goods showroom	X	X	X	X	
Caravan park	P	P	D	X	
Caretaker's dwelling	I	I	I	I	
Car park	D	D	D	D	
Child care premises	D	D	D	D	
Cinema/theatre	D	D	D	D	
Civic use	D	X	D	D	
Club premises	D	A	D	D	
Commercial vehicle parking	A	A	A	A	
Community purpose	P	D	P	P	
Consulting rooms	D	D	D	P	
Convenience store	P	D	P	P	
Corrective institution	X	X	X	X	
Educational establishment	A	A	A	A	
Exhibition centre	D	D	D	D	
Family day care	X	X	X	X	
Fast food outlet	X	X	X	X	
Fuel depot	X	X	X	X	

USE AND DEVELOPMENT CLASS	URBAN DEVELOPMENT				RESIDENTIAL
	LOW IMPACT TOURISM	CABLE BEACH LOW	CABLE BEACH MID	CABLE BEACH HIGH	
Funeral parlour	X	X	X	X	In accordance with the Zoning Table in the Shire's Local Planning Scheme.
Garden centre	I	I	X	X	
Grouped dwelling	D*	D*	D*	D*	
Holiday accommodation	D	D	D	D	
Holiday house	X	P	P	D	
Home business	D	P	P	P	
Home occupation	D	P	P	P	
Home office	P	P	P	P	
Home store	P	P	P	D	
Hospital	X	X	X	X	
Hotel	P	P	P	P	
Industry	X	X	X	X	
Industry - cottage	X	X	X	X	
Industry - extractive	X	X	X	X	
Industry - light	X	X	X	X	
Industry - primary production	X	X	X	X	
Liquor store - large	X	X	X	A	
Liquor store - small	D	X	D	D	
Lunch bar	D	A	D	D	
Marina	X	X	X	X	
Marine filling station	X	X	X	X	
Market	A	X	A	A	
Medical centre	X	X	D	D	
Mining operations	X	X	X	X	
Motel	D	D	D	D	
Motor vehicle, boat or caravan sales	X	X	X	X	
Motor vehicle repair	X	X	X	X	
Motor vehicle wash	X	X	X	X	
Multiple dwelling	D*	D*	D*	D*	
Nightclub	X	X	A	A	
Office	I	I	I	I	
Park home park	X	X	X	X	

USE AND DEVELOPMENT CLASS	URBAN DEVELOPMENT				RESIDENTIAL
	LOW IMPACT TOURISM	CABLE BEACH LOW	CABLE BEACH MID	CABLE BEACH HIGH	
Place of worship	X	X	A	A	In accordance with the Zoning Table in the Shire's Local Planning Scheme.
Reception centre	D	D	D	D	
Recreation - private	X	A	A	A	
Renewable energy facility	X	X	X	X	
Residential building	X	D	D	D	
Resource recovery centre	X	X	X	X	
Restaurant/café	P	D	D	P	
Restricted premises	X	X	X	X	
Road house	X	X	X	X	
Rural home business	X	X	X	X	
Rural pursuit/hobby farm	X	X	X	X	
Serviced apartment	P	P	P	P	
Service station	X	X	X	X	
Shop	D	D	D	D	
Single house	X	D*	X	X	
Small bar	A	X	A	D	
Tavern	D	A	D	D	
Telecommunications infrastructure	A	A	X	X	
Tourist development	P	P	P	P	
Trade display	X	X	X	X	
Trade supplies	X	X	X	X	
Transport depot	X	X	X	X	
Tree farm	X	X	X	X	
Veterinary centre	X	X	X	X	
Warehouse/ storage	X	X	X	X	
Waste disposal facility	X	X	X	X	
Waste storage facility	X	X	X	X	
Winery	X	X	X	X	
Workforce accommodation	I	I	I	I	
NOTES	*Residential uses permitted in accordance with Section 2.1.2				

2.1.2. RESIDENTIAL LAND USES

1. The local government may approve permanent residential development provided that it complies with the following:
 - (a) Development achieves the residential permissibility requirements set out in **P1 - Table 7**.
 - (b) Prior to subdivision or development occurring, a development application which includes both the tourism and residential components, must be provided for the entire site (see **Section 3.1**);
 - (c) The scale, bulk and design of the development responds to the character and enhances the amenity of the area;
 - (d) Development and subdivision contributes to the connectivity and legibility of the precinct identified in the urban structure requirements of **P1 - Figure 3**;
 - (e) The protection of residential amenity through careful design of both facilities and accommodation on the site to minimise disturbance and conflicts between land uses;
 - (f) If the development is to be staged, the residential development is not to precede tourism development land use; and
 - (g) Where strata titling is proposed, a management statement is registered at the same time the strata or survey strata plan is registered that restricts the maximum length of stay to three months in any twelve month period applied to the tourism accommodation.
2. Notwithstanding Clause 2.1.2 (f), residential development is not permitted on the following lots:
 - (a) Lot 2790 Cable Beach Road West, Cable Beach
 - (b) Lot 2791 Cable Beach Road West, Cable Beach
3. Where a proposed development has the potential to be subdivided to create 20 or more green title lots, strata lots or survey-strata lots, with each lot obtaining driveway access from a communal street, the communal street shall be publicly accessible and designed in accordance with the applicable requirements of the State Planning Framework, including but not limited to:
 - (a) Residential Design Codes Volume 1;
 - (b) Liveable Neighbourhoods; and
 - (c) WAPC Development Control Policies.

P1 - Table 7: CBPSP Residential Permissibility

RESIDENTIAL PERMISSIBILITY	
LOW IMPACT TOURISM SUB-PRECINCT	<ul style="list-style-type: none"> + Permanent residential is not permitted.
CABLE BEACH LOW SUB-PRECINCT	<ul style="list-style-type: none"> + Permanent residential development must not occupy more than: <ul style="list-style-type: none"> - 50% of the total number of units/dwellings; or - 50% of the total lot area. + The proportion of permanent residential development may be increased to 70% where: <ul style="list-style-type: none"> - Public connections are provided through the site in accordance with P1 - Figure 6; and - It can be demonstrated that residential development will not have a negative impact on the primary tourism character or amenity of the CBP.
CABLE BEACH MID SUB-PRECINCT	<ul style="list-style-type: none"> + Permanent residential development must not occupy more than: <ul style="list-style-type: none"> - 50% of the total number of units/dwellings; or - 50% of the total lot area. + The proportion of permanent residential development may be increased up to 70% where: <ul style="list-style-type: none"> - Public connections are provided through the site in accordance with P1 - Figure 6; - Development fronts the street providing an active interface in accordance with the streetscape requirements of Section 2.2.7; and - It can be demonstrated that residential development will not have a negative impact on the primary tourism character or amenity of the CBP.
CABLE BEACH HIGH SUB-PRECINCT	<ul style="list-style-type: none"> + Permanent residential development must not occupy more than 50% of the total number of units/dwellings. + The proportion of permanent residential development may be increased to 70% where: <ul style="list-style-type: none"> - Public connections are provided through the site in accordance with P1 - Figure 6; - Development fronts the street providing an active interface in accordance with the streetscape requirements of Section 2.2.7; and - It can be demonstrated that residential development will not have a negative impact on the primary tourism character or amenity of the CBP. + Development that does not include Tourist Development or Hotel uses may be considered where: <ul style="list-style-type: none"> - Lot size is less than 7,500m² (excluding any survey strata lots); and - Development fronts the street providing an active interface in accordance with the streetscape requirements of Section 2.2.7; and - Lots identified as Primary Active Edge provide active commercial uses for the majority of the ground floor fronting the street¹; and - It can be demonstrated that residential development will not have a negative impact on the primary tourism character or amenity of the CBP.

NOTES: Where survey strata subdivision is proposed, residential ratios are to be applied across the total parent lot area.

¹In the event that existing tourism development applies for a change of use to permanent residential, development would be required to achieve the streetscape requirements, which may required upgrades and/or redevelopment of existing buildings.

2.2 GENERAL REQUIREMENTS

This section provides an overview of the development standards which apply to all subdivision and development in the CBPSP area.

2.2.1. DEVELOPMENT AND DENSITY

1. Residential density shall be in accordance with **P1 - Figure 2**.
2. ~~Tourism development in the form of freestanding units will be considered 'grouped dwellings' and must be developed in accordance with the relevant density set out in the R-Codes and built form standards of the CBPSP.~~
3. ~~Multi-storey hotel/motel tourism development will be considered 'multiple dwellings' and must be developed in accordance with the relevant density and built form standards set out in the R-Codes and built form standards of the CBPSP.~~

2.2.2. SUBDIVISION AND AMALGAMATION

1. Freehold subdivision within the urban development zone will not be supported to create lots less than 10,000m² in area. Survey strata subdivision to create lots less than 10,000m² in area may be considered, provided it is accompanied by an approved development application (see **Section 3.1**).

2.2.3. BUILDING HEIGHTS

GENERAL

1. Building heights shall comply with the minimum and maximum building heights set out in **P1 - Table 8**.
2. Development on Lots 3, 50 and 51 Coucal Street and Lots 51, 11 and 985 Millington Road must be designed so as to avoid overlooking into the Hidden Valley, and must not be visible from the Hidden Valley as it is a culturally sensitive area.
3. **To promote adaptability for future uses, any ground floor residential development along the 'Primary Active Edge' (P1 - Figure 3) must have a minimum ground floor height of 4.2m.**

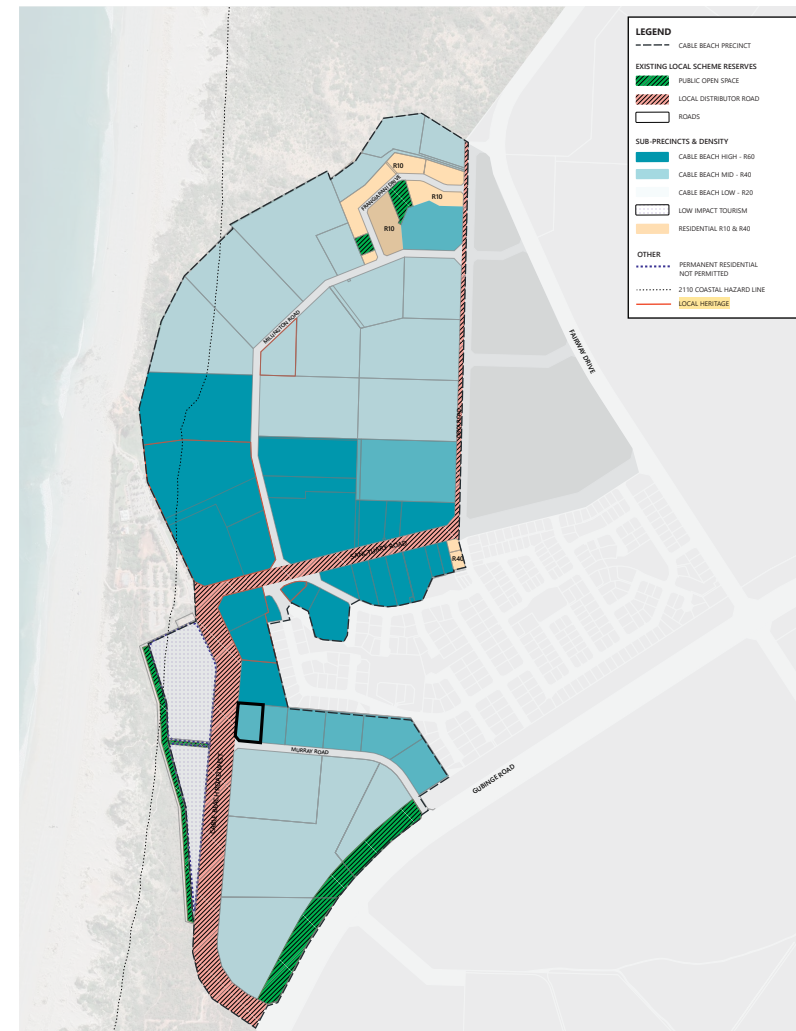
BONUS HEIGHT CRITERIA

4. A maximum height of five (5) storeys may be considered on lots identified as Cable Beach High Sub-Precinct (at the discretion of the Shire of Broome), where it can be demonstrated that all of the following criteria can be met:
 - (a) Is consistent with the objectives of the CBPSP (**Section 1.3**); AND
 - (b) Can demonstrate that any development above 3 storeys is set back a minimum of 10m from all property boundaries and avoids the maximum 3 storey zones identified on **P1 - Figure 3** so as not to be visible from the beach; AND
 - (c) Can demonstrate how the design responds to Broome's climate and landscape character; AND
 - (d) Can demonstrate that the design permits winter sun (mid-day, June 21) penetration to any adjoining or adjacent residential or tourism zoned land.

2.2.4. SITE COVER

1. Development on each site must not exceed the maximum site cover percentages set out in **P1 - Table 8**.

P1 - Figure 2: CBPSP - Sub-Precinct and Density Plan



2.2.5. SETBACKS

- Buildings are set back from the street boundary in accordance with the standards set out in **P1 - Table 8**.
- Buildings are set back from lot boundaries in accordance with the standards set out in **P1 - Table 8**.
- A fully open carport or roofed outdoor living area may encroach up to 2m into the side lot boundary setback, provided the structure does not cause any obstructions to breeze paths, i.e. no solid screens, walls, or roller doors.
- Boundary walls are not permitted except where:
 - Both the subject site and the affected adjoining site are created in a plan of subdivision submitted concurrently for the proposed development;
 - The boundary walls are interfacing and of equal dimension; and
 - It can be demonstrated that adequate natural ventilation can be achieved into the dwelling/unit and throughout the site.

P1 - Table 8: CBPSP Built Form Controls

ELEMENT	PROVISION	SUB-PRECINCTS					
		LOW IMPACT TOURISM	CABLE BEACH LOW	CABLE BEACH MID	CABLE BEACH HIGH	RESIDENTIAL	
R-Code	Relevant R-Coding	NA	R20	R40	R60	R10	R40
Building Height <i>Maximum</i>		1 storey 2 storey at area of Primary Active Edge	2 Storeys	3 Storeys	3 Storeys 5 storeys permitted subject to 2.2.3 (3)	2 Storeys	2 Storeys
Street Setback <i>Minimum primary and secondary street</i>	Commercial	Nil along Cable Beach Road West edge.	7m	2m	Nil up to 3 storeys 10m for greater than 3 storeys	7m	7m
	Tourism/Residential	6m		7m	4m up to 3 storeys 10m for greater than 3 storeys		
Lot Boundary Setbacks <i>Minimum</i>	Up to 3 storeys	6m	6m	4m	3m	3m	3m
	4 storeys and above	-	-	-	15m	-	-
Site Cover	Maximum site cover	20%	35%	35%	45%	40%	50%
Landscaping	Minimum soft landscaping	50%	35%	35%	25%	20%	20%

2.2.6. BUILT FORM CHARACTER

- Design of buildings to demonstrate how the development achieves objectives of the CBP as set out in **Section 1.3**, as well as the sub-precinct character types described in **P1 - Table 9**.

P1 - Table 9: CBPSP Built Form Character

SUB-PRECINCTS	CHARACTER STATEMENT
Low Impact Tourism	<ul style="list-style-type: none"> Low-impact tourism is a sustainable form of tourism development that is light on the landscape, respectful of the local place, community and their cultures. Development should be integrated with, and have minimal impact on the natural environment. Development to occur in a largely dispersed form, with high quality endemic landscaping to separate accommodation units and act as a visual buffer from the street.
Cable Beach Low	<ul style="list-style-type: none"> Low rise tourism/residential development with a dispersed built form separated by high quality landscaping that adds shade and amenity to occupants. Large buildings may be appropriate for communal facilities or related commercial development such as restaurants and cafes. Street edges should provide high quality landscaping, while allowing opportunities for casual passive surveillance from units/dwellings onto the street.
Cable Beach Mid	<ul style="list-style-type: none"> Development to occur in either a dispersed or consolidated form, with an emphasis on providing high quality landscaping to provide separation and a high level of amenity in between buildings. Development to provide interaction with the street through key areas such as entrances of developments, cafes/restaurants, or any recreational activities associated with the development. Street setback areas to be well landscaped, providing a balance between privacy and passive surveillance of the street.
Cable Beach High	<ul style="list-style-type: none"> Development provides an active and engaged frontage to the street, providing density in tourism or residential dwellings in a central location. Development should be of a more urban scale, with the height and mass of development to provide a human scale to the street. Development to provide separation between buildings that is well landscaped and consistent with a pavilion architectural style. Additional height may be considered towards the centre of the site, to ensure development does not negatively impact the amenity of adjoining lots or the streetscape. Nodes of activity along the street frontage may be interrupted by high quality landscaping, provided that the building still maintains a strong presence to the street.
Residential	<ul style="list-style-type: none"> Suburban characteristics with climate responsive homes in a landscape setting. Street setback areas to be well landscaped, providing a balance between privacy and interaction with the street.

2.2.7. STREETSCAPE

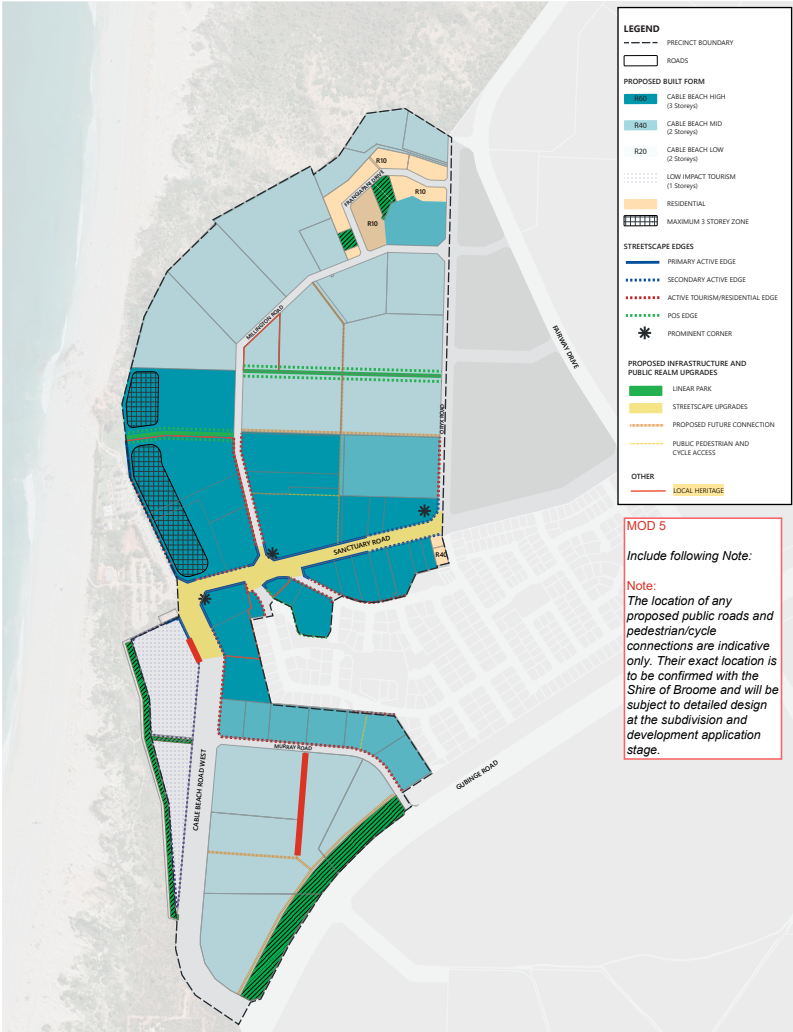
- Where streetscape edges are indicated on **P1 - Figure 3**, building edges to be developed in accordance with **P1 - Table 10**.
- Where identified as a 'Prominent Corner' on **P1 - Figure 3**, design of development to demonstrate how corner elements are contributing landmarks through their architecture and use.
- Landscaping of the adjacent road reserve is required for all new development within the CBPSP. Prior to occupation of the development, a deed of agreement between the landowner and the Shire must be prepared at the landowner's cost, under which the owner agrees to maintain the road reserve landscaping. The landowner must also lodge a caveat on the Certification of Title to notify prospective landowners of this requirement.

P1 - Table 10: CBPSP Streetscape Requirements

EDGE TYPE	REQUIREMENTS
All Edge Types	<ul style="list-style-type: none"> + All verandahs, awnings and other overhangs must provide a minimum vertical clearance of 2.8m above the finished footpath level, and designed to ensure they do not inhibit trees achieving full mature canopies. + Where new public pedestrian and cycle access is provided in accordance with Section 2.2.15, development must front the public realm and provide a high degree of passive surveillance. + Upper level balconies and/or windows must overlook the street and other public areas. + Solid fencing is not permitted within the primary street setback. All fences within the primary street setback area shall be no higher than 1.2m and minimum 80% permeable to allow airflow to pass through unobstructed. + For corner lots, the following applies: <ul style="list-style-type: none"> - Corner lots must include 50% of fencing to secondary street as per the primary street fencing requirements. - Corner dwellings must be equally articulated to both street frontages. - Corner dwellings must have openings to habitable rooms on each street-facing façade within the street setback area. + Utilities and services areas must not negatively impact the amenity of the public realm or adjoining properties: <ul style="list-style-type: none"> - Services, including air conditioning units, satellite dishes and other plant and equipment, must be located to minimise visual and acoustic impact on neighbouring properties and the street and public realm. - All service meters must be contained within development lots, and screened and integrated into the overall development. - Air conditioning must not be visible from the street and must not be visible above the roof line of buildings on street facing elevations.

EDGE TYPE	REQUIREMENTS
Primary Active Edge	<ul style="list-style-type: none"> + Ground floor commercial uses are required. + Development to front and provide active uses at the ground floor, ensuring strong relationship between the building and the street. <ul style="list-style-type: none"> - Alfresco dining and uses that open out onto the street are strongly encouraged. - Alfresco structures within verge areas must provide integrated public access ways through alfresco areas, at a minimum width of 2m. + Buildings must incorporate articulation and other facade variations adjacent to street frontages and other significant public realm spaces to reduce their visual bulk and improve their appearance. + Development fronting the street to provide continuous weather protection and shading along footpaths through the use of awnings, colonnades and verandahs of a minimum width of 3m. + For all development, the Acceptable Outcomes set out in the following sections of the <i>R-Codes Volume 2</i> apply: <ul style="list-style-type: none"> - Section 3.6 Public Domain Interface. - Section 3.7 Pedestrian Access and Entries. + Where landscaping is provided within the street setback area, design must ensure the building and any alfresco areas are still able to interact with the street.
Secondary Active Edge	<ul style="list-style-type: none"> + Ground floor commercial uses are preferred + Development may provide residential/tourism development at the ground floor, provided the building fronts onto the street reinforcing an urban built edge, consistent with the desired Cable Beach High Sub-Precinct character. + For all development, the Acceptable Outcomes set out in the following sections of the <i>R-Codes Volume 2</i> apply: <ul style="list-style-type: none"> - Section 3.6 Public Domain Interface. - Section 3.7 Pedestrian Access and Entries. + Where landscaping is provided within the street setback area, design must ensure the building and any alfresco areas are still able to interact with the street.
Active Residential Edge	<ul style="list-style-type: none"> + For all development, the Acceptable Outcomes set out in the following sections of the <i>R-Codes Volume 2</i> apply: <ul style="list-style-type: none"> - Section 3.6 Public Domain Interface. - Section 3.7 Pedestrian Access and Entries. + Where landscaping is provided within the street setback area, design must ensure the building and any alfresco areas are still able to interact with the street.
POS Edge	<ul style="list-style-type: none"> + Building design to ensure habitable rooms and private open spaces are oriented towards POS to provide passive surveillance. + Where sites back onto POS, direct access from private open space is permitted. + Fencing, landscaping and other elements on the frontage must be designed in accordance with CPTED principles to eliminate opportunities for concealment.

P1 - Figure 3: CBPSP - Built Form and Streetscape Plan



2.2.8. CAR PARKING AND VEHICLE ACCESS

1. Parking within the CBP shall be provided in accordance with the ratios specified in the Scheme.
2. Car parking for all new tourist and permanent residential development must be provided within the property boundary and not be visible from the street. The use of the road reserve for car parking is at the Shire's discretion and will only be considered for guest check-in areas, and where adequate street parking is not provided to service any ancillary uses along the street edge.
3. Vehicle access must be minimised and consolidated where possible. Access must not adversely impact upon street trees, amenity of the street or pedestrian connectivity
4. Any driveway must be set back a minimum of 1m from a side boundary to allow for sufficient area for landscaping.

2.2.9. BICYCLE PARKING AND END OF TRIP FACILITIES

1. For residential development, bicycle parking and end of trip facilities shall be provided in accordance with the R-Codes.
2. For non-residential development, bicycle parking and end of trip facilities shall be provided in accordance with the Scheme.

2.2.10. LANDSCAPE, DEEP SOIL AND TREE CANOPY

1. Significant existing trees¹ that are located within the street or lot boundary setback are to be retained.
2. The removal of significant existing trees¹ within the street or lot boundary setback shall only be permitted when:
 - (a) It can be relocated to another portion of the site OR
 - (b) Is supported by an arboriculture report OR
 - (c) It can be reasonably demonstrated to the satisfaction of the Shire that retention of the tree will adversely compromise the development potential of the site, impacting its ability to meet CBPSP objectives.
3. Soft landscaping, deep soil areas are provided in accordance with **P1 - Table 11**, and the below standards:
 - (a) Deep soil areas are to be co-located with existing trees for retention and/or adjoining trees (where possible), or alternatively provided in a location that is conducive to tree growth and suitable for communal open space.
 - (b) Where the required deep soil areas cannot be provided due to site restrictions, planting on structure with an area equivalent to two times the shortfall in deep soil area provision is provided.
 - (c) Soft landscaping is to include a variety of ground cover, shrubs and small trees, and to be integrated with the site's response to water management.
 - (d) In addition to the tree requirements of **P1 - Table 11**, uncovered at-grade car parking to include shade trees planted at a minimum ratio of one small tree for every four car spaces, with the total required number of trees to be rounded up to the nearest whole number.
4. Landscaping will be designed in accordance with CPTED principles, and allow development to take advantage of views over open space while assisting with creation of an attractive urban edge with landscaping on verge and near-verge areas to soften the appearance of buildings and provide shade.
5. Landscaping must be designed to complement building design solutions to optimize climate-control benefits of ventilation and shading in an integrated way.
6. For tourism, commercial, or residential development of five or more grouped or multiple dwellings, a detailed Landscaping Plan for the development and adjacent road reserve is to be provided as part of the Development Application. Installation of landscaping and reticulation must be carried out in accordance with the approved Landscaping Plan prior to occupation of the development.

P1 - Table 11: CBPSP Landscaping, Deep Soil and Tree Requirements

LAND USE		SOFT LANDSCAPING	MINIMUM DEEP SOIL	MINIMUM REQUIREMENT FOR TREES ²
Residential Development	Single House and Grouped Dwellings	R20 and below - 30% R30 and above - 25%	10%	1 medium tree per dwelling
	Multiple Dwellings	20%	In accordance with the Residential Design Codes (Volume 2) For multiple dwellings R30 and below, the deep soil area and tree canopy requirements of R40 apply.	
Non-Residential Development	Low Impact Tourism Sub-Precinct	50%	10%	NA
	Cable Beach Low Sub-Precinct	35%		2 medium trees and 2 small trees per 1,000m ²
	Cable Beach Mid Sub-Precinct	35%		OR
	Cable Beach High Sub-Precinct	25%		1 large tree and 2 small trees per 1,000m ² (or part thereof)

NOTES:

¹Significant existing tree as defined in the R-Codes.

²Tree sizes to be in accordance with those set out in Table 3.3b of the Residential Design Codes Volume 2 - Apartments.

2.2.11. OPEN SPACE AND OUTDOOR LIVING AREAS

RESIDENTIAL DEVELOPMENT

For single houses and grouped dwellings only. For multiple dwellings refer to the R-Codes.

1. Outdoor living areas are to be provided in accordance with the R-Codes, but must provide roof cover for a minimum 16m² area with a 3m minimum dimension.
2. Outdoor living areas are to be directly accessible from an internal living space and located:
 - (a) To the east or south of the dwelling to address climatic impacts; or
 - (b) Fronting the street, to provide passive surveillance and interaction with the public realm.

Outdoor living areas to the west or north of the building are limited and must be provided with adequate shading. Any covered outdoor living areas must be set back in accordance with the setback requirements of Section 3.0.

3. Outdoor living areas are encouraged to be located fronting the street, to provide passive surveillance and interaction with the public realm. Any covered areas must be set back in accordance with the setback requirements of Section 2.2.5.

2.2.12. SOLAR ACCESS AND NATURAL VENTILATION

ALL DEVELOPMENT

1. Design of buildings should have regard for:
 - (a) Local climatic conditions and traditional architecture features; and
 - (b) Architectural features should be included in development to reduce solar penetration and increase access to prevailing breezes.

NON-RESIDENTIAL DEVELOPMENT

2. Glazing within east and west facing walls must be shaded either by a neighbouring building, adjustable vertical shading structures or awning or similar structure or a combination of the above.
3. North facing and south facing openings must all be provided with a horizontal fixed or moving shading device with a minimum width of 750mm.

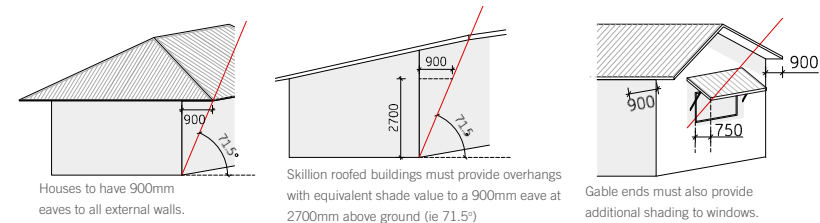
RESIDENTIAL/TOURIST DEVELOPMENT

4. Buildings are oriented to:
 - (a) Minimise major openings to dwellings/units facing west; and
 - (b) Maximise natural cross ventilation to habitable rooms.

Where west facing, major openings and balconies are preferred to maximise views to the ocean as well as provide adequate shading. The use of operable louvres for major openings and balconies are encouraged to be considered in controlling solar access and subsequently, reducing the thermal heat load upon the building/ dwelling.

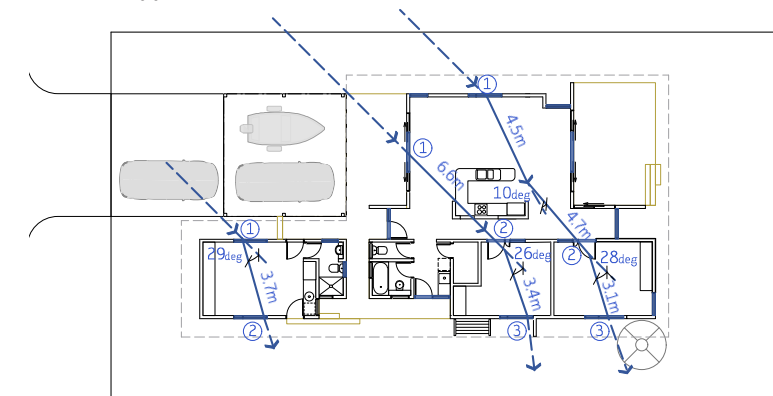
5. Development to be shaded by incorporating the following:
 - (a) Minimum eave overhang of 900mm to all walls:
 - (b) For double storey houses, all ground floor windows should be shaded by an awning of at least 900mm wide. All windows not shaded by a 900mm eave overhang, such as along gable wall, or windows with a sill height less than 500mm above floor level are to be shaded by a vertical or horizontal device e.g: awning, pergola, louvre or an approved alternative that is suitable to cyclonic conditions (refer P1 - Figure 4)
6. Multiple dwellings or multi-storey tourism development/accommodation has a maximum building depth of 20m.
7. Ceiling heights must be minimum 2.7m to all habitable areas.
8. Natural ventilation to the dwelling/unit is provided through demonstrating (refer P1 - Figure 5):
 - (a) All habitable rooms should have a minimum 1m² openable window;
 - (b) All windows must have minimum 50% openable area;
 - (c) Breeze paths must have a maximum length of 15m through a maximum of 3 windows, doors or other openings; and
 - (d) Breeze paths must not crank more than 35 degrees in their passage through the house/unit plan.

All dimensions should be clearly shown on Development Application plans.
9. Balustrades must be at least 75% breeze permeable.



P1 - Figure 4: CBPSP Shading Requirements

Source: Broome North Design guidelines



P1 - Figure 5: CBPSP Natural Ventilation Requirements

2.2.13. VISUAL PRIVACY

1. Tourism development that overlooks residential development must be set back to comply with the visual privacy provisions of the R-Codes.

2.2.14. HERITAGE MANAGEMENT

1. Existing local heritage listed buildings (as shown on P1 - Figure 1) and to managed in accordance with the requirements set out in Local Planning Policy 5.4 - Heritage List Development of Listed Places.
2. For development within identified Aboriginal and cultural heritage areas:
 - (a) Manage as per appropriate regulation and Yawuru Cultural Management Plan; and
 - (b) Engage with relevant stakeholders and Native Title Holders.

2.2.15. INFRASTRUCTURE REQUIREMENTS

PUBLIC OPEN SPACE

1. Where permanent residential development is proposed, public open space (POS) must be provided in accordance with the State planning framework including Development Control Policy 2.3 - Public Open Space in Residential Areas and Liveable Neighbourhoods.
2. A portion of the below lots to be vested to the local government for the purpose of public open space in accordance with the proposed linear park identified in **P1 - Figure 6**:
 - (a) Lot 1 (10) Millington Road, Cable Beach
 - (b) Lot 2 (12) Millington Road, Cable Beach
 - (c) Lot 500 (7) Millington Road, Cable Beach
 - (d) Lot 991 Millington Road, Cable Beach
 - (e) Lot 995, (45) Oryx Road, Cable Beach
 - (f) Lot 996, (13) Oryx Road, Cable Beach

Vested land to be a minimum 10m width for the length of the applicable boundary and can form part of POS requirements in **2.2.15 (1)**.

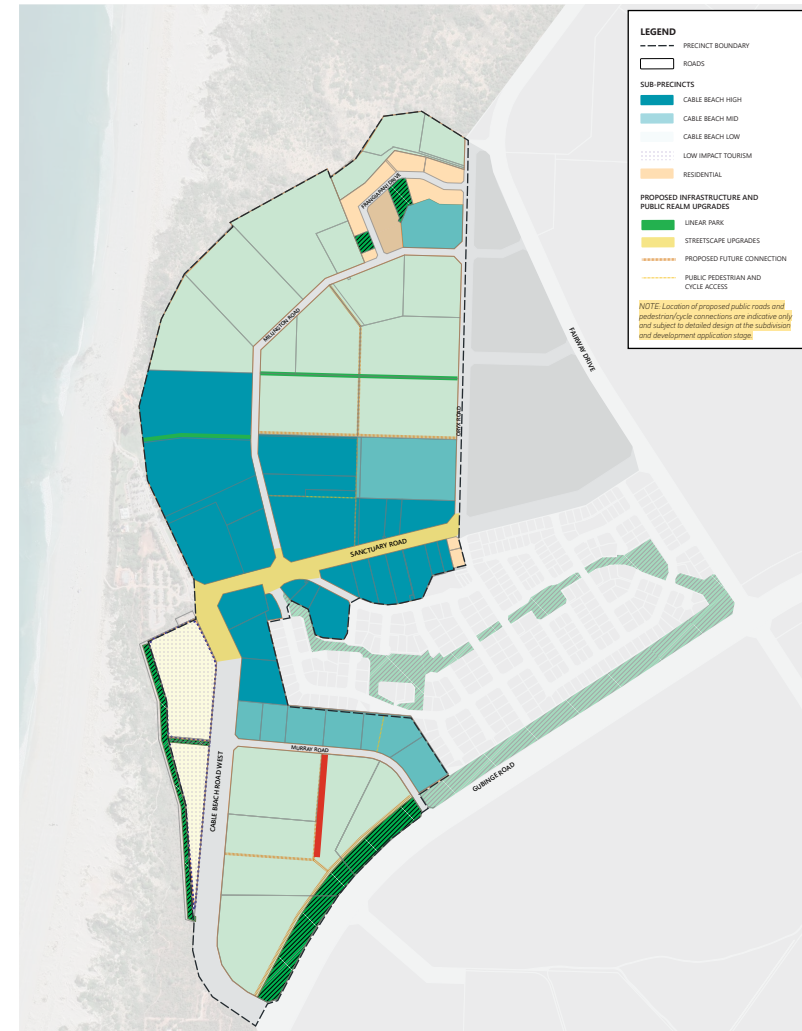
PUBLIC ROADS

3. Where development proposes permanent residential development for more than 50% the total number of units/dwellings and/or 50% of the total lot area, public streets and pedestrian/cycle access ways are to be provided and constructed by the landowner (to the satisfaction of the Shire of Broome) in accordance with:
 - (a) the proposed connections identified **P1 - Figure 6**, and
 - (b) the applicable requirements of the State Planning Framework, including but not limited to the Residential Design Codes, Liveable Neighbourhoods, WAPC Development Control Policies.

PEDESTRIAN/CYCLE CONNECTIONS

4. Publicly accessible pedestrian/cycle connections are to be provided and constructed by the landowner (to the satisfaction of the Shire of Broome) in accordance with the proposed connections identified **P1 - Figure 6** and the following:
 - (a) Provided as public access easements;
 - (b) Minimum 6m width;
 - (c) Designed in accordance with the WAPC's Safer Places By Design (Scenario 4.7 and 4.8) and accompanied by a CPTED Statement.
5. Where a public road is not required in accordance with **2.2.15 (3)**, these connections should be provided as pedestrian/cycle connections in accordance with **2.2.15 (4)**.

P1 - Figure 6: CBPSP - Infrastructure and Public Realm Upgrades



2.3 OTHER REQUIREMENTS

2.3.1. PUBLIC ART

1. A public art contribution is required pursuant to Local Planning Policy 5.12 - Provision of Public Art.

2.3.2. ENVIRONMENTAL CONSIDERATIONS

1. Land located within Special Control Area 9 as shown on **P1 - Figure 1**, shall be required to meet the design criteria set out in the Shire's Local Planning Policy 5.23 - Coastal Planning.
 - (a) Unless provision is made within the CHRMAP for protection, no permanent structures to be located within the coastal erosion processes setback area for the 2110 planning period. A copy of the coastal erosion processes affecting Broome Townsite can be located in the Broome Townsite CHRMAP.
 - (b) Structures, including residential development, that have a lifespan less than the 100-year coastal erosion planning timeframe may be permitted providing they are consistent with the CHRMAP adaptation strategies in Appendix 3 (of the Broome Townsite CHRMAP) and removed once the current risk of erosion poses an unacceptable risk to a development or structure.
2. Review asbestos registers, conduct asbestos surveys, removal and appropriate disposal if identified in buildings planned for demolition. Where asbestos is identified:
 - (a) Develop and implement an Asbestos Management Plan (AMP) and Construction Environmental Management Plan (CEMP) as required.
 - (b) Development of an EMP at development stage detailing mitigation strategies, triggers and contingency actions.
3. Development applications in the CBPSP area are to be accompanied by:
 - (a) Line of sight modelling, to determine from what locations direct and indirect light (including skyglow) would be visible from Cable Beach. Any portion of a building with line of sight from/to Cable Beach shall be designed to restrict artificial light emission as visible from the beach front; and
 - (b) Lighting Management Plan to be prepared to the satisfaction of the local government in consultation with the Department of Biodiversity, Conservation and Attractions in accordance with the Environmental Assessment Guideline for Protecting Marine Turtles from Light Impacts (EPA 2010) (or as updated) and the Commonwealth Light Pollution Guidelines for Wildlife – Including Marine Turtles, Seabirds and Migratory Shore birds (Department of the Environment and Energy and Department of Biodiversity, Conservation and Attractions, 2020) (or as updated) to ensure protection of marine turtle habitats.

2.3.3. URBAN WATER MANAGEMENT

1. A minimum of 3% of the site area should be suitable to absorb rainfall and act as a soakwell during high rainfall events (e.g. rain garden).
2. Where new development proposes to discharge stormwater into the Shire's drainage system, a headworks charge will be imposed as a condition of Development Approval.
3. No additional development is recommended within the 1% annual exceedance probability (AEP) flood extents, as indicated in the flood inundation mapping included in Figure 8 of **Appendix 2**. Where new development is proposed, development to have a minimum 0.4m freeboard to the 1% AEP flood levels.
4. Where practical, development to use treated stormwater and wastewater for irrigation of landscaped areas.

2.3.4. BUSHFIRE MANAGEMENT

1. Any development or subdivision application submitted for lots designated as being bushfire prone under State Planning Policy 3.7 - Planning in Bushfire Prone Areas (SPP 3.7), identified on the Department of Fire and Emergency Services Bushfire Prone Map, must prepare and submit a Bushfire Management Plan in accordance with the requirements of SPP3.7.



03

ADDITIONAL DETAILS

3.1 INFORMATION TO BE SUBMITTED

P1 - Table 12 sets out the additional information required which must be provided as part of any subdivision or development application prepared under the CBPSP, it identifies the type of study/plan, what matters the plan/study should address, and who should be consulted at the time of preparation.

The information contained in **P1 - Table 12** should be read in conjunction with other relevant checklists (e.g. Shire's Development Application Checklist).

P1 - Table 12: Additional Information Requirements

DEVELOPMENT TYPE	ADDITIONAL INFORMATION / PURPOSE	APPROVAL STAGE	RESPONSIBLE AGENCY
Any integrated development with both a tourism and residential component	<p>Integrated Tourism / Residential Development Requirements</p> <p>Prior to subdivision or development occurring, a development application which includes both the tourism and residential components, must provide the following information:</p> <ul style="list-style-type: none"> A design statement which demonstrates how the development (including any residential or commercial component) responds to the predominant tourism character of the CBP. A strata management plan which demonstrates how tourism and residential components of the development will be managed. A proposed plan of subdivision which demonstrates the spatial arrangement of lots, public open space, and roads. A servicing infrastructure strategy which demonstrates how all essential utilities / infrastructure will be implemented. 	Development Application and Subdivision Application	Shire of Broome and Department of Planning, Lands and Heritage
All Development	<p>CPTED Statement</p> <p>Development should demonstrate how CPTED design principles have been addressed through the design and provide a CPTED Statement in accordance with the WAPC's Safer Places By Design.</p>	Development Application	Shire of Broome
All Development (excluding single dwellings)	<p>Waste Management Plan</p> <p>A Waste Management Plan must be submitted with each Development Application in the Urban Development zone setting out how waste disposal will be managed and collected from the site, unless development is considered to be of a minor nature. Designs must have consideration for the requirements set out in the R-Codes Volume 2.</p>	Development Application	Shire of Broome
Any Development where clearing is proposed	<p>Environmental Management Plan</p> <p>A flora and fauna survey should be considered to ground-truth TEC occurrence within the area if clearing is proposed within the bounds of the site where remnant vegetation is found.</p> <p>If the clearing of remnant vegetation within the site is planned, development of an Environmental Management Plan (EMP) at development stage will be required detailing mitigation strategies, triggers and contingency actions.</p> <p>Early engagement with the Shire of Broome is required to determine if an Environmental Management Plan is required.</p>	Development Application	Shire of Broome and Department of Water and Environmental Regulation

DEVELOPMENT TYPE	ADDITIONAL INFORMATION / PURPOSE	APPROVAL STAGE	RESPONSIBLE AGENCY
All Development (excluding single dwellings)	<p>Noise Management Plan</p> <p>A Noise Management Plan will be required for both:</p> <ul style="list-style-type: none"> Developments that have the potential to generate noise to a level that could impact amenity; and/or Developments that could be impacted upon by such development generating noise <p>The Noise Management Plan should demonstrate:</p> <ul style="list-style-type: none"> How development with potential to emit significant noise (e.g. entertainment venues) must incorporate appropriate noise attenuation measures in their design to prevent noise from causing unreasonable interference with existing amenity, having regard to any adjoining residential areas. How noise sensitive developments must be located and/or incorporate adequate noise attenuation measures into their design and construction to provide occupants with reasonable amenity having regard to noise sources such as entertainment premises, service areas for retail premises, and other noise generating activities. How noise generating services such as air conditioning units are remotely located or utilise noise control measures to minimise impacts on adjacent properties. 	Development Application and Building Permit	Shire of Broome
All Development	<p>Line of Sight Modelling</p> <p>Line of sight modelling, to determine from what locations direct and indirect light (including skyglow) would be visible from Cable Beach. Any portion of a building with line of sight from/to Cable Beach shall be designed to restrict artificial light emission as visible from the beach front</p> <p>Lighting Management Plan</p> <p>Lighting Management Plan to be prepared to the satisfaction of the local government in consultation with the Department of Biodiversity, Conservation and Attractions in accordance with the Environmental Assessment Guideline for Protecting Marine Turtles from Light Impacts (EPA 2010) (or as updated) and the Commonwealth Light Pollution Guidelines for Wildlife – Including Marine Turtles, Seabirds and Migratory Shore birds (Department of the Environment and Energy and Department of Biodiversity, Conservation and Attractions, 2020) (or as updated) to ensure protection of marine turtle habitats.</p>	Development Application	Shire of Broome and Department of Biodiversity, Conservation and Attractions
All Development	<p>Urban Water Management Plan</p> <p>Sufficient information must be provided to demonstrate alignment with the proposed LWMS. This can be completed in the form of a UWMP and/or engineering drawings depending on the relative risk level. Where required, a UWMP shall be provided at both subdivision and development application stages. This will be required to address any gaps in the Local Water Management Strategy (LWMS) that relate to the proposed property.</p>	Development Application and Subdivision Application	Shire of Broome and Department of Water and Environmental Regulation

Cr E Smith returned to the Chambers at 6:07 pm.

The Chair advised Cr E Smith that items 9.2.1, 9.2.2 and 9.2.3 had been carried as per the officer recommendation.

9.2.4 SUCCESSFUL APPLICATION TO THE WESTERN AUSTRALIA BICYCLE NETWORK GRANTS PROGRAM

LOCATION/ADDRESS:	Various
APPLICANT:	N/A
FILE:	ENG04
AUTHOR:	Director Infrastructure
CONTRIBUTOR/S:	Manager Engineering Project Engineer
RESPONSIBLE OFFICER:	Director Infrastructure
DISCLOSURE OF INTEREST:	NIL

SUMMARY:

The Shire of Broome have been successful in obtaining \$2.6 million of funding through the Western Australian Bicycle Network Grant Program for four path projects from 2024/25 to 2027/28.

This report summarises the path projects, the co-contribution requirements from the Shire and seeks Council's approval for the Chief Executive Officer to execute the funding agreements and to amend the 2024/25 budget.

BACKGROUND

Previous Considerations

Nil

The Western Australian Bicycle Network (WABN) Grants Program is the State Government's primary funding source to local government for the planning, design, delivery and activation of active transport infrastructure and related initiatives.

The Program is administered by the Department of Transport and is a key initiative of the WABN Plan 2014-2031. The program consists of the Perth Bicycle Network (PBN) and Regional Bicycle Network (RBN) grant streams.

The Program supports local governments to deliver best practice, safe and comfortable active transport infrastructure that enables more people to walk, wheel and ride as part of their everyday journeys and experiences, more often.

The Program is based on a joint funding model, with the State Government providing a co-contribution of up to 50 per cent of the total eligible project cost.

Funding is able to be applied for up to four financial years to facilitate higher-value projects and support high quality planning, design and construction. To enable project staging, funding may be proposed in any or multiple financial years.

The Shire has previously received \$402,000 of WABN grant funding for the Conti Foreshore Shared Path project. The 1,300m path, which provides an all-access link between the award-winning Town Beach precinct and the Jetty to Jetty Trail towards Chinatown, was named the regional winner at the 2022 Your Move Awards in the *Western Australian Bicycle Network (WABN) category,* "for making the jetty-to-jetty trail and public art more accessible". The project also provided 27 solar lights along the foreshore path.

COMMENT

The Shire applied to the WABN grants program for four projects with the intent of undertaking the design and delivery across four financial years from 2024/25 to 2027/28.

The applications were made such that each project commences within or before 2025/26, meaning that the four projects will be delivered on time or before what was originally planned in the Shire's Long Term Financial Plan (LTFP) and Council Plan, plus it realises the LTFP's assumptions for securing grant funding for the path projects.

A further benefit for the Shire in obtaining the WABN grant funding is that the standard for the new shared paths is greater than our nominal footpath standard, i.e. new paths will be 3m wide, which is a great result for the path users.

A summary of each of the four projects is provided for your information.

Frederick St - Port Drive Shared Path	
Description	Design and construct a 925m shared path that shall achieve safer pedestrian movements and improve the connection on this distributor and commuter route to the Broome Recreational and Aquatic Centre, the Broome Pump Track, Broome Boulevard Shopping Centre, St Mary's College, Broome Senior High School and a new medical centre & childcare facility currently under construction.
Infrastructure Type	Shared path Concrete
Length	925m
Width	3m
Timing	2024/25
Total Project cost	\$796,060
Local Government Contribution (50%)	\$398,030 (\$28,030 Shire in kind)
Comment	The path is contained within the Broome Recreation Trails Masterplan 2016 and listed for 2025/26 within the Shire's LTFP.



Old Broome Road Shared Path	
Description	Design and construct a 1km shared path to connect and provide a safer section of the commuting route to Broome Senior High School and Broome Townsite from the nearby residential area of Roebuck Estate.
Infrastructure Type	Shared path Asphalt along Old Broome Road and concrete path along Bagot Street and Coghlan Street
Length	1,000m
Width	3m
Timing	Design 2024/25 , Delivery 2025/26
Total Project cost	\$1,348,640
Local Government Contribution (50%)	\$674,320
Comment	<p>The path is contained within the Broome Recreation Trails Masterplan 2016.</p> <p>The path on Coghlan Street and Bagot Street were already planned, through the LTFP and Council Plan, to be completed in 2024/25. A new pathway on Old Broome Road was listed in the Shire's LTFP and Council Plan for delivery in 2026/27 for \$289,000.</p>



Cable Beach Access Path	
Description	Design and construct a 280m long shared path linking Millington Rd and the foreshore amphitheatre at Cable Beach.
Infrastructure Type	Shared path Concrete with surface treatment
Length	280m
Width	3m
Timing	Design 2024/25 , Delivery 2025/26
Total Project cost	\$376,898
Local Government Contribution (50%)	\$188,449
Comment	The project was an outcome of the community consultation and detailed design for the Walmanyjun Cable Beach Redevelopment. The path will provide an improved link between the foreshore and the residential and accommodation properties in the Millington Road area.



Demco Beach Foreshore Shared Path	
Description	Design and construction of 716m of Shared Path providing a connection from Town Beach in front of the caravan park to Demco Park to the west. The alignment will consist of 178m of boardwalk, 538m of concrete path.
Infrastructure Type	Shared path Concrete and boardwalk along tidal section
Length	716m
Width	3m
Timing	Design 2025/26, Delivery 2026/27 & 2027/28
Total Project cost	\$2,698,148
Local Government Contribution (50%)	\$1,349,074
Comment	The project has been a long term vision of the Shire and is contained within the Old Broome Development Strategy 2014 and listed in the Shire's LTFP for design in 2026/27 and delivery in 2027/78 for a total of \$2,980,000



On 9 January 2025 the Shire was advised that all four grant applications were successful.

Each project will have a separate Grant Agreement Contract between the Shire of Broome and the Department of Transport.

It is recommended that Council authorise the Chief Executive Officer to enter into the four Grant Agreement Contracts with the Department of Transport for the Frederick St Port Drive Shared path; the Old Broome Road Shared path; the Cable Beach Access path; and the Demco Beach Foreshore Shared Path.

A number of budget amendments will be required in 2024/25 in accordance with the successful grant applications as well as changes to the Shire's LTFP. These are summarised in the financial implications section of this report.

CONSULTATION

All four path projects have resulted from community consultation.

The Old Broome Development Strategy 2014 and the Broome Recreation Trails Masterplan 2016 both included extensive community consultation which identified the path project scopes and eventual grant applications.

The Walmanyjun Cable Beach Redevelopment also contained extensive community consultation which led to the Shire investigating the option for the Cable Beach Access path. Direct consultation with the Broome Camp School and Department of Education has occurred as well as the neighbouring Cable Beach Club Resort & Spa.

Shire officers have corresponded with the grant officers from the Government of Western Australia's Department of Transport.

STATUTORY ENVIRONMENT

Local Government Act (WA) 1995.

POLICY IMPLICATIONS

Nil

FINANCIAL IMPLICATIONS

The WABN grant will cover 50% of eligible projects cost for each of the path projects including eligible project design costs. By the grant conditions, the local government must fund 25% of the total project cost. The remaining funding component can be sourced from external parties.

There are several variations to the timing and funding of the path projects compared to the Shire's LTFP and Council Plan. Should the report recommendations be approved these variations will be made in the next review and update of the LTFP and Council Plan.

The changes required for Frederick St Port Dr Shared Path and Cable Beach Access Path can be managed within existing project budgets and grant agreements with no additional Shire funds required. For the Old Broome Road Shared Path and Demco Beach Foreshore

Shared Path, an additional \$350,737 of Shire funds is required to meet the grant funding conditions and secure the \$2.6M of WABN grant funding.

A more detailed summary of the implications for each of the four projects is provided below.

Frederick St - Port Drive – 2024/25

The Frederick St - Port Drive Shared path is intended to be delivered by mid-May. The success in this grant allows the Shire to expand off the current Frederick Street and Broome Recreation and Aquatic Centre roundabout upgrade and Shire funded path between Jewel Street and the Boulevard Shopping Centre.

The project does not require any further Shire cash contributions. The WABN grant funding of \$398,030 will be matched with the existing project budget allocations and a further \$100,000 from the Shire's Roads to Recovery funding program, acknowledging that pathways directly associated with a road upgrade project are eligible for acquittal against the Roads to Recovery program. The additional contribution has already been approved by the Department of Infrastructure, Transport, Regional Development, Communications and the Arts who oversee the Roads to Recovery funding. This additional \$100,000 contribution from Roads to Recovery is available for this project as there was an increase to the overall 5 year funding program from 2024/25 onwards.

This project will require the following budget amendments to the 2024/25 budget to recognise the additional grant income and corresponding project expenditure.

- Recognition of additional income of \$398,030 Ex GST on Capital Income Account 101217850 - Regional Bikeways Grant
- Recognition of additional income of \$100,000 Ex GST on Capital Income Account 101217760 - Roads To Recovery Non Op Grant
- A reduction in the expenditure budget on Capital Expenditure Account 121718 - Frederick St Roundabout - BRAC Entry of \$112,500 Ex GST
- An increase in the expenditure budget on Capital Expenditure Account 125922 - Frederick St Footpath Construction) of \$610,530 Ex GST to create a total external budget of \$768,030.

Note, the total project cost is \$796,060 which includes \$28,030 of Shire in kind support through project management. Therefore, the \$768,030 Capital Expenditure budget for 125922 is correct.

Old Broome Road Shared Path – 2024/25/26

Prior to the WABN funding, the missing sections of pathway on Coghlan Street and Bagot Street were already planned, through the LTFP and Council Plan, to be completed by the Shire in 2024/25. A new pathway on Old Broome Road is currently in the Shire's LTFP and Council Plan for delivery in 2026/27.

To be eligible for the WABN funding, the standard of these paths was increased and community engagement was added. The timing of the projects have also been shuffled to maximise the grant opportunity based on the current WABN funding window of 2024/25 to 2027/28.

The WABN application proposed to undertake the design component of the Old Broome Road Shared Path in 2024/25 and to deliver the pathways in 2025/26 which would provide synergies with the Old Broome Road – Sandpiper to Short Street roadway upgrades. To

achieve this, the Shire will need to undertake budget amendments to recognise the grant funding and design budget for the pathway and road upgrades in 2024/25 as well as bring forward some planned expenditure from 2026/27 to 2025/26. The design and informing survey for the pathway and road upgrades has been estimated at \$100,000 Ex GST.

The following budget amendments are proposed to the 2024/25 budget to recognise the additional grant income and corresponding project expenditure.

- Recognition of additional income of \$30,250 Ex GST on Capital Income Account 101217850 - Regional Bikeways Grant
- Inclusion of an expenditure budget of \$100,000 Ex GST in the 2024/25 financial year within capital expenditure account 121719 - Old Broome Road;

This results in a \$69,750 budget deficit in the current 2024/25 financial year. To enable the design of the pathway and road upgrade to commence in accordance with the WABN application it is proposed that this amount be found through capital expenditure savings from the Demarchi Road blackspot project, Account RU229, which is tracking under budget.

Note, this amendment will not impact the acquittal of the DeMarchi Road Blackspot project and the full blackspot funding will be obtained as per the budget for Account RU229.

Cable Beach Access Path– 2024/25/26

Final investigations and detailed design of this pathway shall commence in the current financial year at a cost of \$24,750 Ex GST. The following budget amendments are proposed to the 2024/25 budget to recognise the additional grant income and corresponding project expenditure.

- Recognition of additional income of \$12,375 Ex GST on Capital Income Account 101217850 - Regional Bikeways Grant
- A reduction in the expenditure budget on Capital Expenditure Account 101430380 - Consultants Engineering Office of \$12,375 Ex GST
- Inclusion of an expenditure budget of \$24,750 Ex GST in the 2024/25 financial year within capital expenditure account CB28 - Walmanyjun Cable Beach Foreshore Redevelopment Stage 2 – Foreshore Access Path;

The \$176,074 co-contribution required for the construction of the Cable Beach Access Path has been allowed for in the Walmanyjun Cable Beach Foreshore Redevelopment Stage 2 budget in the 2025/26 financial year.

Demco Beach Foreshore Shared Path – 2025/26/27/28

This pathway was proposed to be funded in the LTFP and Council Plan across two stages in 2026/27 - \$336,222 and in 2027/28 - \$2,642,045. To ensure that the Shire met the WABN requirements for projects to commence within 2025/26, Officers brought forward the initial design stage for the on ground path sections to 2025/26 to inform the construction works which would still commence from 2026/27.

The updated cost estimated for the project submitted for WABN funding totalled \$2,698,148 compared to the initially estimated \$2,978,267. The portion of grant and Shire allocations has also been updated. While successful in securing the WABN grant funding, the LTFP had more than 50% down to be funded by a grant. Therefore, the Shire contribution will increase compared to the LTFP by \$230,405.

RISK

With any project there are construction risks that arise from latent conditions, timing, stakeholder interaction, weather etc. For path projects the risk is known as the road reserves and public open space reserves are shire managed. Project risks will be mitigated through the use of an experienced contractor who will perform the works under a well-developed workplace health and safety framework and with approved traffic management controls.

Reputational risk will be managed by the Shire through the Shire's current communication channels as well as direct communication to adjoining premises.

STRATEGIC ASPIRATIONS

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

Outcome 7 - Safe, well connected, affordable transport options

Objective 7.2 Provide safe, well connected paths and trails to encourage greater use of active transport.

VOTING REQUIREMENTS

Absolute Majority

COUNCIL RESOLUTION:

(REPORT RECOMMENDATION)

Minute No. C/0325/032

Moved: Shire President C Mitchell

Seconded: Cr D Male

That Council: :

1. **Authorises the Chief Executive Officer to execute the Department of Transport West Australian Bike Network Grant Agreement Contract for the Frederick St Port Drive shared path;**
2. **Approves a budget amendment of \$398,030 Ex GST to increase capital Income Account 101217850 - Regional Bikeways Grant;**
3. **Approves a budget amendment of \$100,000 Ex GST to increase capital Income Account 101217760 - Roads To Recovery Non Op Grant;**
4. **Approves a budget amendment of \$112,500 Ex GST to decrease capital expenditure Account 121718 - Frederick St Roundabout - BRAC Entry;**
5. **Approves a budget amendment of \$610,530 Ex GST to increase capital expenditure Account 125922 - Frederick St Footpath Construction to \$768,030;**
6. **Authorises the Chief Executive Officer to execute the Department of Transport West Australian Bike Network Grant Agreement Contract for the Old Broome Road shared path;**
7. **Approves a budget amendment of \$30,250 Ex GST to increase capital income Account 101217850 - Regional Bikeways Grant;**
8. **Approves a budget amendment of \$100,000 Ex GST to increase capital expenditure account 121719 - Old Broome Road;**

- 9. Approves a budget amendment of \$69,750 Ex GST to decrease capital expenditure account RU229 De Marchi Road Black Spot - Cap Exp;**
- 10. Authorises the Chief Executive Officer to execute the Department of Transport West Australian Bike Network Grant Agreement Contract for the Cable Beach access path;**
- 11. Approves a budget amendment of \$12,375 Ex GST to increase capital income Account 101217850 - Regional Bikeways Grant;**
- 12. Approves a budget amendment of \$12,375 Ex GST to decrease operational expenditure Account 101430380 - Consultants Engineering Office;**
- 13. Approves a budget amendment of \$24,750 Ex GST to increase capital expenditure Account CB28 - Cable Beach Stage 2 – Foreshore Access Path;**
- 14. Authorises the Chief Executive Officer to execute the Department of Transport West Australian Bike Network Grant Agreement Contract for the Demco Beach Foreshore shared path.**

For the Motion: Shire President C Mitchell, Cr D Male, Cr S Cooper, Cr J Lewis Cr J Mamid, Cr P Matsumoto, Cr E Smith, Cr P Taylor and Cr M Virgo.

CARRIED UNANIMOUSLY BY ABSOLUTE MAJORITY 9/0

Attachments

Nil

9.3 PROSPERITY

Cr. M Virgo has declared a Financial Interest in Item 9.3.1, the reason being “The Broome Visitor Centre has a partnership with Shinju Matsuri and I am the manager of the Broome Visitor Centre”

Cr M Virgo left the Chambers at 6:09 pm.

9.3.1 SHINJU MATSURI ACQUITTAL 2023 AND 2024 AND FUTURE REQUEST FOR FUNDING

LOCATION/ADDRESS:	Nil
APPLICANT:	Nil
FILE:	GPC16
AUTHOR:	Economic Development Coordinator
CONTRIBUTOR/S:	Nil
RESPONSIBLE OFFICER:	Manager Community Engagement and Projects
DISCLOSURE OF INTEREST:	Nil

SUMMARY:

Council has previously provided funding towards the Shinju Matsuri Festival in a multi-year agreement for 2023 and 2024. This agenda item provides an assessment of the acquittal and reporting for those two festivals. In line with the Community Development Fund guidelines, this item also includes an assessment of Shinju's 2025/26 application, with a recommendation of entering into a multiyear agreement with Shinju for three years, at \$100,000 per year.

BACKGROUND

Previous Considerations

SMC 6 June 2024	Item 5.3.1
OMC 30 March 2023	Item 9.3.1
OMC 15 December 2022	Item 9.3.1
OMC 28 April 2022	Item 9.3.2
SMC 21 December 2021	Item 5.3.1

COMMENT

Shinju Matsuri, the Kimberley region's longest-running arts and cultural event, celebrated its 50th anniversary in 2020. Over the years, Shinju Matsuri has grown into a vibrant 16-day celebration featuring 71 events, collaboratively organized by local businesses and organizations. Widely regarded as a highlight of Broome's event calendar, the festival is a major economic driver for the region. In its most recent edition in 2024, an estimated 20,059 people engaged with Shinju Matsuri events and activities, and the event supported the local economy by engaging 69 local contractors, suppliers, and businesses.

The Shire has financially contributed to Shinju Matsuri for many years, and for the last two years this support has been through the Community Development Fund (CDF) Program.

CDF provides funds to organisations within the Shire of Broome to develop and run initiatives and events that deliver long term social or economic benefits to the local community. The CDF Guidelines were adopted at the 15 December 2023 meeting of Council when it was created by the amalgamation of the Events Development Fund (**EDF**) and the Annual Community Matched Fund (**ACMF**).

The CDF is separated into three streams and Shinju Matsuri Inc (**Shinju**) applies under Stream 3 – Pearl Events, which is for events seeking a funding contribution of more than \$40,000 per year and is by invite only. Shinju Matsuri is currently the only Pearl event designated by Council. This Pearl event strategy arises from the Metrix Report (2017); to focus financial support on events that meet ‘community, drawcard and enhancer’ outcomes.

The Shinju application is being considered on its own, and a month earlier than Streams 1 and 2 due to Shinju requiring extra time to organise the event. Applications for Streams 1 and 2 will close on March 20 and will be presented to Council for decision at the May Ordinary Meeting of Council (**OMC**).

Shinju Funding

The Shire provides funding to Shinju Matsuri Inc (**Shinju**), a not-for-profit organization, which retains local company Kimberley Special Events (**KSE**) to deliver the event. In June 2025, Shinju will come to the end of a two-year funding agreement (2023 and 2024) with the Shire. The Council decision that informed that agreement is below.

COUNCIL RESOLUTION:

(REPORT RECOMMENDATION)

Minute No. C/0323/025

Moved: Cr D Male

Seconded: Cr C Mitchell

That Council:

- 1. Considers for inclusion in the Municipal Budget for 2023-2024 and allocation of \$97,500 (ex GST) from the Community Development Fund program to be made as cash payment for the delivery of the Shinju Matsuri Festival 2023;**
- 2. Gives in-principle support to the allocation of \$77,500 (ex GST) in the 2024-2025 budget from the Community Development Fund to be made as cash payment for the delivery of Shinju Matsuri Festival 2024.**
- 3. The agreements for funding will include, but not be limited to, the following provisions:**
 - a) Shinju Matsuri providing to the Shire of Broome their gift policy for ticketed events and a sponsorship prospectus listing the number of tickets gifted per sponsorship allocation.**
 - b) A detailed profit and loss break down for the event hub and all ticketed events.**

CARRIED UNANIMOUSLY 6/0

Shinju provided its gift policy for ticketed events in September 2023, and has consistently met the requirements of the funding agreement. In 2024, Shinju applied for and received an additional \$20,000 to financially support the Drone Show and hub enhancements.

VOTING REQUIREMENTS*Simple Majority***COUNCIL RESOLUTION:****(REPORT RECOMMENDATION)****Minute No. C/0624/066****Moved: Cr P Taylor****Seconded: Cr P Matsumoto****That Council:**

- 1. Approves the allocation of the following amount to the applicant under Stream 3 of the Community Development Fund and considers for inclusion in the 2024/25 annual budget:**

- a) Shinju Matsuri Inc for the 2024 Shinju Matsuri festival an additional \$20,000.**

For: Shire President C Mitchell, Cr D Male, Cr J Lewis, Cr P Matsumoto, Cr M Virgo, Cr P Taylor.

CARRIED UNANIMOUSLY 6/0

The Shire's financial contributions towards Shinju Matsuri are specifically directed at supporting free and community events, ensuring these activities remain accessible to the broader public. The funding does not extend to paid ticketed or private events. The table below itemises the expenses the Shire contributed towards in the last two years.

Expense	2023/24	2024/25
Shire event expenses and venue hire	\$14,500.00	\$14,500.00
Purchase of fencing and furniture	\$20,000.00	
Expenses towards delivering community and public events in Town Beach and China Town	\$63,000.00	\$63,000.00
Drone Show and Hub enhancements		\$20,000.00
Total	\$ 97,500.00	\$97,500.00

Officers consider that Shinju Matsuri has fulfilled its obligations to acquit the funds provided by the Shire for the 2023 and 2024 funding periods. All required documents, including financial reports and supporting information, were provided as per the funding agreement and were submitted for Council review in January 2025. Event reports from 2023 and 2024 have been added as **Attachment 1 and 2**.

Financial reporting for Shinju Matsuri has significantly improved over the past three years. Detailed budget breakdowns by event have been provided, addressing the Shire's longstanding request for greater transparency. This ensures that the balance of funding between private and public events accurately reflects the Shire's contribution and that its financial support directly benefits the community. It also helps safeguard against ratepayer funds being used for events that may be perceived as contrary to public interest, such as private ticketed events where alcohol or meals are included.

The Shire has also worked diligently with Shinju to improve transparency in reporting gifted or "comp" tickets provided to sponsors, dignitaries, and others, enhancing accountability. Comp tickets are issued as part of sponsorship agreements, to dignitaries, and in accordance with Shinju's gift policy. For example, KSE has reported that for the Sunset Long Table, the proportion of comp tickets has been reduced from 60% in 2021 to 26% in 2024. While the proportion of comped tickets may still seem high, Shinju has advised that when

tickets are aligned with sponsorships, this ultimately increases overall revenue, reduces administrative burden and provides sponsors with networking opportunities that increases the perceived value of their sponsorship.

It has been a long term priority of the Shire for Shinju to decrease its reliance on Shire funding. To understand the Shire's contribution and event scope changes over time, officers reviewed data in the Shinju Matsuri financial statements going back to 2017. The information collected was presented to Councilors at a workshop on 11 February 2025. Councilors in attendance were: Cr. Cooper, Cr. Lewis, Cr. Mamid, Cr. Matsumoto, Cr. Mitchell, Cr. Smith, Cr. Taylor. An overview of a selection of the key figures presented to Council is provided below.

Since 2017, the total expense of delivering Shinju Matsuri has risen from \$727,000 to \$1.14 million. Over this time, the Shire's financial contribution has decreased from \$115,000 to \$97,000, representing a reduction from 16% to 9% of the total event costs. Over the same period, grant funding from other sources has grown from \$594,000 to \$779,000, demonstrating Shinju Matsuri's success in diversifying its funding base. Additionally, the event has become more financially independent, with its own source revenue now covering 25% of total expenses, up from 15% in 2017.

The Shire has prioritised Shinju's sustainability by directing its financial support to the purchase of assets, with the objective of reducing expenses and increasing revenue opportunities. A key example is the Festival Hub, as the Shire supported the purchase of sea containers in 2022/23 and further fit-outs in 2024/25. In 2024, the Hub hosted over 40 activities during Shinju Matsuri, featuring local music and food. It became a vibrant festival focal point and achieved a total income of \$163,809, exceeding expenses of \$159,570.

APPLICATION FOR FUNDING 2025, 2026, 2027

Shinju has applied for \$100,000 per year for three years. The complete application is contained in **Attachment 3**.

In their application, Shinju have committed to contributing \$650,000 (excluding GST) in cash and \$250,000 in in-kind. The Shire's requested funding amount works out to approximately 13% of the total cash funding and 10% when including in-kind contributions.

The following organisations are also listed as sponsors in the application:

- Tourism WA
- Lotterywest
- Broome International Airport
- Roebuck Bay Hotel
- Department of Local Government, Sport and Cultural Industries
- Road Safety Commission
- Nexus Airlines
- Matsos Broome Brewery
- Horizontal Falls Seaplane Adventures
- HIT WA
- Horizon Power
- Northside Rentals
- Kimberley Port Authority
- Dahlia Designs
- A Plus (Event Furnishing and Sponsor)

Shinju have requested financial support for the following expenses:

- \$15,000 to ensure increased presence at community, Chinatown, and Town Beach activated events.
- \$10,000 for the Festival Hub upgrade, which will fund improvements such as stainless steel benches, fridges, additional furniture, fencing, and lighting.
- \$27,250 for the drone show, with an additional \$27,250 provided by another source.
- \$10,200 to support rising costs for equipment hires related to all community and Chinatown/Town Beach activated events, with \$30,000 in contributions from other sources.
- \$15,000 for contractor and facilitation fees.
- \$7,030 for venue hire and associated fees for the Civic Centre, based on 2024 costs.
- \$15,520 for venue hire and associated fees for Shinju events, also based on 2024 costs.

The total amount requested by Shinju is \$100,000. Their contribution towards these expense items is \$145,250 in cash and \$5,000 in in-kind.

Shinju has provided the requests for the 2025 Shinju Festival, but there needs to be some flexibility when considering the line items for 2026 and 2027 as prices fluctuate and the scope of the festival changes. Officers are of the view that the changes will be relatively minor and absorbed across the categories. The Shire's contribution will be assessed each year prior to the Festival, at the post event debrief and through the annual acquittal process.

The requested expense items align with the eligibility criteria for the CDF, reflect what has been supported in previous years, and cover Shire expenses and fees. The amount going back to the Shire totals \$7,030 for the Civic Centre and \$15,520 for Shinju events, which is 9% of the total amount allocated. A portion of the request also contributes to the financial sustainability of Shinju, with the festival hub upgrades enabling an expanded menu offering over time.

Council and the community have expressed support for the drone show, citing concerns about environmental impact and the distress caused to dogs and other animals by fireworks. Shinju has committed to refining the drone show to better reflect the community's diversity and history, and also schedule the show earlier, subject to ensuring the sky is dark for optimal viewing and approval from authorities. With three years of secured funding, Shinju has said it will be in a position to lock in pricing and implement improvements.

The Shire is aware that many other sponsors have been offered Naming Rights for events, while the Shire has been overlooked in previous years. This presents a challenge; the Shire does not want to crowd out other sponsorship opportunities for Shinju, but it is important to ensure fairness given the Shire's significant contribution to the event. Officers will therefore engage in discussions with Shinju to address how acknowledgement of the Shire's contribution can be improved, and will have an agreed marketing plan in advance of each year's festival.

CONSULTATION

Officers worked with Shinju and KSE to prepare this agenda item.

As well as the Council workshop on 11 February 2025 already mentioned, representatives from Shinju and KSE also met with Council on 25 February 2025. Councilors in attendance were: Cr. Cooper, Cr. Lewis, Cr. Male, Cr. Mamid, Cr. Matsumoto, Cr. Mitchell.

Letters of support were provided by the Broome Chamber of Commerce and Industry **(BCCI)**, Broome Visitors Centre, Australia's NorthWest Tourism and Kimberley Port Authority and are added as **Attachment 4**.

STATUTORY ENVIRONMENT

Nil

POLICY IMPLICATIONS

Assessed in accordance with the Community Development Fund **(CDF)** Guidelines.

FINANCIAL IMPLICATIONS

The Shire's financial support for Stream 2 and 3 is forecasted annually at \$265,000, with the actual budgeted amount a decision of Council at the May OMC following an assessment of all the applications.

If Shinju is awarded \$100,000, this would leave \$165,000 for other events each year. This allocation aligns with previous years. It is considered to be a low-risk approach, particularly as the CDF Stream 2 and 3 has not been fully allocated in recent years.

One of the purposes of the stream process is to ensure sufficient funding is available in Stream 2 for events, while setting clear expectations for applications. For example, by capping Stream 2 applications at \$40,000, it is clear to applicants that they should not seek more than this amount, avoiding unnecessary applications beyond budgetary constraints.

RISK

Risk	Type	Rank	Mitigation
Community dissatisfaction with allocations	Reputational	Low	Shinju funding proposed is in line with previous years' allocations.
Funding recipient dissatisfaction with allocations	Reputational	Low	Shinju first applied for \$120,000 but this was reduced to \$100,000 with agreement.
The event listing, quality, or scale declines over the term of the multi-year agreement.	Financial / Reputational	Medium	Shinju must submit an annual report, detailed budget and audit prior to payments each year. A post event debrief occurs annually.

STRATEGIC ASPIRATIONS

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

Outcome 9 - A strong, diverse and inclusive economy where all can participate

Objective 9.4 Support business growth, innovation and entrepreneurship.

Actions 9.4.1 **Fund** grants through the Economic, Events & Tourism Development Fund (EETDF) annually.

VOTING REQUIREMENTS

Simple Majority

COUNCIL RESOLUTION:

(REPORT RECOMMENDATION)

Minute No. C/0325/033

Moved: Cr P Taylor

Seconded: Cr E Smith

That Council:

- 1. Considers for inclusion in the Municipal Budget for 2025-2026 an allocation of \$100,000 (ex GST) from the Community Development Fund program to be made as cash payment to Shinju Matsuri Incorporated for the delivery of the Shinju Matsuri Festival 2025;**
- 2. Gives in-principle support to the allocation of \$100,000 (ex GST) in the 2026-2027 and 2027-2028 budget from the Community Development Fund to be made as cash payment for the delivery of Shinju Matsuri Festival 2026 and 2027;**
- 3. The agreements for funding will include, but not be limited to, the following provisions:**
 - a) Shinju Matsuri Incorporated providing a detailed event report, profit and loss break down and audited financial statements annually;**
 - b) An agreed-upon marketing plan will be submitted in advance of each year's event, outlining promotional activities, including speaking opportunities, advertising platforms, and other means of acknowledging the Shire of Broome's contribution to the event, in line with the level of sponsorship provided.**

For the Motion: Shire President C Mitchell, Cr D Male, Cr S Cooper, Cr J Lewis Cr J Mamid, Cr P Matsumoto, Cr E Smith and Cr P Taylor.

CARRIED UNANIMOUSLY 8/0

Attachments

- 1. ATTACHMENT 1 2023 POST EVENT REPORT**
- 2. ATTACHMENT 2 2024 POST EVENT REPORT**
- 3. ATTACHMENT 3 CDF SHINJU APPLICATION**
- 4. ATTACHMENT 4 LETTER OF SUPPORT**



WESTERN
AUSTRALIA
WALKING ON A DREAM

SHINJU MATSURI

FESTIVAL OF THE PEARL BROOME

WESTERN AUSTRALIA





SHINJU MATSURI 2023 OVERVIEW:

THE 53RD SHINJU MATSURI, FESTIVAL OF THE PEARL, SAW OVER 90 EVENTS & EXPERIENCES HAPPEN ACROSS 16 DAYS FROM AUGUST 26TH - SEPTEMBER 10TH.

KICKING OFF PRE SHINJU WITH GOOLARRI'S A TASTE OF BROOME, THIS YEARS PROGRAM SAW THE BIGGEST VARIETY OF EVENTS & EXPERIENCES, WITH THE LARGEST NUMBER OF INDEPENDENT EVENTS JOINING OUR FESTIVAL PROGRAM SINCE 2019.

OUR TEAM, COMPRISED MOSTLY OF BROOME BASED WORKERS & VOLUNTEERS, SERVED A TOTAL OF 1,434 GUESTS ACROSS OUR PREMIUM DINING EVENTS, ENTERTAINED 1000'S FROM THE LOCAL COMMUNITY WITH A JAM PACKED COMMUNITY EVENT PROGRAM, AND THIS YEAR'S SHINJU MATSURI ART AWARDS HAD A TOTAL OF 104 ENTRIES, THE LARGEST AMOUNT OF WORKS SINCE PRE COVID. TO TOP OFF A VERY SUCCESSFUL ART AWARDS, THE EXHIBITION HAD AN EPIC 600+ COME THROUGH THE DOORS OVER 6 DAYS TO ADMIRE THE LOCAL ARTWORK.

WE PROUDLY ENGAGED 47 LOCAL SUPPLIERS & BUSINESSES TO PROVIDE THE MAJORITY OF WHAT WE NEEDED FOR OUR EVENTS TO RUN FROM EQUIPMENT & FURNITURE, PRODUCE & SUPPLIES, PRINTING & SIGNAGE, AND EVERYTHING IN BETWEEN.

MORE LOCAL BUSINESSES & ORGANISATIONS CAME ON BOARD AS SHINJU MATSURI SPONSORS IN 2023 WITH A TOTAL OF 51 SPONSORS FROM PLATINUM SPONSORS THROUGH TO COMMUNITY PARTNERS, CONTRIBUTING \$447,675 IN FUNDING, SERVICES & PRIZES TOWARDS THE SUCCESSFUL EXECUTION OF THIS YEAR'S FESTIVAL.

FULL EVENT PROGRAM 2023

TIME	EVENT	LOCATION
THURSDAY 24TH AUGUST		
5pm	A Taste of Broome: Music & Picture Show	Goolarri
FRIDAY 25TH AUGUST		
9am	A Taste of Broome: Narlijia Tour	Dpt. Goolarri
11am - 2pm	A Taste of Broome: Broome Film Showcase	Goolarri
11am - 4pm	A Taste of Broome: Cultural Hub	Goolarri
2.30pm - 4pm	A Taste of Broome: Puppet & Storytelling workshop	Goolarri
2.30pm	A Taste of Broome: Mabu Buru Tour	Dpt. Goolarri
4.30pm	Cable Beach Triathlon 5km Dash for Cash	Cable Beach
5pm - 9pm	A Taste of Broome: Stephen Pigram & the Nagula Wamba Band's Fish Soup & Rice Concert	Goolarri
5pm- 7pm	Cross Country Exhibition Opening	Black Stump Gallery
SATURDAY 26TH AUGUST		
8am - 1pm	Broome Courthouse Markets	Courthouse Gardens
10am	A Taste of Broome: Narlijia Tour	Dpt. Goolarri
11am - 4pm	A Taste of Broome: Cultural Hub	Goolarri
11am & 11.45am	A Taste of Broome: Sandfly Circus	Goolarri
1.15pm - 2.15pm	A Taste of Broome: Kimberley Cooking Experience	Goolarri
2.30pm - 4pm	A Taste of Broome: Broome Film Showcase	Goolarri
2.30pm	A Taste of Broome: Mabu Buru tour	Dpt. Goolarri
4pm - 6pm	NORTHSIDE RENTALS SHINJU OPENING CEREMONY	Town Beach
6pm - 11pm	Dahlia Designs Shinju Opening Ball	Festival Hub
5pm - 9pm	A Taste of Broome: Soiree	Goolarri
5pm - 9pm	Pizza Amongst the Plants	Little Local
6pm - 9pm	Shui Takes Shinju: Leigh Power at the Mangrove Hotel	Mangrove Hotel
6.30pm	Cable Beach Triathlon Welcome Dinner	Cable Beach
8pm	Hells Bells: ACDC Tribute	Roebuck Bay Hotel
SUNDAY 27TH AUGUST		
6.30am	Cable Beach Triathlon	Cable Beach
8am - 12pm	Broome Courthouse Markets	Courthouse Gardens
1pm	Roey Family Fun Day	The Roey
3pm - 6pm	Roebuck Bay Hotel Shinju Float Parade & Mardi Gras	Chinatown/Male Oval
6pm	HitWA Carnival of Nations	Male Oval
5pm - 9pm	Pizza Amongst the Plants	Little Local
MONDAY 28TH AUGUST		
10am	Free Women on a Savage Frontier (Mon - Fri)	SSJG Heritage Centre
11.15am	Sisters Pearls & Mission Girls (Mon - Fri)	SSJG Heritage Centre
5pm - 9pm	Pizza Amongst the plants	Little Local
TUESDAY 29TH AUGUST		
430pm -8pm	Wayfarer's Gourmet Experience: Shinju Edition	Salty Plum Tours
7pm - 9.30pm	Trivia Tuesday	Pearlers Restaurant & Bar
WEDNESDAY 30TH AUGUST		
6pm - 9pm	Horizontal Falls Seaplane Adventures Chinatown Feast	Short St. Chinatown
7.30pm - 9.30pm	Drag Bingo	Pearlers Restaurant
THURSDAY 31ST AUGUST		
4pm - 8pm	Thursday Night Markets	Town Beach
5pm - 8pm	Shinju Paint & Sip with Art by Tamara Jane	Pearlers Restaurant
6pm - 7pm	Fusion Moonrise	Carnarvon St
6pm	Groovy Lips: Staircase to the Moon	Mangrove Hotel
FRIDAY 1ST SEPTEMBER		
9am - 7.30pm	Broome Bowling Club Shinju Matsuri Open 4's	Broome Bowling Club
4pm - 8pm	Staircase to the Moon Night Markets	Town Beach
4.30pm	Broome Speedway Shinju Stampede	Broome Speedway
5pm - 9pm	Pizza Amongst the Plants (Fri - Mon)	Little Local
6pm	Groovy Lips: Staircase to the Moon	Mangrove Hotel

FULL EVENT PROGRAM 2023

TIME	EVENT	LOCATION
FRIDAY 1ST SEPTEMBER		
6pm & 8.30pm	Flickerfest International Short Film Festival	Sun Pictures
6pm - 8pm	Ngayuku ngura - My Country Exhibition Opening	Short St Gallery
7pm	Marrugeku's Mutiara	Broome Civic Centre
SATURDAY 2ND SEPTEMBER		
8am - 1pm	Broome Courthouse Markets	Courthouse Gardens
9am - 7.30pm	Broome Bowling Club Shinju Matsuri Open 4's	Broome Bowling Club
4.30pm	Broome Speedway Shinju Stampede	Broome Speedway
6pm - 7.30pm	Tura New Music: The Journey Down	Cable Beach Amphi
6pm - 9pm	Staircase to Johnny	Mangrove Hotel
7pm	Marrugeku's Mutiara	Broome Civic Centre
SUNDAY 3RD SEPTEMBER		
8am-12pm	Broome Courthouse Markets	Courthouse Gardens
9am - 3pm	Broome Bowling Club Shinju Open 4's Final	Broome Bowling Club
2pm	Moontide Distillery Cocktail Masterclass	Moontide Distillery
4pm - 8pm	Horizon Power Floating Lantern Matsuri	Gantheaume Beach
4.30pm - 8pm	Paspaley Floating Lantern VIP	Gantheaume Beach
MONDAY 4TH SEPTEMBER		
10am (Mon - Fri)	Free Women on a Savage Frontier (Mon - Fri)	SSJE Heritage Centre
11.15am (Mon - Fri)	Sisters Pearls & Mission Girls (Mon - Fri)	SSJE Heritage Centre
6pm - 8pm	Shinju Matsuri Art Awards Presentation	Broome Civic Centre
TUESDAY 5TH SEPTEMBER		
10am - 5pm	Shinju Matsuri Art Awards Exhibition	Broome Civic Centre
4pm - 6pm	Development WA Pets in the Park	Festival Hub by Spinifex
4.30pm - 8pm	Wayfarer's Gourmet Experience: Shinju Edition	Salty Plum Social
7pm - 9.30pm	Trivia Tuesday	Pearlers Restaurant
WEDNESDAY 6TH SEPTEMBER		
10am - 12pm	Senior Citizen's Morning Tea	Broome Civic Centre
10am - 5pm	Shinju Matsuri Art Awards Exhibition	Broome Civic Centre
12pm - 10pm	Matso's Bento, Beer & Comedy	Matso's Broome Brewery
7.30pm - 9.30pm	Drag Bingo	Pearlers Restaurant
THURSDAY 7TH SEPTEMBER		
10am - 5pm	Shinju Matsuri Art Awards Exhibition	Broome Civic Centre
12pm - 10pm	Matso's Bento, Beer & Comedy	Matsos Broome Brewery
4pm - 7pm	Willie Creek Pearls: Pearl Meat Cook Off	Pearl Luggers
4pm - 8pm	Thursday Night Markets	Town Beach
FRIDAY 8TH SEPTEMBER		
10am - 5pm	Shinju Matsuri Art Awards Exhibition	Broome Civic Centre
Various Times	Framed! Stealing the Show - by the Act, Belong, Commit Sandfly Circus	Broome Convention Centre
5pm - 8pm	Anam Cara Exhibition Opening	Boab Moon Studio
5pm - 9pm	Pizza Amongst the Plants (Fri - Mon)	Little Local
SATURDAY 9TH SEPTEMBER		
8am - 1pm	Broome Courthouse Markets	Courthouse Gardens
10am - 5pm	Shinju Matsuri Art Awards Exhibition	Broome Civic Centre
Various	Framed! Stealing the Show - by the Act, Belong, Commit Sandfly Circus	Broome Convention Centre
5pm - 10pm	Sunset Long Table Dinner	Cable Beach
8pm	Darkside of the Broome	The Roey
SUNDAY 10TH SEPTEMBER		
8am - 12pm	Broome Courthouse Markets	Courthouse Gardens
10am - 5pm	Shinju Matsuri Art Awards Exhibition	Broome Civic Centre
5pm - 8pm	LOTTERYWEST SHINJU FESTIVAL FINALE	Town Beach

SHINJU FESTIVAL HUB BY SPINFEX BREWING CO.

OUR FESTIVAL HUB WAS OPEN DAILY FROM 6AM, WITH BAR SERVICE FROM 12-10PM

AFTER A SUCCESSFUL PARTNERSHIP IN 2022, SPINFEX BREWING CO. CAME ON BOARD AS THE NAMING RIGHTS SPONSOR OF OUR 2023 FESTIVAL HUB, LOCATED IN TOWN BEACH OVERLOOKING THE ICONIC ROEBUCK BAY.

THE NEWLY REVAMPED SHINJU FESTIVAL HUB BY SPINFEX BREWING CO. WAS OPEN EVERY DAY FROM 6AM WITH A DIVERSE PROGRAM OF ACTIVITIES INCLUDING FITNESS CLASSES, COOKING DEMONSTRATIONS, SOUND HEALINGS MAHJONG PLUS A GREAT LINE UP OF LOCAL MUSICIANS IN THE EVENINGS.

A NEW ADDITION TO THE HUB THIS YEAR WAS THE HUB KIDS PROGRAM, COORDINATED BY THE GREEN FAIRY BROOME, WHICH PROVIDED A FULL PROGRAM OF FREE ACTIVITIES FOR SAMMY'S LITTLEST FRIENDS INCLUDING FACE PAINTING, STORY-TIME, SCIENCE EXPERIMENTS, CRAFTS & EVEN A SCAVENGER HUNT

This event is proudly supported by 

OTHER 2023 HUB HIGHLIGHTS INCLUDE THE DAHLIA DESIGNS SHINJU OPENING BALL, DEVELOPMENT WA PETS IN THE PARK AND THE KIMBERLEY KITCHEN COOKING DEMONSTRATIONS.



SHINJU FESTIVAL HUB BY SPINIFEX BREWING CO.



KIMBERLEY KITCHEN WITH KHANH ONG

COOKING DEMONSTRATION WITH KHANH ONG | THURS 7TH SETEMBER



SAT 26
AUGUST

NORTHSIDE RENTALS SHINJU OPENING CEREMONY

TOWN BEACH

THE NEWLY RENAMED NORTHSIDE RENTALS SHINJU OPENING CEREMONY KICKED OFF THIS YEAR'S FESTIVAL AT TOWN BEACH IN FRONT OF A HUGE CROWD OF LOCALS & VISITORS

OPENING WITH A SPECIAL WELCOME TO COUNTRY BY DI APPLEBY & THE BURRB WANGGARAJU NURLU DANCERS, GUESTS WERE ENTERTAINED BY LOCAL PERFORMERS SUCH AS MUSICIANS FROM BROOME SENIOR HIGH SCHOOL & PEARL COAST GYMNASTICS, BEFORE HEARING FROM OUR SPECIAL GUESTS & SHINJU MATSURI PRESIDENT LYNNE BUNNEY

THIS YEAR'S CEREMONY WAS MADE EXTRA SPECIAL BY THE HAND OVER FROM ONE SAMMY THE DRAGON TO ANOTHER. REPRESENTATIVES FROM WING WAI INTERNATIONAL WERE PRESENT FOR THIS ONCE IN A LIFETIME CEREMONY FEATURING SHINJU MATSURI 2023 PATRON DOUG FONG

PHOTOS BY MICHELA MOSCHETTI

NORTHSIDE
RENTALS



WESTERN
AUSTRALIA
WALKING ON A DREAM





SUN 27 AUGUST

ROEBUCK BAY HOTEL SHINJU FLOAT PARADE

CHINATOWN

THE ROEBUCK BAY HOTEL FLOAT PARADE, UNLEASHED THE EXCITEMENT & COLOUR OF SHINJU MATSURI ON CHINATOWN WITH A VARIETY OF CREATIVE FLOATS REPRESENTING A RANGE OF ORGANISATIONS & BUSINESSES FROM AROUND BROOME.

FOR THE FIRST TIME IN MANY YEARS, THE PARADE ROUTE WAS SHORTENED, STARTING & FINISHING ON MALE OVAL, CONCENTRATING ON THE MAIN STREETS OF CHINATOWN. THIS NEW ROUTE RESULTED IN A BETTER ATMOSPHERE ON THE STREETS WITH AUDIENCE PARTICIPATION & ENGAGEMENT MUCH HIGHER THAN PREVIOUS YEARS.

THE THEME OF THIS YEAR'S PARADE WAS "WHAT I LOVE ABOUT BROOME" WITH NYAMBA YAWURU BURU TAKING OUT THE TITLE OF BEST OVERALL FLOAT FOR THEIR ENTRY WHICH TOLD THE STORY OF THE 6 YAWURU SEASONS.

PHOTOS BY ROBAK PHOTOGRAPHY

the Roey
est 1890

ROEBUCK BAY HOTEL

SES

SUN 27
AUGUST

ROEBUCK BAY HOTEL SHINJU MARDI GRAS

MALE OVAL

THE 2023 ROEBUCK BAY HOTEL SHINJU MARDI GRAS WAS THE PERFECT CELEBRATION AT THE END OF OUR FLOAT PARADE, ON MALE OVAL IN CHINATOWN.

TARA GOWER'S BURRB WANGGARAJU NURLU DANCERS OPENED THIS YEAR'S SHOW, WITH PERFORMANCES BY BROOME PERFORMING ARTS CO-OP & MUSICIANS FROM BROOME SENIOR HIGH SCHOOL IMPRESSING THE HUGE CROWD ON MALE OVAL.

AN IMPRESSIVE LINE UP OF LOCAL FOOD VANS PROVIDED THE PERFECT SELECTION OF EATS FOR A PINIC DINNER UNDER THE STARS.

PHOTOS BY ROBAK PHOTOGRAPHY

the
Roey
est. 2020



SUN 27
AUGUST

HITWA CARNIVAL OF NATIONS

MALE OVAL

MOVED TO A NEW DAY - SUNDAY 27 AUGUST - STRAIGHT AFTER OUR MARDI GRAS SHOW, THE HITWA CARNIVAL OF NATIONS WAS A CELEBRATION OF THE CULTURAL TAPESTRY THAT MAKES BROOME UNIQUE.

THIS YEARS PERFORMANCES REPRESENTED INDIGENOUS, CHINESE, IRISH, VANUATU & FIJIAN CULTURES, CELEBRATED ACROSS A VARIETY OF MUSICAL & DANCE ACTS THAT THRILLED THE AUDIENCE.

WE LOOK FORWARD TO CONTINUING TO DEVELOP THIS CULTURAL CELEBRATION FOR FUTURE FESTIVALS, TO CONTINUE TO PROVIDE & AN OPPORTUNITY FOR THE DIFFERENT CULTURAL GROUPS IN BROOME TO SHOWCASE & CELEBRATE THEIR CULTURE WITH THE COMMUNITY.

PHOTOS BY ROBAK
PHOTOGRAPHY



WED 30
AUGUST

HORIZONTAL FALLS SEAPLANE ADVENTURES CHINATOWN FEAST

SHORT ST | GUESTS: 500

HORIZONTAL FALLS SEAPLANE ADVENTURES CHINATOWN FEAST PROVED IT'S POPULARITY WITH PUNTERS YET AGAIN, BEING THE FIRST OF OUR DINING EVENTS TO SELL OUT.

2023 SAW THE EVENT PRESENTED WITH A NEW NAMING RIGHTS SPONSOR - HORIZONTAL FALLS SEAPLANE ADVENTURES, AS WELL AS A NEW HOME ON SHORT ST. THIS RELOCATION ALLOWED US TO REVAMP THE LAYOUT TO ENCOURAGE MORE SOCIAL DINING & PROVIDE A MORE AMBIENT FEEL.

GUESTS WERE SERVED DISHES FROM 6 OF BROOME'S BEST LOCAL FOOD VENDORS REPRESENTING A RANGE OF CULTURES FROM THE COMMUNITY.

ENTERTAINMENT WAS PROVIDED BY TOURING MUSICIANS, WITH A SPECIAL APPEARANCE FROM THEATRE KIMBERLEY'S LIFE SIZED DINOSAUR PUPPETS THAT ROVED AROUND THE EVENT.

HORIZONTAL FALLS

SEAPLANE ADVENTURES

TEL.: 0402 333 419

PORK SIOMAI

PANSIT

GUISADO

BARRAMUNDI

CURRY

CHICKEN

CURRY



PHOTOS BY LAURA GASS PHOTOGRAPHY



**HORIZONTAL FALLS SEAPLANE ADVENTURES
CHINATOWN FEAST 2023 VENDORS:**

- DMK THE KITCHEN
- MATT'S FILIPINO CUISINE
- GINREAB THAI
- ZULAYBAR
- DNM CATERING
- THE GELATO CART



**SUN 3
SEPTEMBER**

HORIZON POWER FLOATING LANTERN MATSURI

GANTHEAUME BEACH | LANTERNS: 700+

THE MOST ICONIC EVENT ON THE SHINJU MATSURI PROGRAM WAS AS ALWAYS A TRULY SPECIAL & MEMORABLE EXPERIENCE FOR ALL WHO ATTENDED.

HELD ON FATHER'S DAY THIS YEAR, WE SAW A HUGE NUMBER OF FAMILIES TAKING THE OPPORTUNITY TO SHARE A SPECIAL EXPERIENCE TOGETHER FOR THE AFTERNOON.

WITH A RECORD NUMBER OF LANTERN KITS PRE PURCHASED BEFORE THE EVENT, THIS YEAR'S LANTERN FLOAT WAS THE BIGGEST WE'D HAD IN RECENT YEARS.

SPECIAL GUEST MUSICIAN NORIKO TADANO, PROVIDING A SPECIAL SOUNTRACK AS THE SUN SET, PERFORMING FOR GUESTS ON THE JAPANESE SHAMISEN & SINGING TRADITIONAL JAPANESE SONGS.

**HORIZON
POWER**



PHOTOS BY LAURA GASS PHOTOGRAPHY



SUN 3
SEPTEMBER

PASPALEY FLOATING LANTERN VIP

GANTHEAUME BEACH | GUESTS: 282

FOR THOSE WHO LIKE TO EXPERIENCE OUR MOST ICONIC EVENT IN STYLE, THE PASPALEY FLOATING LANTERN VIP LOUNGE TREATED GUESTS TO JAPANESE TAPAS, AN OPEN BAR & THE BEST VANTAGE POINT ON THE BEACH.

LOCALLY CATERED BY PICA'S KITCHEN BROOME, GUESTS WERE CERTAINLY NOT DISAPPOINTED WITH THE VARIETY & AMOUNT OF FOOD THAT WAS SERVED THROUGHOUT THE EVENING.

VIPS HAD ACCESS TO THEIR OWN LANTERN MAKING STATION, FEATURING WOODEN LANTERN BASES MADE BY MEN'S SHED BROOME.

ENTERTAINMENT WAS PROVIDED BY NORIKO TADANO & LOCAL MUSICIAN SCOTT MACDOUGALL

PHOTOS BY
LAURA GASS
PHOTOGRAPHY

PASPALEY





**MON 4 - SUN 10
SEPTEMBER**

SHINJU MATSURI ART AWARDS

BROOME CIVIC CENTRE

THE 2023 SHINJU MATSURI ART AWARDS & PRESENTATION WAS THE BEST EXHIBITION WE HAVE HAD SINCE 2019.

WITH 104 ENTRIES ACROSS A VARIETY OF ARTISTIC MEDIUMS, THIS WAS NOT ONLY THE LARGEST NUMBER OF WORKS, BUT ALSO THE BIGGEST VARIETY OF MEDIUMS, FROM TRADITIONAL TO MODERN FORMS OF ART.

OVER 600 PEOPLE PASSED THROUGH THE DOORS TO ADMIRE THIS YEAR'S ARTWORKS, AGAIN THE LARGEST NUMBER OF VISITORS WE HAVE HAD VIEW THE EXHIBITION FOR 4 YEARS.

OVER 600 PEOPLE PASSED THROUGH THE DOORS TO ADMIRE THIS YEAR'S ARTWORKS, AGAIN THE LARGEST NUMBER OF VISITORS WE HAVE HAD VIEW THE EXHIBITION IN 4 YEARS.

THE WINNER OF THIS YEAR'S SHIRE OF BROOME ACQUISITIVE AWARD WAS EDWARD BADAL WITH HIS PIECE "ARTEFACTS", WITH AMELIA JAIKO WINNING PEOPLE'S CHOICE WITH "AND THE SHADOWS DANCED"

PHOTOS BY MICHELA MOSCHETTI



Left: Photo of two women looking at a colorful abstract painting. Middle: Photo of a tall, abstract sculpture made of white, textured material, resembling a tree or a person, in a gallery setting. Right: Photo of a man in a hat and jacket speaking at a podium during the awards ceremony. Bottom Left: Photo of three people standing together in front of a display of artwork. Bottom Middle: Photo of a man in a hat and jacket speaking at a podium during the awards ceremony. Bottom Right: Photo of a woman in a blue dress standing next to a table displaying various art pieces.

**SAT 9
SEPTEMBER**



**WESTERN
AUSTRALIA**
WALKING ON A DREAM

SUNSET LONG TABLE DINNER

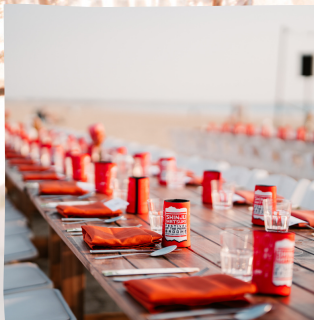
CABLE BEACH | GUESTS: 400

OUR 2023 SUNSET LONG TABLE DINNER SAW 400 GUESTS IN THEIR KIMBERLEY FINEST, GATHER IN OUR REIMAGINED EVENT SPACE ON CABLE BEACH

THIS YEAR'S HEADLINE CHEF, KHANH ONG, WORKED ALONGSIDE TONY HOWELL & THE TEAM FROM ZOOKEEPERS BY SPINIFEX BREWING CO. TO DELIVER WHAT HAS BEEN HAILED AS ONE OF THE BEST LONG TABLE DINNER MENUS YET.

WHILE SERVING UP THE DELICIOUS & UNIQUE VIETNAMESE FUSION MENU, KHANH TOOK TIME TO MINGLE WITH GUESTS, SHARING STORIES FROM HIS MASTERCHEF & SURVIVOR EXPERIENCES, WHILE ALSO PROVIDING A LIVE COOKING EXPERIENCE, COOKING HIS PEARL MEAT SKEWERS ON A BBQ SET UP ON THE SAND FOR GUESTS TO SEE.

ENTERTAINMENT WAS PROVIDED BY MUSICIANS SAVANNAH & ELOY, AS WELL AS ROVING SHOWS BY LOCAL FIRE TWIRLERS





SUN 10
SEPTEMBER



LOTTERYWEST FESTIVAL FINALE

TOWN BEACH

THE 2023 LOTTERYWEST SHINJU FESTIVAL FINALE WAS HELD AT TOWN BEACH FOR THE THIRD YEAR IN A ROW, TO CLOSE THIS YEAR'S FESTIVAL ON SUNDAY 10TH SEPTEMBER.

SPECIAL GUESTS FROM LOTTERYWEST AND SHIRE OF BROOME ADDRESSED THE CROWD, BEFORE SAMMY THE DRAGON WAS FAREWELLED FOR ANOTHER YEAR BY SHINJU MATSURI 2023 PATRON DOUG FONG.

GUESTS WERE ENTERTAINED BY ALL THROUGHOUT THE EVENING, WITH PERFORMANCES FROM JUNIORS BANDS FROM BROOME SENIOR HIGH SCHOOL & STELLAR MOON, BEFORE HEADLINE ACT, THE FAMILY SHOVELLER BAND FROM BIDYDANGA HIT THE STAGE WITH AN ENERGETIC SET TO CLOSE SHINJU MATSURI 2023.



WESTERN
AUSTRALIA
WALKING ON A DREAM



Shire of
Broome
A future, for everyone





DIGITAL PROGRAM INFO & STATS

IN ALIGNMENT WITH OUR GOAL OF BEING SEEN AS A MORE SUSTAINABLE & TECHNOLOGICALLY ADVANCED MAJOR EVENT, WE ENCOURAGED THE DOWNLOAD OF THE DIGITAL COPY OF OUR 2023 FULL EVENT PROGRAM.

THIS EVENT PROGRAM CONTAINED DIRECT LINKS TO TICKETING SITES OR EVENT INFORMATION PAGES, AS WELL AS HYPERLINKED LOGOS TO ALL OUR SPONSOR WEBSITES OR SOCIAL PLATFORMS.

THROUGHOUT THE FESTIVAL THIS DIGITAL PROGRAM WAS DOWNLOADED 8,442 TIMES, FAR EXCEEDING THE DISTRIBUTION OF THE HARD COPY PROGRAM IN PREVIOUS YEARS.



MARKETING & MEDIA:

SOCIAL MEDIA



FOLLOWERS: 11,156
KEY DEMOGRAPHIC:
WOMEN 35-54YRS



FOLLOWERS: 3,296
KEY DEMOGRAPHIC:
WOMEN 25 - 44YRS

FB & IG COMBINED ORGANIC REACH

APRIL - JUNE: 125,952

JULY - SEPTEMBER: 140,295

FB & IG COMBINED PAID REACH (MAR-SEP)

TOTAL REACH: 98,540

TOTAL ENGAGEMENT: 8,432

TOTAL LINK CLICKS: 3,143

AVR COST PER CLICK: \$0.29

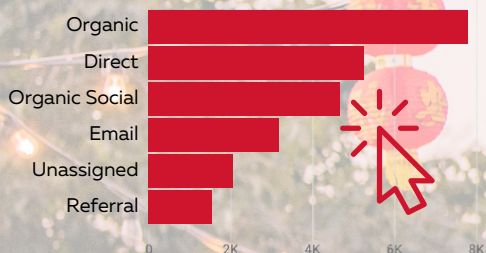
WEBSITE STATS



NEW USERS: 25K

TOP 2 LOCATIONS: AUSTRALIA,
UNITED STATES & CHINA/HONG KONG

TRAFFIC STATS:



TOP LOCATION STATS:

Australia	23K
United States	785
China/Hong Kong	475
New Zealand	282
United Kingdom	254
Japan	244
Singapore	183

PRINT & DIGITAL

SEVEN WEST MEDIA / BROOME ADVERTISER

AS WELL AS HALF PAGE & STRIP ADS TO PROMOTE TICKET SALES & EVENT DATES WE HAD THE FOLLOWING ACTIVATIONS WITH SEVEN WEST MEDIA

- **HALF PAGE SHINJU MATSURI EVENT PROGRAM 24.08.23** - FULL EVENT PROGRAM, PRINTED AS HALF PAGE IN BME AD ON THURS 24TH AUGUST. INCLUDED QR CODE TO DOWNLOAD DIGITAL EVENT PROGRAM.

DIGITAL ASSET BANNER ADS

- THE WEST ONLINE

- PLACED IN ONLINE ARTICLES TO DRIVE TRAFFIC TO WEBSITE AND TICKET SALES.



MARKETING & MEDIA:

RADIO

HIT WA / MIX 94.5 / TRIPLE M

AS WELL AS REGULAR RADIO CAMPAIGNS TO PROMOTE EVENT DATES & TICKET SALES, WE WERE AGAIN INVOLVED WITH TWO ON AIR COMPETITIONS.



HIT WA: ALLAN & CARLY'S IT'S RAINING YEN
- WIN 10,000 YEN (\$1000 AUD) THANKS TO BREAKFAST WITH ALLAN & CARLY & SHINJU MATSURI

CAMPAIGN PERIOD: 24.04.23 - 12.05.23



MIX 94.5: PETE, MATT & KYMBRA'S 'WHAT A PEARLER' COMPETITION - WIN A TRIP TO SHINJU MATSURI INCL RETURN FLIGHTS PER/BME, ACCOMMODATION AT KIMBERLEY SANDS, 2 X TICKETS TO MARRUGEKU'S MUTIARA & 2 X VIP TICKETS TO FLOATING LANTERN MATSURI

DIGITAL RADIO - LISTNR APP

DIGITAL RADIO "SHAKE ME" COMMERCIALS TO NSW (SYDNEY & REGIONAL) & VIC (MELBOURNE & REGIONAL) IN MARCH

TOTAL IMPRESSIONS: 101,058

ABC KIMBERLEY

-LIVE BROADCAST FROM BROOME CIVIC CENTRE FOR SENIOR'S MORNING TEA WED 6TH SEPTEMBER,

TV ADVERTISING - CHANNEL 10

• SHINJU MATSURI TV COMMERCIAL MAY - JULY

30 SECOND TV COMMERCIAL PROMOTION SHINJU MATSURI, PLACED IN COMMERCIAL BREAKS DURING MASTERCHEF AUSTRALIA.

MAY 2023:

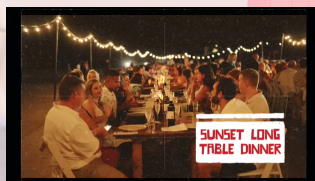
SPOTS - 510
REACH - 93,591

JUNE 2023

SPOTS - 446
REACH - 117,605

JULY 2023

SPOTS - 1,116
REACH - 166,422



2023 PARTNERS & SPONSORS

WE WERE GRATEFUL TO RECEIVE SUPPORT FROM 54 BUSINESSES & ORGANISATIONS WHO CAME ON BOARD AS 2023 PARTNERS & SPONSORS.

2023 MAJOR PARTNER:
TOURISM WA

2023 PRESENTING PARTNERS:
SHIRE OF BROOME
LOTTERYWEST
REGIONAL ARTS WA

2023 PLATINUM SPONSORS:
SPINIFEX BREWING CO
OMRAH WINES
BROOME INTERNATIONAL AIRPORT
WILLIE CREEK PEARLS
HORIZON POWER
THE ROEBUC BAY HOTEL
A PLUS EVENTS & HIRE

2023 NAMING RIGHTS SPONSORS:
HORIZONTAL FALLS SEAPLANE ADVENTURES
HIT WA
PASPALEY 
NORTHSIDE RENTALS
DEVELOPMENT WA
DAHLIA DESIGNS

2023 GOLD SPONSORS:
AIR KIMBERLEY, AUSTRALIA'S NORTHWEST, BROOME CHAMBER OF COMMERCE & INDUSTRY

2023 SILVER SPONSORS:
KIMBERLEY COFFEE COMPANY, NEXUS AIRLINES, MATSO'S
BROOME BREWERY, MOONLIGHTBAY SUITES, CYGNET BAY PEARLS, BEAM MOBILITY, KIMBERLEY SANDS RESORT, BROOME VISITORS CENTRE, MANGROVE HOTEL, CLEANAWAY, QUEST MARITIME

2023 BRONZE SPONSORS:
LIFT N RIG, BROOME ADVERTISER

2023 COMMUNITY PARTNERS
KIMBERLEY KOLORS, BALI HAIR RESORT, KIMBERLEY QUEST, DOMINOES BROOME, MOONTIDE DISTILLERY, THE BILLI, BROOME PLUMBING & GAS, BROOME & AROUND, MEN'S SHED BROOME, KIMBERLEY PORTS AUTHORITY, WORKSMITH HOSPITALITY, BROOME SPITROASTS, GOOLARRI MEDIA, H&M TRACEY, ABC KIMBERLEY

A THANK YOU TO OUR SPONSORS

PLATINUM SPONSORS



O M O R A H



NAMING RIGHTS SPONSORS



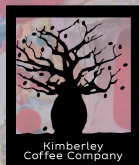
PASPALEY



GOLD SPONSORS



SILVER SPONSORS



BRONZE SPONSORS



COMMUNITY PARTNERS

KIMBERLEY KOLORS | BALI HAI RESORT | KIMBERLEY QUEST
DOMINOES BROOME | MOONTIDE DISTILLERY | THE BILLI
BROOME PLUMBING & GAS | BROOME & AROUND | MEN'S SHED
KIMBERLEY PORTS AUTHORITY | WORKSMITH HOSPITALITY
BROOME SPITROASTS | GOOLARRI MEDIA | H&M TRACEY
ABC KIMBERLEY

AWARD SPONSORS

KIMBERLEY ABORIGINAL MEDICAL SERVICES (KAMS)
CABLE BEACH CLUB | ALLURE SOUTH SEA PEALS
BLACK STUMP GALLERY | PAW PAW PET STORE
KIMBERLEY KOLORS | TRISH'S TREEHOUSE

SPECIAL THANKS TO

FIRE & SAFETY SERVICES | STREETER & MALE MITRE 10

THANK YOU TO OUR 2023
MAJOR PARTNER



WESTERN
AUSTRALIA
WALKING ON A DREAM

THANK YOU TO OUR 2023
PRESENTING PARTNERS



WWW.SHINJUMATSURI.COM.AU
f /SHINJUMATSURI | @SHINJUMATSURI

shinju.
MATSURI

Shinju Matsuri 2024

Event Report



Event Overview

The 2024 Shinju Matsuri Festival, a 16-day celebration of Broome's rich and diverse heritage, once again captivated audiences with its dynamic program. The Festival of the Pearl not only highlighted the talents and traditions of Broome's local arts and cultural communities but also introduced exciting new events and featured touring artists. Broome was transformed into a vibrant hub, attracting visitors from all over Western Australia, the nation, and beyond, making this year's festival a truly unforgettable experience.

Objectives Achieved:

Drawcard to Visit Broome: Shinju Matsuri 2024 continued to be a major drawcard for visitors, attracting attendees from across Western Australia, the rest of the country, and internationally. Key events like the Float Parade & Carnival of Nations, Matso's Cocktail Party, the Sunset Long Table Dinner, and the stunning Broome International Airport and Shire of Broome Drone Show at the Festival Finale helped showcase Broome's unique cultural heritage and natural beauty. The introduction of new events, alongside the festival's iconic traditions, strengthened Broome's reputation as a must-visit destination, particularly during festival season.

Prolonged Stays in Broome: With the festival running over 16 days, Shinju Matsuri successfully encouraged visitors to extend their stays in Broome. The diverse schedule of events, including workshops, cultural performances, and community activities, provided ongoing reasons for tourists to stay and explore the region for a longer period. This influx of extended visits not only benefited the festival but also boosted local businesses such as hotels, restaurants, and tour operators.

Community Engagement: Community engagement remained at the heart of the festival's success. Local high school students were actively involved in the Long Table Dinner, gaining valuable work experience, while Broome Circle helped recruit volunteers to support the festival's operations. Expression Australia ensured inclusivity by providing sign language interpreters, allowing greater access to community events. The involvement of the beloved Couch Guy in the float parade further highlighted the festival's deep connection with local traditions and the importance of celebrating Broome's unique community spirit. Through these efforts, Shinju Matsuri fostered a strong sense of local pride and participation.

Event Highlights and Attendance

Ticketed events

The festival hosted a number of ticketed events: Dahlia Designs Opening Ball, Horizontal Falls Seaplane Adventures Chinatown Feast, Spinifex Floating Lanterns Hub, Matso's Sunset Cocktail Party, Sunset Long Table Dinner.

Ticket Sales

Ticket sales for the 2024 Shinju Matsuri Festival saw a positive response, though some events did not reach full capacity for the first time in recent years. A total of 1,909 tickets were sold across the major ticketed events, with out-of-region attendees making up a significant portion of sales.

The **Dahlia Designs Opening Ball** attracted 260 attendees, though with a capacity of 350, there was room for more. A portion of the attendees, 95, were from outside the region.

The **Horizontal Falls Seaplane Adventures Chinatown Feast** drew in 422 guests out of a potential 500, of which 180 tickets were purchased by out-of-region customers.

The **Spinifex Floating Lanterns Hub** came close to selling out, with 342 of its 350 capacity filled. It was popular among visitors, with 140 tickets sold to people from outside the Broome region.

Matso's Sunset Cocktail Party was one of the festival's highlights, reaching its full capacity of 500 attendees, including 220 from out of the region.

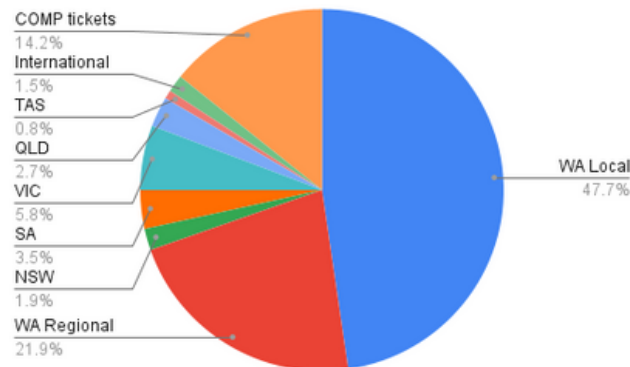
Similarly, the **Sunset Long Table Dinner** was nearly at capacity, with 385 out of 400 tickets sold. Out of these, 180 attendees travelled from outside the region.

The lower-than-expected turnout for some events was attributed to several factors. The rising cost of living and increased competition from other local events, including the races, may have deterred some potential guests. Additionally, the condensed festival season made accommodation harder to secure for visitors, limiting ticket sales. Despite these challenges, the ticketed events overall still attracted substantial numbers and showcased the festival's enduring appeal.

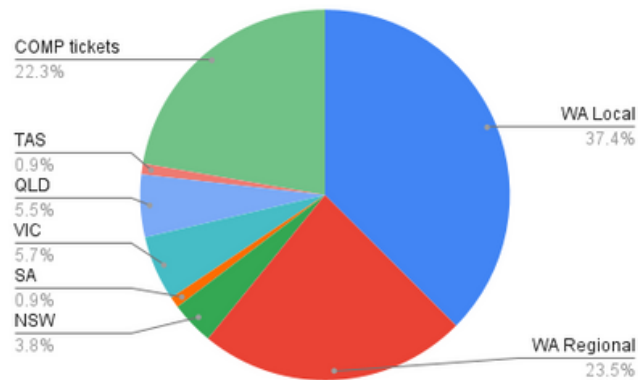
Event Attendance and Demographic Analysis

From ticket data collected, the following illustrations show a brief outline of the visitor profiles from the ticketed Shinju Matsuri events:

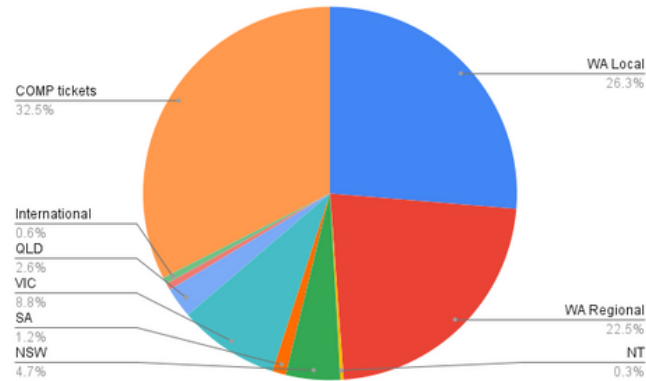
Dahlia Designs Opening Ball: 260 Attendees



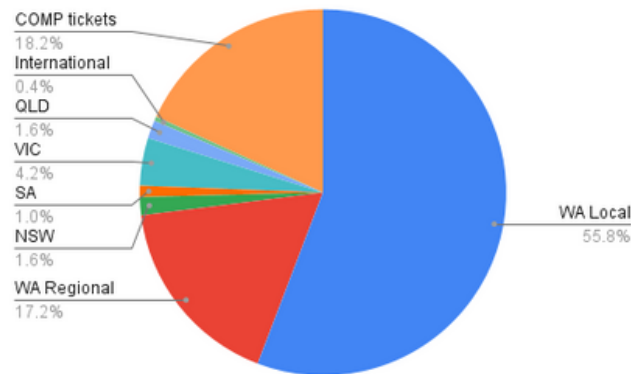
Horizontal Falls Seaplane Adventures Chinatown Feast: 422 Attendees



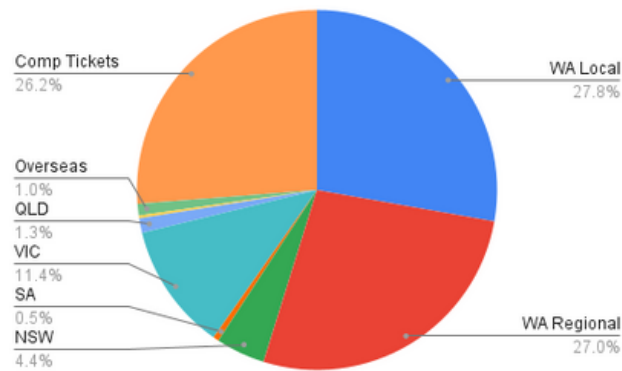
Spinifex Cable Beach Floating Lanterns Hub: 342 Attendees



Matso's Cocktail Party: 500 Attendees



Sunset Long Table Dinner: 385 Attendees



Data Analysis

Other than Broome locals, the majority of attendees were from diverse regions within Western Australia, indicating a strong local presence and regional participation. The festival's appeal also extended beyond Western Australia, with many attendees travelling from various other Australian states and international locations including a significant number of visitors from Victoria and NSW. This national and international representation highlights the festival's ability to attract a geographically diverse audience.

Strategies for improving profitability

In 2025, Shinju Matsuri will be engaging a new marketing team who have local knowledge and experience in festivals and tourism. In addition to the marketing strategy we have used until now, the new marketing campaign will be focused on maximising exposure and reach through: social media platforms and digital ads to target specific demographics, increasing influencer partnerships, cross promotions, local and out of state advertising earlier in the year.

Shinju Matsuri always intends to sell out during ticketed events however, in 2024 ,apart from Matsos Cocktail Party, the capacity of tickets for other events has not been exhausted due to competing events in Broome. The focus on advertising ticketed events and selling out through a more comprehensive marketing campaign and an earlier start on interstate and international reach will be the goal for next years festival.

We will also be restructuring the Floating Lantern events and discontinuing the Floating Lantern VIP Hub which will allow the team to put more focus on other ticketed events. The Hub has always been our biggest loss in ticketed events and we feel it has been taking the focus away from what should be a community, cultural and educational event. This will now become a free community event, inclusive of all. To reduce costs and labour we are currently in works of other small ticketed events that will be based at the Festival Hub which is already a great venue equipped for hosting mid-size events. This will increase profit on overall ticket sales without the expenses of venue hire or build.

Shinju Matsuri will aim at further reducing costs of ticketed events by negotiating and reevaluating contracts with vendors and contractors and will search for opportunities to establish better terms or find cost-effective alternatives while still producing memorable events and supporting local businesses.

Free community events

The festival also hosted a number of free community events that were embraced by the community and tourists alike. These included:

- Northside Rentals Opening Ceremony: Estimated 2000 attendees
- Roebuck Hotel Float Parade: Estimated 300 participants and a further 2000 spectators
- Mardi Gras / Carnival of Nations: Estimated 2000 attendees
- Horizon Power Floating Lanterns Matsuri: Estimated 3000 attendees
- Festival Hub: Estimated 3000 attendees
- Pets in the Park: Estimated 150 attendees
- Senior Citizens Morning Tea: Estimated 150 attendees
- Lotterywest Festival Finale: Estimated 4000 attendees
- Art Awards Exhibition: 715 visitors

Shinju Matsuri's Festival Hub by Nexus Airlines: At the heart of the festival, Shinju Matsuri's Festival Hub, hosted by Nexus Airlines, was a highlight for young and old. This year's hub was a vibrant festival stand out, hosting over 40 activities alongside a rich array of local music and tasty food offerings. With its diverse program, the Hub became a focal point of the festival's energy and excitement.



Overall, the festival featured 71 events organised by local businesses and organisations, enhancing the diversity of offerings for attendees. We estimate a total of 20 059 people enjoyed the festival in one form or another.

Shinju Matsuri Dates and Impact of Competing Events

The dates for the Shinju Matsuri festival are typically locked in a year in advance, ensuring that planning, marketing, and logistical arrangements are solidified well ahead of time. The festival aligns with the full moon, so dates do change slightly from year to year. This early scheduling is crucial for aligning partnerships and securing attendance from visitors across Western Australia, Australia, and internationally. However, in 2024, the addition of the Broome Rodeo and the rescheduling of the Broome racing season into the same period as Shinju Matsuri in April created significant challenges.

The inclusion of these major local events directly coincided with key festival dates. This overlap led to competition for accommodations, with both rodeo fans and racegoers occupying available lodgings during the festival's prime period. This had a noticeable impact on ticket sales for key events. Many out-of-region visitors struggled to find accommodation, leading to lower attendance at some festival events.

Additionally, the increased competition for local resources during this condensed period stretched the capabilities of local businesses, event staff, and volunteers, putting strain on the festival's operations. With racegoers, rodeo attendees, and festival visitors all vying for the same services, Shinju Matsuri experienced challenges in maintaining its visibility and ensuring the experience for festival goers remained at the high standard expected.

Looking forward, stronger collaboration and more strategic planning between local event organisers will be necessary to avoid such overlaps in the future. By working together to ensure that Shinju Matsuri, the rodeo, and the racing season have distinct, non-competing dates, Broome can ensure each event thrives without diluting attendance or overwhelming local infrastructure. This will help Shinju Matsuri maximise its potential for growth and continue its role as a premier cultural festival in Broome.

Organisational Growth

Organised by Kimberley Special Events, the 2024 edition marked the organisation's third year of delivering the Shinju Matsuri Festival. Although the event faced several challenges, it provided valuable insights that will guide the festival's future growth. Kimberley Special Events remains dedicated to evolving this community event, striving to overcome setbacks and build a stronger foundation for the years ahead.

While the 2024 Shinju Matsuri Festival met its key objectives, it faced hurdles that limited its full potential. However, it still brought Broome to life with cultural activities and demonstrated the strong spirit of collaboration between the community, local businesses, and organisers. Despite the challenges, this year's festival laid the groundwork for improvement in future editions.

The 2024 edition of Shinju Matsuri featured several successes but also highlighted key areas for improvement, especially in terms of event execution and self-sustainability.

Successes:

- One of the most notable achievements was the shift from all-inclusive tickets to lower-priced admission with a cash bar option. This change made events more accessible, helping to boost attendance and improve flexibility for attendees.
- The inaugural **Matso's Cocktail Party** was a highlight, selling out its 500-ticket capacity despite some initial teething issues. Its addition broadened the festival's appeal and will likely remain a staple in future years.
- High-quality volunteers played a crucial role in the festival's smooth running, providing much-needed support across various events.
- The **Broome International Airport Drone Show** at the festival finale created a buzz, drawing large crowds and adding a modern, exciting element that captivated the local community and visitors alike.
- Careful planning resolved prior issues with the **Sunset Long Table Dinner**, turning it into one of the standout events of the festival and demonstrating the value of thoughtful, proactive event management.

Challenges:

- A major setback occurred at the **Matso's Cocktail Party**, where problems with payment systems caused long lines and frustration among attendees. Additionally, slow food service at both the **Spinifex Floating Lanterns Hub** and **Matso's Cocktail Party** left participants feeling they didn't get value for the money spent, which could affect attendee satisfaction in future events.
- Lower ticket sales across the festival created financial strain, requiring a closer look at marketing, timing, and pricing strategies moving forward to ensure better financial outcomes.
- The addition of the **Matso's Cocktail Party** put considerable strain on staff resources, contributing to fatigue and operational stress. A more robust staffing strategy will be essential in future editions to manage the increasing demands of the growing event program.

Areas for Improvement Toward Self-Sustainability:

- Streamlining payment processes and food service logistics is critical to enhancing attendee experience and perceived value for money.
- A review of the event calendar and coordination with other local happenings could help mitigate competition and improve ticket sales.
- Better distribution of staff and volunteer resources is needed to prevent fatigue and ensure the smooth execution of all events, especially as the festival continues to expand.
- Continuing to focus on affordable pricing options with added value, like the cash bar model, will help attract a wider audience and improve financial sustainability.

By addressing these challenges and building on the successes, Shinju Matsuri can continue to grow while becoming more self-sustaining.

Volunteer Participation

Volunteers played a crucial role in the success of the 2024 Shinju Matsuri, contributing significantly across all events. Over the course of the festival, we needed to fill 75 volunteer roles. We enrolled 24 people, out of which 21 showed up to their scheduled shifts. A further 45 volunteers were dedicated to the iconic **Sammy the Dragon**, and a committed board of 6 who work year-round to plan and deliver the festival. The largest volunteer support was needed for the Floating Lantern Matsuri event where we involved over 30 individuals consisting of our own volunteers, Sammy the Dragon members and other locals who wanted to give us a helping hand on the day.

Though a few volunteers didn't show up, those who did were invaluable. Their enthusiastic participation and commitment to wearing their Shinju Matsuri shirts throughout the festival added to the event's sense of community spirit and professionalism. Volunteers provided essential help at every event, ensuring smooth operations and elevating the experience for attendees.

Looking ahead, increasing volunteer engagement is a key area for improvement, as the festival continues to grow and demand rises. Despite the incredible efforts of the volunteers who did participate, a larger, more consistent volunteer base will be essential for supporting the festival's expanding program and ensuring its long-term success.



Evidence of engagement with local community

The Shinju Matsuri festival demonstrates significant engagement with the local community through various forms of support, sponsorship, volunteerism, and community satisfaction.

Economic Contribution to the Local Economy: The 2024 Shinju Matsuri Festival delivered a significant economic boost to Broome, attracting visitors from across Western Australia and beyond. The influx of tourists extended the typically slower season, increasing demand for hotels, restaurants, shops, and services. Local businesses enjoyed a steady flow of revenue, reinforcing the festival's role in sustaining the region's economy and promoting Broome as a vibrant destination.

Opportunities for Local Businesses to Provide Goods and Services: Shinju Matsuri 2024 created numerous opportunities for local businesses to engage directly with the festival. We proudly engaged **69 local contractors, suppliers & businesses** to provide the majority of what we needed for our events to run from equipment & furniture, produce & supplies, printing & signage, and everything in between. Local suppliers were involved in catering for key events like the **Long Table Dinner** and **Matso's Cocktail Party**, as well as providing equipment, services, and products across the festival. This gave businesses a chance to showcase their offerings to a diverse audience, supporting local economic growth and ensuring the festival retained its distinct local character.



Offering local employment: Offering local employment during Shinju Matsuri was a valuable way to support the community while ensuring the event's success. All event staff, apart from site crew, were hired through Shinju's event management contractor - Kimberley Special Events. This includes all caterers and food vendors, hospitality staff, event hire and styling, additional contractors and 90% of entertainment. All training programs were available only to locals. By hiring locally, we created job opportunities, stimulated the local economy, and fostered a sense of pride and ownership among residents. Engaging local employment promoted a more authentic and personalized experience for attendees, as workers with a deep understanding of the area could share unique insights and recommendations.

Due to the lack of locals with site management experience, we outsourced a professional site crew from Perth. Having relevant licenses, tickets, insurance and experience is crucial in running such a large scale festival. With some event builds and bump outs running simultaneously in different locations, we had to ensure the efficiency and time management was done to the highest standards. However, there was training provided for locals to gain experience and join the team.



Local Sponsorship: Shinju Matsuri prides itself on having strong connections and partnerships with local businesses and organisations. In 2024, 46 out of 58 sponsors were local Broome businesses and organisations - the biggest number of local sponsorship engagement to date. Local sponsors are often more invested in the success of a festival, as it directly benefits the area and its residents. Additionally, we saw that local sponsorship fosters a sense of shared responsibility, where community stakeholders from Broome work together to create an experience that highlights the region's unique identity, while also encouraging local commerce and economic growth.

Community Engagement and Benefits: The festival offered a wide variety of free community events, making it accessible to everyone. Highlights like the Broome International Airport and Shire of Broome **Drone Show**, the **Spinifex Floating Lanterns Hub**, and various cultural performances allowed the entire community to come together and enjoy the celebrations. The expanded programming also catered to families and children, with interactive activities, workshops, and creative projects providing entertainment and engagement for younger audiences.

Bringing the Multicultural Community Together: One of the festival's greatest achievements was its ability to unite Broome's rich multicultural community. With a program that celebrated the town's diverse cultural heritage, Shinju Matsuri brought people from all backgrounds together through art, food, and tradition. The festival's inclusive nature, exemplified by the involvement of local Indigenous, Asian, and pearling communities, fostered a sense of shared pride and belonging. Events such as the **Chinatown Feast** and the **Carnival of Nations** celebrated Broome's multicultural identity, creating an atmosphere of unity and celebration.



Through its diverse offerings, Shinju Matsuri 2024 strengthened community ties, created lasting economic benefits, and provided a platform for Broome's multicultural heritage to shine, ensuring the festival's role as a pillar of local culture and unity.

Social Outcomes and Benefits of Shinju Matsuri 2024

The 2024 Shinju Matsuri Festival not only celebrated Broome's cultural heritage but also fostered a strong sense of community involvement and collaboration, creating several positive social outcomes.

Spinifex Cable Beach partnered with local TAFE facilities to deliver the renowned **Long Table Dinner**, providing a hands-on learning opportunity for local high school students who worked as service staff. This initiative gave students valuable experience in hospitality and event management, strengthening their skills and connection to the community.



In a meaningful effort to ensure accessibility, **Expression Australia** provided sign language interpreters for some community events. This initiative allowed the festival to be more inclusive, ensuring that people with hearing impairments could fully participate and enjoy the festivities. Shinju Matsuri has already started discussions with Expression Australia who would be interested in providing Auslan interpreters to all of the festival's events in 2025.



Broome Circle, a local volunteer organisation, played a crucial role by assisting in sourcing volunteers for the event. Their involvement helped bridge the gap in volunteer numbers and contributed to the smooth operation of various festival activities.

A heartwarming highlight of the festival was the involvement of the local “**Couch Guy**,” a beloved community figure known for placing his couch along the float parade route every year. After expressing disappointment when the parade route changed last year, the festival organisers made him an honorary judge of the float parade this year. They even assisted him in bringing his couch to the judges’ tent, allowing him to continue his cherished tradition in a new way.

This year, apart from organising Carnival of Nations, Shinju Matsuri also hosted **two other cultural event days** which highlighted the importance of fostering community connection, preserving traditions, and celebrating diversity:

-Japanese Culture Day: An afternoon of Japanese culture hosted by our local Japanese community members. This included arts, crafts and games along with calligraphy and drumming workshops.

-Nagula Saltwater Festival: A free event at Nexus Airlines Festival Hub with Indigenous storytelling, dance classes and live music from Olive Knight, an indigenous gospel/blues singer from the remote community of Wangkatjungka in Western Australia's Fitzroy River Valley.



Across the festival, there were many other events focused on our **local indigenous culture and heritage**:

-Flickerfest Film Festival: A celebration of screening an incredible collection of some of our country's most creative Indigenous talent, both behind and in front of the camera.

-Jarndu Ngaank Women's Talk Tours: Women's talk tours of Broome and beyond. Jarndu Ngaank Women's Talk Tours are an Aboriginal women's-led cultural immersion experience that will provide you a better understanding of Aboriginal culture from a senior cultural women Elder's experience.

-Mabu Buru Tours: Mabu Buru Tours is an Aboriginal Tourism business that gives an Indigenous perspective to the landscape in and around Broome and introduces guests to the traditional cultural practices of the West Kimberley region.

-Narlijia Experiences Broome: A unique tour of Broome and the Bay and a opportunity to see the country and lifestyle from a local entertainers unique perspective - including Dampier Creek and the rich pickings in the mangrove forests and on the jabalbal (mud-flats).

-Kimberley Cultural Adventures: A 3 hour cultural experience with Robert Dann who is a local Indigenous Tour Guide, born and bred in Broome, with ancestral ties to the Nyul Nyul people in Beagle Bay. Robert grew up with the old history of Broome and knows and understands the local stories and important landmarks of the area.

-Taste of Broome: Eleven years on from the first A Taste of Broome, Naomi Pigram-Mitchell led a team of Broome's hottest musicians and artists as they pay homage to the artistic giants who have come before. A night of song, dance, food and music and a celebration of the storytellers who have paved the way for today's society.

These events provided a platform for showcasing local arts, music, food, and customs, offering both residents and visitors the chance to **experience and appreciate different cultural expressions**. They promoted mutual understanding and respect among diverse groups, helping to **break down barriers** and create a more **inclusive society**.

Community Satisfaction and Appreciation

The festival received multiple emails expressing thanks from participants, indicating a high level of community satisfaction and appreciation for the event.

Local Business Involvement:

Local businesses, as shown in the sponsors section above, actively supported the event, showcasing a strong bond between the festival and the local business community.

Larger local attendance to the free community events:

This year, our free community events saw the biggest attendance to date. In particular, the Opening Ceremony, Floating Lantern Matsuri and Festival Finale gathered large numbers of local families and individuals.

Overall Impact:

The extensive list of sponsors, community partners, volunteers, and the positive feedback received in emails collectively demonstrate the festival's deep engagement with the local community. The involvement of various businesses, organisations, and individuals not only financially supports the event but also fosters a sense of community pride and collaboration. This engagement indicates a strong and positive relationship between Shinju Matsuri and the local community, emphasising the festival's significance in the region.



Key Learnings and Future Plans

Reflecting on the event's outcomes and challenges, several key learnings have emerged, along with actionable steps for improvement in future editions.

1. Strengthening Economic Impact

While the festival provided an economic boost by extending the tourist season and drawing visitors from across Australia and internationally, lower-than-expected ticket sales for some events highlighted the need for a few improvements.

Future Steps

- **Improve Marketing and Promotion:** Focus on earlier and more targeted marketing campaigns within Western Australia and nationally to attract both local and out-of-region visitors. Our objective to gain further reach in eastern states and internationally (starting with Singapore and Japan) was not met to the level we anticipated however, due to the contacts and partnerships established this year, we are in a good position to achieve this goal in the following year.
- **Enhance Accommodation Coordination:** Collaborate with local accommodation providers to ensure better availability and pricing options for festival attendees.
- **Diversify Revenue Streams:** Continue the cash bar model and introduce more accessible pricing for events to attract a wider audience, while also exploring additional sponsorship opportunities.

2. Boosting Local Business Engagement

The festival created numerous opportunities for local businesses to tender services however, there is potential to further expand these opportunities.

Future Steps

- **Increase Local Partnerships:** Expand the involvement of local businesses by offering more chances to provide goods and services, particularly for smaller vendors and artisans.
- **Business Workshops and Networking:** Host pre-festival workshops or networking events to help local businesses understand how they can engage with the festival and benefit from the increased visitor numbers.

3. Enhancing Volunteer Involvement

Volunteers played a key role in the success of Shinju Matsuri, but some challenges were noted, including volunteer fatigue and no-shows. Strengthening volunteer recruitment and retention strategies will be essential as the festival continues to grow.

Future Steps

- **Broaden Volunteer Recruitment:** Increase partnerships with local organisations like Broome Circle to recruit a larger and more consistent volunteer base.
- **Volunteer Incentive Program:** Develop a more structured incentive program to reward volunteers with festival perks, recognition, or exclusive access to certain events.
- **Staffing and Volunteer Management:** Ensure better distribution of volunteer resources and improve communication to prevent fatigue and ensure smooth event operations.

4. Community Engagement and Accessibility

Shinju Matsuri successfully brought together Broome's multicultural community and increased accessibility through initiatives like sign language interpretation. However, there is room to expand community participation and inclusivity further.

Future Steps

- **Expand Inclusive Programming:** Continue offering free community events and consider introducing more family-friendly and culturally diverse activities to cater to a broader range of audiences.
- **Enhance Accessibility:** Build on the partnership with Expressions Australia to provide accessibility services across more events, making the festival as inclusive as possible for attendees with disabilities.
- **Engage Local Schools and Youth:** Strengthen engagement with local high schools by offering more work experience and learning opportunities for students, similar to their involvement in the Long Table Dinner.

5. Addressing Event Execution Challenges

While many events were successful, logistical issues such as slow food service and payment system failures at the Matso's Cocktail Party need to be addressed to ensure a smoother experience for attendees.

Future Steps

- **Streamline Event Operations:** Implement better payment processing systems and review food service logistics to avoid delays and improve the attendee experience at high-profile events.
- **Coordinate with Local Events:** Better alignment of Shinju Matsuri's event calendar with other local events to reduce competition and improve ticket sales across the board.

6. Building Toward Self-Sustainability

The festival showed progress in terms of operational sustainability but requires further development in areas such as financial planning, resource allocation, and long-term strategic partnerships.

Future Steps

- **Secure Long-Term Partnerships:** Continue building relationships with existing sponsors while pursuing new opportunities to secure long-term financial support.
- **Develop Sustainable Financial Models:** Explore ways to reduce operational costs and increase profitability through diversified funding streams, such as sponsorship, grants, and community donations.

By addressing these key learnings and implementing the outlined strategies, Shinju Matsuri will continue to grow and evolve, becoming a more self-sustaining and impactful event for Broome and its community.

Evidence of acknowledgement of funding

Social Media Engagement

Facebook: 11 404 followers



Facebook profile visits between July and September 2024 were up by 20% compared to the same period 2023.

- Key demographic: Women 35-44 yrs Men 45-54 yrs
- Age and gender Men 23.20% Women 76.80%
- Organic reach: April - June 12.9K ; July-Sept 38K.

Instagram: 3,667 followers



Instagram profile visits between July and September 2024 were up by 225% compared to the same period in 2023.

- Key demographic: Women 35-44 yrs Men 45-54 yrs
- Organic reach: April - June 2.9K ; July-Sept 64.7K

From May to November 2024, Shire of Broome was featured over 60 times across Facebook and Instagram using either page tags, logo placement or through appreciation posts. The significant organic reach above reflects the festival's impact on achieving visibility and engagement for partnering organisations, such as Shire of Broome.



Influencer Engagement

Khanh Ong, an Australian cook, television personality, author, restaurateur and vibrant social media influencer with an impressive 391 000 following on Instagram, was invited by Shinju Matsuri to join this years events. He was the celebrity guest for Matso's Cocktail Party and Long Table Dinner. Khahn had a impressive reach on his social media posts which advertised Shinju Matsuri and his collaborations with local businesses.



Khanh Ong was joined by Matt Agnew, a social media influencer with 131,000 followers on Instagram and Network 10's Bachelor in 2019. Matt, in collaboration with Khanh also featured Shinju Matsuri on his social media network, further increasing advertisement of the festival.

Digital Marketing

The TWA logo was prominently featured in 11 engaging EDMs, as shown on the email footer below. We sent 72374 emails which reached a vast audience of over 6500 subscribers. The logo also appeared in multiple pages of the Shinju Matsuri digital Full Program, Mini Program and Hub Program.



Print Advertising

The logo was also included on the two front page advertisements and on the double page program in the Broome Advertiser, maximising local visibility and engagement. Shinju Matsuri was also featured through:

- Broome Visitors Guide magazine - multiple pages
- Banner Ads and online promotional articles: Broome Visitors Centre, Western Australia, Shire of Broome, The Urbanlist, Kimberley Pearl Charters, The Grey Nomads
- Broome Advertiser online articles aimed at festival promotion in the Perth metro region from May to August. This had a total reach of 90,000 impressions.

Television Advertising

Shinju Matsuri festival was also featured on television through:

10 RWA, 10 Bold RWA, 10 Peach RWA.

The Shire of Broome logo was showcased on the Shinju Matsuri advertising clip. The festival was advertised before, during or after many popular tv shows and programs. To reach our required demographic, we were heavily featured on the following:

- Masterchef Australia
- The Project
- Billboard

	Reach	Spots
May	48 000	641
June	44 000	873
July	54 000	802
August	20 000	123

Between May and August, the advertisement reach across Western Australia was 166,000

Radio and Digital Campaigns

Our festival made waves in the airwaves, featuring in radio campaigns on HitWA, HiT Broome, Busselton & Bundbury and Mix 94.5. Moreover, our strategic presence extended to digital streaming ads through the Listnr App, accumulating a total of 22,387 impressions in March 2024. This multifaceted approach ensured our message resonated with diverse audiences, enhancing our brand visibility and engagement. The Shire's support was mentioned in these advertisements.

The value of Mix94.5 campaign was \$17,560, fully covered by HitWA as part of the sponsorship contract for Naming Rights to Carnival of Nations. Shinju Matsuri paid just over \$19,150 (inc. GST) for the remaining radio and digital campaigns.

SHINJU MATSURI USING YOUR NOODLE – ALLAN & CARLY AUDIO COMMITMENT	
PROMISED	DELIVERED
<ul style="list-style-type: none"> • 10 x ROS Pre-Promote Statewide Promos • 20 x ROS Active Statewide Promos • 10 x Live Breakfast Credits • 10 x Recorded Openers • 10 x Live Workday Credits 	<ul style="list-style-type: none"> • 15 x ROS Pre-Promote Statewide Promos • 41 x ROS Active Statewide Promos • 10 x Live Breakfast Credits • 10 x Recorded Openers • 10 x Live Workday Credits
HIT h. SCA	

SHINJU MATSURI USING YOUR NOODLE – ALLAN & CARLY DIGITAL/ SOCIAL COMMITMENT					
	<table> <tr> <th>PROMISED</th><th>DELIVERED</th></tr> <tr> <td> <ul style="list-style-type: none"> • 1 x Insta/ Facebook Story • 1 x Online Info Page </td><td> <ul style="list-style-type: none"> • 1 x Insta/Facebook Story • 1 x Online Info Page </td></tr> </table>	PROMISED	DELIVERED	<ul style="list-style-type: none"> • 1 x Insta/ Facebook Story • 1 x Online Info Page 	<ul style="list-style-type: none"> • 1 x Insta/Facebook Story • 1 x Online Info Page
PROMISED	DELIVERED				
<ul style="list-style-type: none"> • 1 x Insta/ Facebook Story • 1 x Online Info Page 	<ul style="list-style-type: none"> • 1 x Insta/Facebook Story • 1 x Online Info Page 				
HIT h. SCA					

Shinju Matsuri Website

Shire of Broome was featured as a presenting partner at the bottom of each of the Shinju Matsuri website pages and at the top of the Sponsors page.



In alignment with our goal of being seen as a more sustainable & technologically advanced major event, we encouraged the download of the digital copy of our 2024 full event program, mini program and festival hub program - all available on our website. The Shire of Broome logo was also included in all of these digital programs which were downloaded 9124 times - exceeding the number of previous years.



Additional Support

Nexus Airlines

Nexus Airlines was the Naming Rights Sponsor for the Festival Hub. As part of their sponsorship agreement, Shinju Matsuri was advertised on the Nexus website, with direct links to our website and ticketing platform. They also launched a promotional campaign in Darwin, Broome and the Pilbarra.



NEXUS AIRLINES Flight Information Our Regions Before You Fly NexusGO [Book a Flight](#)

EXPERIENCE THE FESTIVAL OF THE PEARL

Shinju Matsuri

[Learn more](#)

SHINJU MATSURI

Discover Broome's iconic cultural festival!

Come and join us in Broome for the 54th Shinju Matsuri Festival of the Pearl.

We're so excited to announce that this year we're the naming sponsor of the Shinju Festival Hub. From the 17th August until the 1st September, there'll be an array of activities, live music, and experiences to be enjoyed down at Town Beach so make sure you come and say hello.

Our flight network connects you seamlessly to Broome with flights from Karratha, Port Hedland, Kununurra and Darwin available.

Click on the link [HERE](#) for Festival information or head to our [flight bookings page](#) to find out how we can get you there!

[Book your flights](#)

Broome Civic Center

30+

EVENTS LOADED TO THE
VISITBROOME.COM.AU EVENT CALENDAR

6

BLOGS CREATED ON VISITBROOME.COM.AU

50+

POSTS ON VISIT BROOME'S FACEBOOK AND
INSTAGRAM RELATING TO SHINJU MATSURI

20K

REACH ON SOCIAL MEDIA POSTS
RELATING TO SHINJU MATSURI *(THIS DOES
NOT INCLUDE OUR STORIES REACH)*

VARIOUS

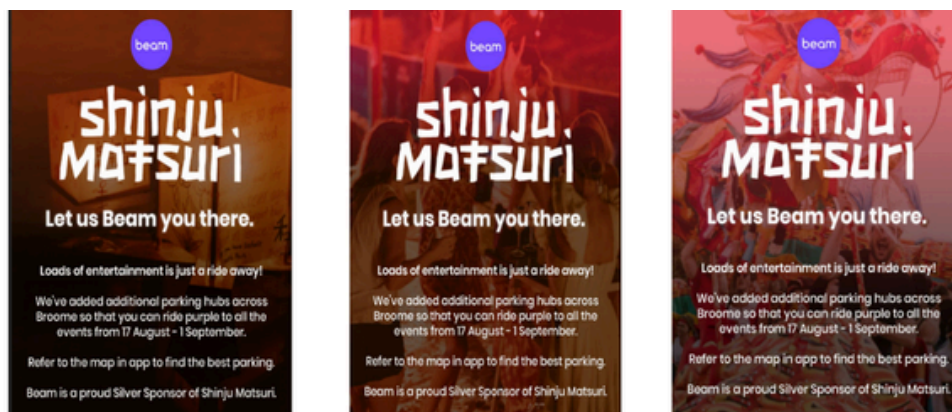
HOMEPAGE BANNERS AND
PROMOTIONAL LINKS THROUGH
TO SHINJUMATSURI WEBSITE ON
VISITBROOME.COM.AU

ADDITIONAL SUPPORT EXAMPLES

- Instore display and instore customer service
- Promotion in the Broome Visitors Guide magazine
- Assisting with enquiries about the festival by phone and email relating to the festival through the visitor centre
- Hundreds of social media stories posted (often in in real time) promoting the program of events. Also, with a good lead time for ticketed events.
- Graphic design, website landing page and support for Aboriginal tours and experiences during Shinju.
- Distribution of print programs at the centre, as well as strong promotion for downloading digital programs.

Beam Mobility

Beam Mobility was one of Shinju Matsuri's sponsors. Apart from their in-kind contribution of beam voucher codes for volunteers and event staff, they also supported us through a campaign on the Beam app. These were rider communications and in app messaging (below) which were aimed at: maximising event engagement, boosting attendance, offering efficient ticket purchases and delivering push notifications directly into people's pockets.



Australia's North West Tourism

ANWT has supported Shinju Matsuri through a variety of marketing mediums:

- Paid promotion via ANW social media channels (IG and FB)
- Feature in relevant marketing campaigns where possible
- Half page advertisement in 2024 Holiday Planner
- Venture the Kimberley e-mag mention
- Consumer EDM feature

ANWT recorded 3,198 referrals from social media ads, 27 from consumer eDMs and 2747 website page views of the Shinju Matsuri feature page with 669 referrals from there to Shinju Matsuri. Shinju Matsuri was included in 8 organic social media posts with a combined reach of 86,500. This was inclusive of a collab post with Tourism WA. The Australian Traveller article was part of a paid campaign with Australian Traveller from May – July 2024, and Shinju Matsuri was one of the featured experiences. In print, the magazine had a circulation of 25,000 with a readership of 148,000 and a further 3,995 visitors to the online article. There was also an Australian Traveller article “Back to Broome: The inspiration behind two decades of seeing Australia” in the Oct 2023.

Event representation

The Shire of Broome teardrop banners were prominently featured at all the Shinju Matsuri events. Additionally, the Shire of Broome and was mentioned at every event by the MC as a presenting partner. Above all, the logo was one of the drone show displays lighting up the Town Beach skies in front of over 4000 attendees.



Festival Finale Drone Show, Town Beach.



Shinju Ball, Festival Hub at Town Beach



Festival Hub at Town Beach.



Shinju Matsuri Art Awards, Broome Civic Center.

Marketing Overview and Future Plans

Shire of Broome was successfully advertised across social media, EDMs, digital products such as the festival programs, website, print, TV and radio campaigns. Further physical branding set up at the Festival Hub and Shinju Matsuri events showed TWA's great support as our Presenting Partner.

With the changeover of the marketing team, we are aware that some areas of promotion and advertising needed more attention. Despite some setbacks this year, we feel very positive that we can make significant improvements after recent interviews with professional marketing teams.

Evidence of funding expenditures

Shinju Matsuri received a total of \$14,500 for event expenses and venue hire and a further \$63,000 for the purpose of delivery of community/public events in Chinatown and Town Beach. The expenses can be found in the attached event budget along with invoices for these events.



Community Support, Grants and Sponsorship

Presenting Partners

Tourism WA, Shire of Broome, Department of Local Government Sport and Cultural Industries, the Road Safety Commission and Lotterywest.

Naming Rights Sponsors

Northside Rentals, Spinifex Cable Beach, Roebuck Bay Hotel, Horizontal Falls Seaplane Adventures, Hit WA, Nexus Airlines, Dahlia Designs, Horizon Power, Broome International Airport, Good Drinks/ Gage Roads, Matsos Broome Brewery, Kimberley Port Authority, Bali Hai Resort and Spa and Lotterywest.

Gold Sponsors

Willie Creek Pearls, Australia's North West Tourism, Silver Sponsors, Cygnet Bay, Expression Australia, Coles, Mangrove Hotel, Quest Maritime Services, A Plus, Kimberley Coffee Company, Cleanaway, Broome Visitors Centre, Moonlight Bay Suites, Kimberley Sands Resort, Beam Mobility, OHM Electronics

Bronze Sponsors

Brooks Access, Broome Advertiser, Madfish Wines

Community Sponsors

Men's Shed, Kimberley Kolors, Broome and Around, The Billi, Buru Energy, H&M Tracey, Discovery Parks Broome, Seashells, Lift n Rig, Kimberley Gold, Ray White, Broome, Plumbing & Gas, Broome Explorer, Peak Events Co, Broome Circle, Allure South Sea Pearls, Kimberley Kolors, Quest Maritime Services, Black Stump Gallery, Trish's Treehouse, Kimberley Mineral Sands (KMS), Paw Paw Pet Store, Domino's Pizza, ABC Kimberley, Kimberley Quest, Broome Boulevard, Tenderspot and Peak Events Co.

SHIRE OF BROOME COMMUNITY DEVELOPMENT FUND

STREAM THREE: EVENTS SEEKING A FUNDING CONTRIBUTION OF MORE THAN \$40,000

FUND GUIDELINES

This application form is for **Stream three: events seeking more than \$40,000**. Applications to this stream are by invite only. If you are applying for one of the other streams please click [here](#) to return to the website and download the relevant form.

Applications to this stream are by invite only. Please speak with the Shire of Broome Economic Development Coordinator prior to making an application.

To be eligible for this grant, the event must be designated a PEARL Event at an Ordinary Meeting of Council. As of January 2023, only one event has been designated by Council as PEARL event – Shinju Matsuri Festival.

In order to be considered for designation as a PEARL event, events must achieve all three objectives of the following event types:

- **Drawcards** are events that bring visitors to Broome specifically for the event, which in turn injects new money into the local economy.
- **Enhancers** enrich the experience of those already visiting Broome, creating additional expenditure, and in some cases length of stay.
- **Community** events connect with the community and create a vibrant atmosphere, while stimulating local expenditure.

An organisation interested in being considered as a PEARL event must request this, in writing, before October 30 each year prior to the call for applications.

APPLICANT DETAILS		
Organisation Name	Shinju Matsuri Inc	
Incorporation Status	<input checked="" type="checkbox"/> Incorporated X	<input type="checkbox"/> Non- Incorporated
If not incorporated, please provide details of auspice arrangement		
What is the mission of your organisation? <i>Maximum 150 words</i>	<p>Shinju Matsuri Inc is the governing body of the annual Shinju Matsuri Festival. It consists of volunteers that form the committee that provide guidance and leadership of the 2-week festival. In partnership with Kimberley Special Events, Shinju Matsuri Inc are dedicated in upholding the annual cultural celebration to pay tribute to the multicultural diversity and pearling heritage of Broome.</p> <p>The festival contributes to the wider tourism</p>	

	<p>economy as a must-see tourism attraction whilst promoting a strong social inclusion and connection for the wider Broome community.</p> <p>Our aim is to spread reach and engagement about Broome's unique culture and history by bringing in more tourists and revenue to support our town.</p>	
Is your organisation based in: <i>Tick one</i>	<input type="checkbox"/> Beagle Bay <input type="checkbox"/> Bidyadanga <input checked="" type="checkbox"/> Broome	<input type="checkbox"/> Djarindjin <input type="checkbox"/> Lombadina <input type="checkbox"/> Other _____
If your organisation is based outside of the shire boundaries, please indicate which local partners you have secured and how they will help support you to achieve local impact:		
Contact name and position	Saira Hanlon – Director of Events	
Contact Number	[REDACTED]	
Contact Email	[REDACTED]	
Australian Business Number (ABN)	56 178 581 257	
GST Registered	<input checked="" type="checkbox"/> Yes X	<input type="checkbox"/> No
Does your organisation operate on a not-for-profit basis?	<input checked="" type="checkbox"/> Yes X	<input type="checkbox"/> No

EVENT DETAILS	
Total Amount Requested from the Shire of Broome (ex GST)	\$ 100,000
Total cash contributed by applicant or other funders (ex GST)	\$ 650,000
In-kind contribution by applicant or partners	\$ 250,000

Total event cost <i>Including in-kind</i>	\$1,300,000
---	--------------------

Event focus/genre: tick ONE				
Community	<input type="checkbox"/>	Arts	<input type="checkbox"/>	
Sport	<input type="checkbox"/>	Youth development	<input type="checkbox"/>	
Economic impact	<input checked="" type="checkbox"/>	Other (specify)		

Event Name	Shinju Matsuri Festival
Short event description <i>Maximum 150 words.</i> <i>If successful, this may be used on the Shire website and/or released to the media.</i>	<p>The Shinju Matsuri Festival is a celebration of Broome's rich cultural diversity, pearl heritage, and vibrant community spirit. Over two weeks, the festival brings together residents and visitors alike for a uniquely Broome experience, blending traditional and contemporary cultural expressions. It features art exhibitions, live music, cultural performances, culinary delights, and community-led activities.</p>
Event outline <i>Maximum 500 words.</i> <i>Tell us about your event. What are you doing or delivering? What is the concept? Who are the key contributors? Describe your approach and the planned activity.</i>	<p>The Shinju Matsuri Festival purpose aligns with the three "Pearl Event" objectives;</p> <ol style="list-style-type: none"> 1. Drawcard; The festival attracts visitors from Western Australia, across the country, and internationally. Held during Broome's peak season, the event highlights the region's perfect weather, stunning landscapes, and a range of cultural experiences that create an unforgettable destination event. 2. Enhancer; Many visitors extend their stays to fully immerse themselves in the festival, enjoying managed events that bring together the best of Broome's art, culture, hospitality, and community. 3. Community; The festival activates the town through diverse activities, from street performances to the iconic opening ceremony and float parade. It fosters a strong sense of community pride, bringing together locals and newcomers alike.. <p>The festival is delivered by Kimberley Special Events (KS Events) under the strategic oversight of the Shinju Matsuri Board. This collaboration is formalized through a Service</p>

	<p>Level Agreement (SLA) to ensure transparency and accountability.</p> <p>Key contributors include:</p> <ul style="list-style-type: none"> • Our presenting partners such as Lotterywest, The Shire of Broome and Tourism WA have all seen the value in the festival and continue to contribute the financial support that the festival thrives and survives on. • The Yawuru Traditional Owners provide cultural guidance and deliver traditional ceremonies and workshops. • The arts and cultural communities contribute valuably to the festival each year. An example of this being the iconic Sammy the Dragon, who appears each year due to a dedicated team of community volunteers ensuring he wakes up and dances for the joy and entertainment of all participants. Plus, numerous local performers, cultural groups and artists showcase their talent through the festival. • Local businesses and organisations that support the festival by providing financial and logistical support. <p>Approach</p> <p>KS Events has developed a structured project management plan based on agreed Project Descriptions and Milestones. This ensures efficient delivery of Festival activities and alignment with the objectives. Government approvals for recurring events have been secured in advance, streamlining the operational process.</p> <p>The festival emphasises collaboration with local stakeholders, ensuring cultural sensitivity and community inclusion. A dedicated team manages marketing and promotions, leveraging partnerships with regional and state tourism bodies to maximise exposure.</p> <p>Planned Activity</p> <p>The festival hosts a variety of both free community events and ticketed events. Some of the feature activities include the Opening Ball, The Float Parade, The Carnival of Nations, The Chinatown Feast, Floating Lanterns Matsuri, Pets in the Park, Senior Citizens Morning Tea and of course, the Sunset Long Table Dinner.</p> <p>The Shinju Matsuri Festival Hub and bar runs throughout the</p>
--	---

	<p>festival as a meeting place for families and friends to enjoy the beautiful Town Beach location hosting it's own diverse program of children's and cultural activities.</p> <p>As well as this variety of festival hosted events, we open our festival program up to the community to host events as part of the overarching program. This creates an opportunity for other locals to take advantage of the tourism that the festival brings to Broome.</p>
--	--

Event Start Date	23 rd August 2025
Event End Date	7 th September 2025

Which of the following fund priorities will your event aim to address? <i>Tick all that apply</i> <i>For more information, please see 'Section 2: Fund Priorities' of the fund guidelines</i>			
Children and Young people	<input checked="" type="checkbox"/>	Economic Impact	<input checked="" type="checkbox"/>
Community Safety	<input checked="" type="checkbox"/>	Social Impact	<input checked="" type="checkbox"/>
Event outcomes and measures Maximum 400 words <i>Which outcomes will your event achieve? How will your event address the fund priorities? (You do not need to meet all of them, but you must ensure you identify how you meet at least one of them).</i> <i>Include detail as to how you will measure outcomes.</i>		Children and Young People Shinju Matsuri provides increased opportunities for children and young people to actively engage in the festival. These include performer opportunities such as being a part of Sammy the Dragon, participation in kid-friendly activities at the festival hub, and hands-on workshops. Measures: <ul style="list-style-type: none"> ○ Estimated number of children and young people attending each event. ○ Number of youth participants as volunteers, performers, or in work experience roles. ○ Total number of child- and youth-friendly events held. ○ Photographic and video evidence capturing engagement. Economic Impact Shinju Matsuri drives significant economic benefits for	

	<p>Broome by attracting interstate and international visitors, boosting tourism, and supporting local businesses. Through its broad appeal, the festival increases foot traffic to restaurants, retail stores, and tourism operators. Furthermore, the shift to local project and event management ensures strong partnerships with local vendors, enhancing their ability to deliver services at large-scale events.</p> <p>Measures:</p> <ul style="list-style-type: none"> ○ Results from post-festival surveys targeting attendees, vendors, and sponsors. ○ Business feedback surveys highlighting increased sales and brand exposure. ○ Data on visitor spending and accommodation bookings during the festival period. <p>Social Impact</p> <p>The festival fosters a socially inclusive environment, bringing together Broome's diverse community to celebrate its unique cultural heritage. Events such as the Opening and Closing ceremonies, Carnival of Nations, and Senior Citizens Morning Tea create spaces where different community groups feel represented and connected. These events promote cross-cultural understanding, build community, and strengthen Broome's cultural identity.</p> <p>Measures:</p> <ul style="list-style-type: none"> ○ Attendance numbers at each event, by demographic groups. ○ Surveys to gauge social impact and inclusivity from participants and community members. ○ Evidence and testimonials from attendees. ○ Photographic documentation showcasing community engagement. <p>Community Safety</p> <p>Shinju Matsuri enhances community safety by hosting well-organised events in public spaces, promoting Broome as a safe and vibrant destination. The festival actively collaborates with local authorities to ensure smooth crowd management, visible security presence, and well-lit venues, offering attendees peace of mind.</p> <p>• Measures:</p> <ul style="list-style-type: none"> ○ Feedback from attendees regarding their perception of safety at events. ○ Collaboration reports from local authorities and emergency services.
--	--

	<ul style="list-style-type: none"> ○ Incident reports (if any) and strategies implemented to mitigate risks. ○ Photographic evidence of secure and welcoming event environments.
--	--

Event Milestones <i>Your proposed event should be well planned with activities such as engagement, implementation and evaluation clearly planned for. Please indicate how your event will be delivered within the proposed time frame (add additional rows if required).</i> <i>Note you can expect to be advised of the outcome of the application in April for events starting in July 2023.</i>	
Event stage or milestone	Timeframe
<i>e.g.: Notify stakeholders and start event application</i>	September 2024
Set festivals objectives, KPIs and measures	December 2024
Grant applications and sponsorship packages	December 2024
Obtain quotes (audio visual, venue hire, operational equipment, assets, etc	Feb – May 2025
Finalised marketing plan, shire permits, venue, road closures and risk assessments	Jan – July 2025
Start securing festival artists, vendors, volunteers (EOI process) Start advertisement for Float parade applications and Art award registrations	Feb – July 2025
Finalise festival budget	March 2025
Apply for festival liquor and gaming license	March 2025

Finalised event program	1 st August 2025
Site crew arrival, commence festival set up	20 th August 2025
Execution of the Shinju Matsuri Festival	27 th August - 7 th September 2025
Festival packdown	15 th September 2025
Finalise Float Parade and Art award prize payments Thanks Sponsors Post Festival Survey	1 st Sept – 30 th Sept 2025
Post event reports/ grant acquittals	8 th September – 1 st November 2025
Release dates for Shinju Matsuri 2024 Commence ticket sales	1 st October 2025

Stakeholders and Partners <i>Please provide details of groups/organisations involved in this event. E.g.: As event partners, providing resources or if they have been consulted. Add additional rows if required.</i>			
Organisation/agency	Involvement	Contact name	Contact number
Shinju Matsuri Incorporated	Festival body organisation		
Kimberley Special Events	Presenting event company		
The Shire of Broome	Approval body and grant funding		
Tourism WA	Grant Funding		
Lotterywest	Grant Funding		
Broome International Airport	Naming Rights Sponsor		
Roebuck Bay Hotel	Naming Rights Sponsor		
DLGSC	Grant Funding		
Road Safety Commission	Grant Funding		
Nexus Airlines	Naming Rights Sponsor		
Matsos Broome Brewery	Naming Rights Sponsor		

Horizontal Falls Seaplane Adventures	Naming Rights Sponsor		
HIT WA	Naming Rights Sponsor		
Horizon Power	Naming Rights Sponsor		
Northside Rentals	Naming Rights Sponsor		
Kimberley Port Authority	Naming Rights Sponsor		
Dahlia Designs	Naming Rights Sponsor		
PEAK Events	Site Management and festival build		
Yawuru Traditional Owners	Cultural Guidance		
A Plus	Event Furnishing and Sponsor		
Sammy the Dragon	Festival Mascot		
So many more!			

Target Audience/ Participants/ Beneficiaries <i>Tick all that apply</i>	<ul style="list-style-type: none"><input checked="" type="checkbox"/> Children (12 years and under)<input checked="" type="checkbox"/> Young people/youth (12-18 years)<input checked="" type="checkbox"/> Women<input checked="" type="checkbox"/> Men<input type="checkbox"/> The LGBTQI+ community<input checked="" type="checkbox"/> Older People (55+ years)<input checked="" type="checkbox"/> Aboriginal and Torres Strait Islander people<input checked="" type="checkbox"/> People from culturally and linguistically diverse (CALD) backgrounds<input checked="" type="checkbox"/> People with a disability<input checked="" type="checkbox"/> Low-income families<input type="checkbox"/> Other (please specify below) _____
---	---

PROJECT BUDGET

Please complete the table below, adding additional rows if required.

Any item over \$2,000 for which funding is requested from the Shire of Broome must be accompanied by a corresponding written quote.

Expense	CDF funding requested	Other cash or grants	In-kind contribution	Source of other cash or in-kind contributions <i>Include whether source is confirmed or unconfirmed</i>
Security – for increased presence directly relating to community, Chinatown/Town Beach activated events	\$15,000	\$10,000		Lotterywest U/C
Festival Hub Upgrade – To keep upgrading to festival hub eg stainless steel benches, fridges, additional; furniture, fencing, lighting	\$10,000		\$5,000	
Drone Show	\$27,250	\$27,250		Broome International Airport - unconfirmed
Equipment Hires – to support rising costs with all hires but this would directly relate to all community & Chinatown/Town Beach activated events	\$10,200	\$30,000		Ticket Sales U/C, Tourism WA U/C, Lotterywest U/C
Contractor/Facilitation Fees - to support rising costs with all hires but this would directly relate to all community & Chinatown/Town Beach activated events	\$15,000	\$78,000		Ticket Sales U/C, Tourism WA U/C, Lotterywest U/C

Civic Centre – Venue Hire & fees associated with Shire venues	\$7030.00			
Shinju events - Venue hire & fees associated with Shire venues Based on costs from 2024	\$15,520.00			
TOTAL:	\$100,000	\$145,250	\$5,000	

Are you seeking multi-year (2 or 3-years) funding?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
<p>If YES, please explain how you plan to leverage this investment over 3 years to attract new revenue, funding or sponsorship in order to reduce future reliance on the Shire.</p>	<p>The sponsorship from the Shire of Broome will be instrumental in helping Shinju Matsuri grow into a more financially sustainable event. This funding will allow us to invest in strategies that reduce our long-term reliance on external funding, including the Shire's contributions. Specifically, we plan to expand our revenue streams by expanding our ticketed offerings, securing additional corporate sponsorships, and developing merchandise sales.</p> <p>The sponsorship will also support the professional development of our team, allowing us to strengthen our marketing strategies to attract more visitors from outside the region, increasing economic activity across local businesses.</p> <p>By leveraging the Shire's support, we aim to create a self-sustaining model for Shinju Matsuri. A key focus will be on enhancing the festival's appeal to interstate and international markets, ensuring broader audience engagement and participation. This includes scaling up events such as the Opening Ball, Chinatown Feast and Sunset Cocktail Party, which are prime opportunities to generate additional revenue. Additionally, we are investing in digital infrastructure, such as an upgraded website and ticketing platform, to streamline operations and improve the visitor experience.</p> <p>These steps will enable Shinju Matsuri to thrive independently while continuing to deliver significant economic and cultural benefits to the Broome community.</p> <p>The Shire of Broome's support at this critical juncture will provide the foundation for us to implement these changes, ensuring that Shinju Matsuri remains a treasured celebration for generations to come while becoming less reliant on public funding over time.</p>	

OTHER DETAILS

Supporting Documentation	1	Event Application
--------------------------	---	-------------------

<i>Please list all supporting documentation attached to your application</i> <i>Including: quotes, letters of support, evidence of auspicing arrangement (if applicable) evidence of required permissions etc.</i>	2	Detailed budget
	3	Audited financial statement
	4	Kimberley Special Events – current public liability CoC
	5	Shinju Matsuri – current public liability CoC
	6	Letter of Support - BCCI
	7	Letter of Support – Broome Visitors Centre
	8	Letter of Support – Australia's NorthWest Tourism
	9	Letter of Support – Kimberley Port Authority
	10	Drone Show Quote – [REDACTED]
	11	Contractor Quote – [REDACTED]
	12	Equipment Hire Quote - [REDACTED]
	13	Marketing Quote – [REDACTED]
	14	Security Quote – [REDACTED]
	15	Post Event Report 2024

<p>Application Checklist</p> <p><i>Please list all supporting documentation attached to your application (quotes, copy of incorporation status, letters of support, evidence of consultation etc.)</i></p>	<ul style="list-style-type: none"> <input checked="" type="checkbox"/> Completed all sections of the application, including a detailed event budget <input checked="" type="checkbox"/> Included a financial statement for the most recently completed financial year (an audited financial statement may be requested) <input checked="" type="checkbox"/> Included evidence of public liability insurance (Certificate of Currency) <input checked="" type="checkbox"/> Provided quotes for any purchase over \$2,000 <input checked="" type="checkbox"/> Included letters of support from community groups and / or other organisations <input checked="" type="checkbox"/> Retained a copy of this application for your records
---	---

For enquiries please contact Shire of Broome Economic Development Coordinator on (08) 9191 8789 or shire@broome.wa.gov.au.

Please return your completed application form via email to shire@broome.wa.gov.au by 4.00pm Tuesday 28 February 2023. Late applications will not be accepted.

SHIRE OF BROOME COMMUNITY DEVELOPMENT FUND
APPLICANT ORGANISATION DEMOGRAPHIC SURVEY

The completion of this section is entirely optional. This page will be removed from your application prior to assessment and your answers will not be considered during the assessment process.

Your answers to these questions will support the Shire to understand the reach of the Community Development Fund and to diversify the pool of applicants, supporting the dissemination of funding equitably across people of varied demographics within the shire boundaries.

DEMOGRAPHIC SURVEY	
<p>Do you or any of your organisation's leadership team and/or board members identify as: <i>tick all that apply</i></p>	<p><input checked="" type="checkbox"/> First Nations</p> <p><input type="checkbox"/> People with disability</p> <p><input type="checkbox"/> Culturally and Linguistically Diverse</p> <p><input checked="" type="checkbox"/> Youth (24 years and under)</p> <p><input checked="" type="checkbox"/> LGBTQIA+</p> <p><input type="checkbox"/> Other: _____</p> <p><input type="checkbox"/> Would rather not say</p> <p><input type="checkbox"/> None of the above</p>
<p>Please indicate the number of members of your organisation's leadership team and/or board that fall within each age range:</p> <p><i>e.g.:</i> <u>1</u> 25-39 years <u>3</u> 55-75 years</p>	<p><u>2</u> 18 – 24 years</p> <p><u>3</u> 25 – 39 years</p> <p><u>7</u> 40 – 54 years</p> <p><u>3</u> 55 – 74 years</p> <p>_____ 75 years and over</p>
<p>Please indicate the number of members of your organisation's leadership team and/or board that identify with the following gender identities:</p>	<p><u>8</u> Female</p> <p><u>7</u> Male</p> <p>_____ Gender diverse /non-confirming</p> <p>_____ Other _____</p> <p>_____ Prefer not to answer</p>



Shinju Matsuri Organising Committee
Kimberley Special Events
Broome, WA, 6725

Dear Shinju Matsuri Organising Committee,

RE: letter of support for continued funding.

I am writing on behalf of Australia's North West Tourism to express our strong support for your three-year grant submission to the Shire of Broome Council for the continued development and delivery of Shinju Matsuri. This iconic festival has become a cornerstone of Broome's cultural and tourism identity, celebrating the town's unique heritage, multicultural community, and stunning natural landscapes.

For over 50 years, Shinju Matsuri has played a vital role in attracting visitors to Broome and the Kimberley region. It not only draws visitors from across Australia and beyond but also fosters local pride and community engagement. The festival's diverse program of events offers an unparalleled opportunity to showcase the region's culture, cuisine, and creativity.

Tourism and Economic Benefits:

Shinju Matsuri generates significant economic benefits for the region, attracting visitors who stay in local accommodations, dine in restaurants, and explore other attractions. According to recent studies, the festival contributes millions of dollars to the local economy annually, providing critical support to businesses and creating jobs. A three-year funding commitment will provide the stability needed to enhance marketing efforts, secure top-tier performers, and further extend the festival's reach, attracting even more visitors to Broome during the shoulder season.

Cultural and Community Impact:

The festival's dedication to honouring Broome's multicultural heritage and history is invaluable. Through its events, Shinju Matsuri brings together diverse communities, fostering understanding and appreciation of Broome's unique cultural tapestry. The inclusion of traditional Indigenous performances and storytelling ensures that the festival remains a platform for sharing and preserving the rich cultural heritage of the region, something that is of great interest to visitors.

Strategic Importance:

From a regional perspective, Shinju Matsuri aligns with our shared goals of increasing visitation, extending the tourism season, and enhancing the reputation of Broome as a world-class destination. The event plays a critical role in promoting the Kimberley and its unique experiences to both domestic and international markets.



Australia's North West Tourism is proud to support Shinju Matsuri and its vision for the future. A three-year funding agreement from the Shire of Broome will enable the festival to continue thriving, bringing significant benefits to the community, economy, and tourism sector.

We commend Kimberley Special Events for their outstanding work in delivering Shinju Matsuri and look forward to seeing the festival's continued success in the coming years. Please do not hesitate to contact me if you require any further information or support.

Yours sincerely,

Yours sincerely,

A handwritten signature in blue ink, which appears to read "B. Tatchell".

Bill Tatchell
CEO Australias North West
16 July 2024

Tuesday, 7th January 2025

Shire of Broome
27 Weld Street,
Broome, WA 6725

RE: Shire of Broome – Pearl Event Funding

To Whom it May Concern,

On behalf of the Broome Visitor Centre (BVC), I am writing to express our strong support for Shinju Matsuri Inc.'s funding application to the Shire of Broome. Shinju Matsuri is a cornerstone of our community, celebrating Broome's unique multicultural heritage, history, and vibrant arts scene. As a key sponsor and partner, the BVC is proud to reaffirm our commitment to the 2025 Shinju Matsuri Festival and beyond. Shinju Matsuri not only plays an essential role in celebrating our town's rich heritage, it also strongly helps drive tourism and economic growth in the region.

The Shinju Matsuri Festival is pivotal to our region's tourism, culture, and economy. The 2024 Shinju Matsuri was an undeniable success, drawing between 19,000 and 21,000 attendees, including a significant number from outside the region from interstate, intrastate and international visitors.

This influx provided a welcome economic boost to local businesses, including accommodation, restaurants, tour operators, local retailers. Suppliers and much more. The festival's 71 diverse events attracted visitors and extended their stay, amplifying its positive impact on tourism and reinforcing Broome's position as a premier cultural destination.

Our ongoing partnership with Shinju Matsuri has strengthened Broome's profile as a premier tourism destination. This partnership is rooted in mutual goals of increasing visitor engagement and delivering an exceptional festival experience that captures the unique spirit of Broome. The BVC has actively supported the festival through this partnership, promoting the event via our networks and providing essential visitor information services. In return, Shinju Matsuri has consistently delivered outstanding cultural experiences that captivate audiences and enhance the visitor experience.

The Shinju Matsuri Festival also aligns with the Shire of Broome's strategic goals by fostering cultural vibrancy, enhancing community wellbeing, and encouraging sustainable tourism. Events like the Floating Lantern Matsuri and Yawuru cultural workshops create invaluable opportunities for cultural exchange and understanding, enriching both locals and visitors alike.

To ensure the continued success and growth of Shinju Matsuri, securing funding is essential. This financial support will allow the festival to expand its program, reach broader audiences, and implement innovative marketing strategies to attract more visitors. In turn, this will bolster our local economy, strengthen community ties, and further position Broome as a must-visit destination.

In closing, the Broome Visitor Centre wholeheartedly supports Shinju Matsuri Inc.'s application for events funding. We look forward to collaborating on another successful festival in 2025 and beyond and continuing to celebrate the rich cultural tapestry that defines Broome.

If you require any further information, please do not hesitate to contact me on the details below.

Yours Sincerely,



Melanie Virgo
General Manager
Broome Visitor Centre



☎ 08 9195 2200
📍 1 Hamersley Street, Broome WA 6725
📮 PO Box 352 Broome WA 6725

📘 www.facebook.com/GoBroome
🌐 www.visitbroome.com.au
✉ enquiries@visitbroome.com.au



6th of January 2025

Sam Mastrolembro
Chief Executive Officer
Shire of Broome
27 Weld Street
BROOME WA 6725

Dear Sam,

RE: LETTER OF SUPPORT – SHINJU MATSURI FESTIVAL FUNDING APPLICATION

I am writing on behalf of the Broome Chamber of Commerce and Industry (Inc) to express our strong support for Kimberley Special Events application for \$120,000 annually over a three-year contract to assist in the delivery of the Shinju Matsuri Festival. This festival is a cornerstone event for Broome, contributing significantly to our local economy, enhancing our community's cultural identity and fostering a thriving business environment.

Shinju Matsuri attracts thousands of visitors annually from across Western Australia, interstate, and internationally. The influx of tourists and the accompanying economic activity provide critical benefits to Broome's business community, particularly in the retail, hospitality and tourism sectors. Local businesses experience a notable increase in trade during the festival, while the event also supports short-term employment opportunities across various industries, including logistics, catering and event management.

The requested funding will provide Kimberley Special Events with the stability to maintain and enhance the high standard of Shinju Matsuri over the next three years. This includes locking in a multi-year contract for the Drone Show, which has become a signature attraction, drawing wide acclaim and significant media attention. The funding will also support additional security measures to ensure the

BROOME CHAMBER OF COMMERCE & INDUSTRY (INC)
Level 1, Suite 7, Woody's Arcade, 15-17 Dampier Terrace, Broome WA 6725 (PO Box 1307)
08 9193 5553 | administration@broomechamber.com.au | www.broomechamber.com.au

safety and enjoyment of all attendees at key locations, such as Chinatown and Town Beach, during major community events.

The funding will assist with venue hire, enabling diverse and accessible programming, as well as targeted marketing campaigns aimed at increasing and intrastate visitation. This expanded reach will amplify the festival's economic impact by driving sustained tourism growth. Additionally, support for increased contractor, facilitation, transport and equipment costs is essential to meet rising operational demands and maintain the festival's success.

The Shinju Matsuri Festival represents far more than a celebration of Broome's unique culture. It is a vital economic driver that strengthens the fabric of our community and bolsters local businesses. By approving this funding, the Shire of Broome has the opportunity to invest in an event that delivers tangible benefits, both immediate and long-term to the broader region.

The Broome Chamber of Commerce and Industry (Inc) strongly encourages the Shire to approve Kimberley Special Events' application and provide the requested funding. Such a commitment will ensure the continued success of this iconic festival and its contribution to the economic and cultural vitality of Broome.

Thank you for your consideration. Should you require any additional information or wish to discuss the Chamber's support further, please do not hesitate to contact me on the details provided below.

Yours Sincerley,



Sharni Foulkes
Chief Executive Officer
Broome Chamber of Commerce and Industry (Inc)
08 9193 5553 | 0497 963 764
ceo@broomechamber.com.au



Your ref:

Our ref: GOV005 / 215726

Enquiries: L Westlake

Sam Mastrolembro
Chief Executive Officer
Shire of Broome
27 Weld Street,
Broome, WA 6725

via email: sam.mastrolembro@broome.wa.gov.au

Dear Sam

SHINJU MATSURI FESTIVAL – LETTER OF SUPPORT

On behalf of the Kimberley Ports Authority (KPA), I wish to extend full support for the continuation of the Shinju Matsuri Festival and the request for funding by Kimberley Special Events.

KPA has been a proud sponsor of the Shinju Matsuri Festival for many years and recognises the regional economic benefits the festival generates as well as the popularity of the events within the community.

Ongoing funding to support the events coordinators and operators to produce a high-quality program of events is critical to continue to attract and entertain tourists, visitors and community members by showcasing Broomes diversity, local talent and natural beauty.

KPA continues to support the Shinju Matsuri Festival and encourages the continued support of other organisations.

Yours faithfully

A handwritten signature in black ink, appearing to read 'L Westlake', with a long horizontal flourish extending to the right.

Luke Westlake
CEO

15 JANUARY 2025

KIMBERLEY PORTS AUTHORITY 549 Port Drive (PO box 46) Broome WA 6725
Telephone: +61 08 9194 3100 Facsimile: +61 08 9194 3188
Website: www.kimberleyports.wa.gov.au Email: info@kimberleyports.wa.gov.au ABN: 56 780 427 150

9.4 PERFORMANCE

Cr M Virgo returned to the Chambers at 6:10 pm.

The Chair advised that item 9.3.1 had been carried as per the officer recommendation.

9.4.1 ANNUAL ELECTORS MEETING - 6 FEBRUARY 2025

LOCATION/ADDRESS:	Nil
APPLICANT:	Nil
FILE:	AME02
AUTHOR:	Manager Governance, Strategy And Risk
CONTRIBUTOR/S:	Manager Community Facilities Manager Engineering Acting Manager Health, Emergency and Rangers Place Activation & Engagement Coordinator
RESPONSIBLE OFFICER:	Director Corporate Services
DISCLOSURE OF INTEREST:	Nil

SUMMARY:

The purpose of this report is to present to Council the Minutes of the Annual Electors Meeting held 6 February 2025 and to seek Council consideration of Elector Motions made at this meeting.

BACKGROUND

Previous Considerations

Pursuant to section 5.27 of the *Local Government Act 1995*, the Shire held their Annual Electors Meeting (AEM) on Thursday, 6 February 2025. Twenty nine (29) Electors were in attendance and Minutes from the meeting can be sourced from the Shire of Broome (Shire) website: [Minutes and Agendas Shire of Broome](#)

The Shire President's Report and the Annual Report for the previous financial year, 1 July 2023 to 30 June 2024, was received as per Regulation 15 of the *Local Government (Administration) Regulations 1996*.

During the AEM General Business, a number of Elector Motions were raised. Shire officers have investigated each of these motions and have provided Council with recommendations for consideration as detailed below.

ELECTOR MOTION 1: Lesley Westlake

ELECTOR MOTION 1:

Moved: L Westlake

Minute No. /0225/001

Seconded: E Cochrane

That the Shire of Broome consult with the Broome community to identify the parts of town where there is an unmet demand for public transport and quantify the subsidy that would be required from the Department of Transport for the current bus service provider to meet the demand identified.

CARRIED UNANIMOUSLY**COMMENT**

The Shire is actively advocating for urgent State Government support to sustain the Broome Explorer Bus service, which is essential for tourists, residents, and visitors from remote communities. The Shire has recently met with the service operator to discuss ongoing public transport challenges.

Public transport in Broome is crucial, particularly for seniors, young people, and those without private transport, who face significant difficulties without reliable bus services. However, unlike other regional towns, Broome's public transport has operated without any government subsidies. The Shire is requesting an emergency subsidy for 6 to 12 months to keep the service running while a broader transport review is conducted.

Assessing Future Transport Needs

This challenge presents an opportunity to reassess Broome's long-term public transport needs, particularly in growing areas like Broome North and Waranyjarri Estate, as well as to improve accessibility for seniors and support tourism. The Shire is committed to working with the Public Transport Authority to develop a sustainable, long-term transport solution.

Commitment to Advocacy

The Shire remains committed to advocating for improved public transport options. The Department of Communities' State Seniors Strategy 2023–2033 also recognises the importance of accessible and affordable transport, aligning with the Shire's ongoing efforts.

The Shire will continue to push for a viable public transport solution that meets the needs of the Broome community.

OFFICER RECOMMENDATION:

That Council:

1. *Notes the Elector Motion;*
2. *Recognises the importance of public transport for the Broome community; and*
3. *Requests the Chief Executive Officer commits to advocating for a State Government review of Broome's public transport needs and seeking short-term support for the Broome Explorer Bus to ensure continued service.*

ELECTOR MOTION 2: Lesley Westlake**ELECTOR MOTION 2:**

Moved: L Westlake

Minute No. /0225/002

Seconded: H Koureskas

That the Shire of Broome provide a report on the 2024 Community Scorecard on measures taken and their perceived effectiveness, to be tabled at Shire meetings in 2025 and 2026 on a quarterly basis.

CARRIED UNANIMOUSLY**COMMENT**

The Shire has undertaken the Community Scorecard process in 2020, 2022, and 2024. Local governments are increasingly undertaking community surveys biennially to inform the development of integrated planning and reporting documentation.

The Community Scorecard plays a crucial role in shaping the Shire's priorities by providing insights into community perceptions and satisfaction levels. It serves as a key reference point for identifying areas of focus and improvement, ensuring that strategic initiatives align with the community's needs and expectations.

Feedback from the 2024 Community Scorecard is integrated into key strategic planning documents, such as the recently endorsed Council Plan (2025-2035), which outlines actions the Shire will undertake to address community priorities. Officers regularly provide quarterly updates to the Council on progress against all actions listed in the Corporate Business Plan, and this information is also published in the Shire's Annual Report.

The Community Scorecard will be conducted in the future, providing the Shire with additional data to compare results from previous years and benchmark against other local governments.

OFFICER RECOMMENDATION:

That Council:

1. *Notes the Elector Motion; and*
2. *Notes that the biennial Community Scorecard informs strategic documentation, including the Council Plan, shaping the outcomes and objectives for the Shire.*

ELECTOR MOTION 3: Michelle Teoh

ELECTOR MOTION 1:

Moved: M Teoh

Minute No. /0225/003

Seconded: L Westlake

That the feasibility study to upgrade the Broome Library considers all possible locations within the Broome townsite and as part of that process the Shire consultants undertake true and sincere consultation with all community members and organisations who use the facility and the findings from which are sincerely considered by the Council when making a final transparent decision on location here.

CARRIED UNANIMOUSLY

COMMENT

The Shire acknowledges the vital role of the Broome Public Library as a welcoming, safe, and inclusive space for people of all ages, cultures, and backgrounds. The library is a valued community asset, and its future is an important consideration for the Shire.

In Western Australia, public libraries are a partnership between the State Government and Local Government Authorities (LGAs). LGAs provide the library building, technology, staffing, and operational funding, while the State Government contributes funding for books and digital resources.

Library Feasibility Study

Exploring potential locations for a new library is a key action (4.1.2) in the Shire's Corporate Business Plan 2023–2027. Funding for a Feasibility Study will be considered in the 2026/27

annual budget alongside other priorities. This study will assess community needs, potential co-location opportunities, and design principles focused on shared use, flexibility, and multi-purpose functionality.

The study will involve genuine and inclusive consultation with community members, library users, key stakeholders, and library staff. The goal is to ensure that any future library location aligns with community expectations and delivers a modern, accessible, and fit-for-purpose facility.

Timeline and Strategic Planning

- 2026/27: Budget allocation for detailed design and tender documentation (subject to funding).
- 2032/33: Construction of a new library (subject to funding).

The potential relocation of the library has been a longstanding Council consideration, reflected in previous planning documents such as the:

- Old Broome Development Strategy, which proposes relocating the library to Chinatown and repurposing the current building for expanded Shire offices.
- Chinatown Development Strategy, which identifies Short Street as a potential library site.

Both documents were progressed with significant community engagement and finalised following a formal public submission process.

In the first instance, a Male Oval Masterplan has been proposed to assess the feasibility of locating the library in the Male Oval Precinct.

Commitment to Community Consultation

The Shire understands that not all community members may agree with previous planning outcomes. However, no final decision has been made on the library's location. The Male Oval masterplan process and subsequent library feasibility study will ensure a thorough, fair, and transparent process, with community input at its core.

OFFICER RECOMMENDATION:

That Council:

- 1. Notes the Elector Motion;*
- 2. Recognise the vital role libraries play in supporting the community;*
- 3. Notes Council's endorsed Old Broome Development Strategy and Chinatown Development Strategy; and*
- 4. Incorporate a comprehensive Community Engagement Plan into the project planning phase for both Male Oval and the Library Feasibility Study to ensure meaningful consultation.*

ELECTOR MOTION 4: Michelle Teoh

ELECTOR MOTION 2:

Moved: M Teoh

Minute No. /0225/004

Seconded: J Curran

That the Shire of Broome investigate establishing a Broome dinosaur coast interpretive centre and palaeontology research facility within the next 5 years.

CARRIED UNANIMOUSLY

COMMENT

The Dinosaur Coast Management Group (DCMG) has been working to enhance awareness, conservation, and opportunities related to the dinosaur footprints and palaeontological sites along the Broome and Dampier Peninsula coastline. These footprints are located in the intertidal zone, where land management is shared between multiple agencies, including the Shire, Yawuru RNTBC, Department of Biodiversity Conservation and Attractions, and Kimberley Ports Authority.

The draft Dinosaur Coast National Heritage Management Plan outlines various responsibilities for stakeholders, including the Shire. Specifically, Action 1.13 of the Plan directs the Shire to investigate establishing an interpretive centre and palaeontology research facility.

Current Shire Actions and Planning

Previously, the Shire's Corporate Business Plan (CBP) included a \$30,000 feasibility study for a dinosaur trackway interpretive centre and trail. This has since been integrated into the Broome Museum Masterplan Project, ensuring that palaeontological heritage remains a key focus.

The Shire has recently completed a Request for Quotation (RFQ) process to engage a consultant for the Broome Historical Museum Masterplan. The project is expected to commence in March 2025 and will involve consultation with the Dinosaur Coast Management Group. Discussions will explore collaboration opportunities and potential co-location of exhibits or research facilities while assessing site-specific needs.

The Shire has many priorities, and it must remain realistic about what can be delivered and where co-location opportunities may be feasible. Ensuring the efficient use of resources while maximising community benefit will be a key consideration in any future decisions.

Ongoing Community Education and Signage

Beyond the Museum Masterplan, the Shire continues to enhance public education about Broome's dinosaur heritage through interpretive signage. Existing signage has been installed at Town Beach (waterpark playground), with additional signage and artworks planned for future projects, including:

- Cable Beach Foreshore Redevelopment.
- Entrance Point Broome Safe Boating Facility.

The Shire remains committed to supporting the preservation and promotion of Broome's unique palaeontological history while ensuring the sustainability and effectiveness of projects.

OFFICER RECOMMENDATION:

That Council:

1. Notes the Elector Motion;
2. Recognises Broome's unique palaeontological heritage and its cultural and educational value to the community;
3. Requests the Chief Executive Officer engages with the Dinosaur Coast Management Group while developing the Broome Museum Master Plan; and
4. Commits to continuing to collaborate with the Dinosaur Coast Management Group on interpretive opportunities as part of the Walmanyjun Cable Beach Foreshore Redevelopment and the future Broome Boating Facility at Entrance Point.

ELECTOR MOTION 5: Elizabeth Cochrane

ELECTOR MOTION 1:

Minute No. /0225/005

Moved: E Cochrane

Seconded: L Westlake

That the Shire of Broome includes the following matters in the MOU currently being negotiated with the Broome International Airport (BIA):

- 1. Rerouting of helicopters conducting training flights after dark so they do not fly over residential areas;**
- 2. Inclusion of the 6am 'curfew' in BIA's Fly Neighbourly policy;**
- 3. Clarification that the 6am 'curfew' means no engine noise before 6am rather than no take-offs before 6am;**
- 4. Development of a mechanism for monitoring and publicly reporting adherence by planes and helicopters to BIA's Fly Neighbourly policy; and**
- 5. Establishment of a Complaints Committee which includes the Shire of Broome and community representation to consider public complaints about airport noise.**

CARRIED UNANIMOUSLY

At the Ordinary Meeting of Council (OMC) in September 2024, the extension of the Airport Development Plan was considered. At this meeting Council resolved to request the Chief Executive Officer to prepare a Memorandum of Understanding (MOU) which referenced several matters, and in relation to noise requested:

Establishing a framework to discuss and address, where practical, other matters relating to impacts on the community in relation to the operations of the airport in its current location such as improved noise mitigation.

The MOU was prepared in accordance with the resolution from the September 2024 OMC and has been forwarded to the Broome International Airport (BIA). BIA has provided comments on the draft MOU, which will be considered by Council.

The current Airport Development Plan, originally adopted by the Shire in 2009 and Western Australian Planning Commission (WAPC) in 2012 (note the WAPC has recently extended the term by approval of the Airport Development Plan for a further three years), details that a Noise Abatement Program and ongoing monitoring of noise levels in sensitive areas will be performed, including the preparation of a Noise Management Plan. These actions have not been performed to date. BIA has advised that it has prepared a Fly Neighbourly Program, which is available on its website.

The Shire notes that noise is one of the key community impacts of the airport while operational at the current site and is a matter that requires further consideration.

OFFICER RECOMMENDATION:

That Council:

1. Notes the Elector Motion;
2. Recognises that noise is one of the main community impacts while the airport remains operational in its current location; and
3. Reaffirms that the Memorandum of Understanding to be developed with the Broome International Airport is to include a framework to address community impacts including improved noise mitigation.

ELECTOR MOTION 6: Elizabeth Cochrane**ELECTOR MOTION 2:**

Moved: E Cochrane

Minute No. /0225/006

Seconded: V Bridgeman

That the Shire of Broome addresses the following matters over the next 3 years and regularly reports progress back to the Seniors community, as an interim until a comprehensive Age-Friendly strategy can be prepared:

1. **Continue and increase lobbying of the WA government for appropriate housing options for seniors;**
2. **Annually review the number, location & signage of disabled parking bays & repair bays where necessary;**
3. **Regularly inspect all footpaths to ensure they are safe for seniors and disabled people to use;**
4. **Continue providing a subsidy for seniors to improve home security;**
5. **Promote information provided by organisations such as Consumer Protection on how seniors can protect themselves from scammers;**
6. **Work with the Department Transport to ensure the town bus service is funded to access where seniors live;**
7. **Explore the options for building/using a Shire-owned building to operate as a Seniors Centre for organised activities and drop in;**
8. **Identify aged care support workers as Key Workers when planning for key worker housing;**
9. **Use ways of consulting and providing relevant information to seniors that do not rely on social media;**
10. **Use age & dementia-friendly design guidelines for all Shire developments/redevelopments;**
11. **Create a new priority in stream 1 of the Community Development Fund grant programme to enable community organisations to implement positive ageing strategies;**
12. **Improve the listing of senior's activities on the Shire website by the creation of a specific seniors page; and**
13. **Deliver at least 1 seat in a shaded area in each Public Open space area in the town-site.**

CARRIED UNANIMOUSLY

COMMENT

Seniors are an important cohort of the Broome community and the Shire has recognised The Shire recognises the importance of supporting our senior community and is committed to developing a Seniors Strategy as part of the new Council Plan 2025–2035. This strategy is planned for 2028-29 to allow sufficient time to assess its resource implications and ensure its implementation does not place an undue financial burden on ratepayers or impact existing services.

In the meantime, this motion outlines a set of outcomes similar to those that would be included in a full strategy. However, it's important to note that implementing several of these initiatives may still require additional resources or adjustments to current service levels.

The Shire supports seniors through various programs at the Broome Recreation and Aquatic Centre and the Broome Library. We also provide funding for senior-focused projects through the Community Sponsorship Program. Local organisations such as Broome Circle, the Kimberley Arts Network, and Shinju Matsuri have successfully received funding for initiatives benefiting older residents. Additionally, the Shire Library offers dementia-friendly memory classes and recently hosted an Alzheimer's early diagnosis and prevention workshop on 25 January 2025.

Response to 11. Create a new priority in stream 1 of the Community Development Fund grant programme to enable community organisations to implement positive ageing strategies:

The Community Development Fund (CDF) priorities are guided by community input through the annual scorecard. The application guidelines also allow for flexibility, giving priority to initiatives that address gaps in current services—particularly those catering to underrepresented demographics, such as seniors.

The Shire remains dedicated to enhancing the well-being of our senior residents and will continue working toward an age-friendly community. We appreciate community feedback and encourage ongoing engagement to shape a strategy that best meets the needs of Broome's seniors.

OFFICER RECOMMENDATION:

That Council:

1. *Notes the Elector Motion;*
2. *Continue to deliver seniors activities at Broome Recreation and Aquatic Centre, Broome Library and seek opportunities through existing events;*
3. *Acknowledges that implementing a Seniors Strategy would firstly require a thorough review to assess resource implications, ensuring that existing service level commitments are not compromised; and*
4. *Notes the action within the Council Plan to develop a Seniors Strategy in 2028-29.*

ELECTOR MOTION 7: James Carpenter

ELECTOR MOTION 1:

Minute No. /0225/007

Moved: J Carpenter

Seconded: V Westwood

That the Shire of Broome create an Indigenous Reference/Advisory Group for the purposes of better two-way engagement with the Indigenous community.

CARRIED UNANIMOUSLY

COMMENT

The Shire of Broome is committed to meaningful engagement with the Indigenous community and recognises the importance of strong, collaborative relationships.

The Shire has built a productive working relationship with Nyamba Buru Yawuru, engaging regularly with their Board and Cultural Reference Group. A Memorandum of Understanding between the two parties highlights their shared commitment to collaboration, effective communication, and engagement, ensuring mutual benefits for the community.

To maintain this partnership, the Shire and Nyamba Buru Yawuru hold monthly executive meetings. These meetings provide an essential platform for discussing joint projects, advocacy efforts, and other key business matters. They play a crucial role in fostering meaningful partnerships and facilitating collaboration on shared goals.

Beyond these structured engagements, the Shire employs various communication strategies to reach the wider Indigenous community. These include posters on community noticeboards, targeted radio advertising through Radio Goolarri, and interactive engagement stalls at local events. Shire Executives and Councillors are committed to visiting communities in the Dampier Peninsula and Bididanga annually.

In 2024, over 1,000 community members participated in the Shire of Broome's Community Scorecard, providing valuable feedback on various aspects of life in Broome. At the direction of Council, Shire officers have reviewed the Community Scorecard results and workshopped strategies to improve engagement with harder-to-reach parts of the community. Currently, meetings are being held with Indigenous organisations across Broome to explore how engagement methods can be enhanced to better meet community needs.

As part of the Shire's Community Engagement Strategy, officers continually assess and refine engagement methods to ensure they are inclusive, accessible, and effective for all community members.

While the establishment of an additional Indigenous Reference/Advisory Group has been proposed, officers caution that this may place strain on existing resources and potentially duplicate ongoing efforts. Instead, the Shire is committed to strengthening communication by reaching out to Indigenous organisations and encouraging them to share engagement opportunities within their networks.

The Shire remains dedicated to fostering respectful and effective two-way engagement with the Indigenous community and will continue to explore ways to enhance collaboration and inclusivity.

OFFICER RECOMMENDATION:

That Council:

1. *Notes the Elector Motion;*
2. *Acknowledges the existing Memorandum of Understanding between the Shire of Broome and Nyamba Buru Yawuru;*
3. *Recognises that establishing an Indigenous Reference/Advisory Group would place additional strain on existing resources and duplicate the current collaboration between the Shire of Broome and Nyamba Buru Yawuru; and*

4. Requests that officers engage with local Indigenous organisations to explore more effective communication and engagement strategies for reaching indigenous communities.

ELECTOR MOTION 8: Carmel Leahy**ELECTOR MOTION 1:****Minute No. /0225/008****Moved: C Leahy****Seconded: M Teoh**

That the Urban Renewal Strategy final report of 2017 be made publicly available on the Shire website.

CARRIED UNANIMOUSLY**COMMENT**

The development of the Urban Renewal Strategy was led by the Department of Communities with support from the Shire and other State Government Departments and community organisations. Towards the end of its development, concerns were raised about the Department of Communities' commitment to funding the implementation and as a result the document was never formally endorsed by the Shire.

As the document is not the property of the Shire, it is not appropriate for the Shire to publicly release the document.

OFFICER RECOMMENDATION:

That Council:

- 1. Notes the Elector Motion; and*
- 2. Recognises that the release of the Urban Renewal Strategy final report by the Shire of Broome is not appropriate, as it is a publication of the Department of Communities and was not endorsed by the Shire of Broome.*

ELECTOR MOTION 9: Carmel Leahy**ELECTOR MOTION 2:****Minute No. /0225/009****Moved: C Leahy****Seconded: M Teoh**

That the Urban Renewal Strategy be made a priority of the Shire of Broome in 2025.

CARRIED UNANIMOUSLY**ELECTOR MOTION 10: Carmel Leahy****ELECTOR MOTION 3:****Minute No. /0225/010****Moved: C Leahy****Seconded: M Teoh**

That the Shire of Broome lobby the State Government for funds to support the Urban Renewal Strategy.

CARRIED UNANIMOUSLY**COMMENT**

The Shire understands the community concerns and desire to see the Urban Renewal Strategy implemented as this came through in the 2020, 2022, and 2024 Community Surveys.

Implementation of the Urban Renewal Strategy has been an Action in the following Shire documents and is a Priority Action in the Draft Council Plan that replaces these.

- 2020-2024 Corporate Business Plan – Action No. 1.5.1.1.
- 2021-2025 Corporate Business Plan – Action No. 2.1.4.
- 2022-2026 Corporate Business Plan – Action No. 2.1.4.
- 2023-2027 Corporate Business Plan – Action No. 2.1.4.
- 2024-2028 Corporate Business Plan – Action No. 2.1.4 & 2.1.8.
- 2025-2035 Draft Council Plan – Priority Action No. 2.1.2.

The Shire has undertaken and continues to advocate for this action. However, to deliver lasting urban renewal outcomes, the Department of Communities needs to commit to changes in the distribution and or management of their housing, as well as the funding to do so.

To date, this has not occurred and as a Local Government, the Shire cannot direct a State Government Department on how it runs its housing portfolio. The Shire's role is therefore currently restricted to continued advocacy.

Over the years the Shire has undertaken a significant amount of work to progress outcomes of the Urban Renewal Strategy, including lobbying State Government Departments and Ministers. To date that work hasn't resulted in any funding and their interest has been limited to some minor upgrades of street lights and streetscapes that do not address any of the underlying issues affecting the areas in need of Urban Renewal.

A high level summary of the lobbying efforts is given below:

- Shire Officers provided support to local Department of Communities officers for a pilot urban renewal project.
- The Shire prepared a funding request for a pilot urban renewal project, which was submitted to the Department of Communities for the FY2024/25 budget but was not successful.
- Following this, Shire officers met with Department of Communities officers on multiple occasions to discuss the project and the potential success of future budget submissions.
- The Shire President and Deputy President have raised the project numerous times in meetings with various State and Federal ministers, including the State Minister for Housing, and with various senior Department of Communities officers to seek support and discuss options for progress.
- In late 2024, the Shire President and CEO met with the Director General of the Department of Communities to discuss the project and funding requirements.
- The Shire President and CEO travelled to Canberra at the start of this year to advocate at a Federal level for improvements in areas of Broome where there is a high level of social housing density to try to achieve some of the outcomes as contained within the Urban Renewal Strategy.

To date, the response has consistently been that the State Government is focused on increasing the number of social houses within the townsite and there is no support for Urban Renewal projects which aim to create better outcomes in existing high density social housing areas.

The Shire will continue to advocate to State and Federal Government to deliver long lasting outcomes aligned with those contained within the Urban Renewal Strategy.

OFFICER RECOMMENDATION:

That Council:

1. *Notes the Elector Motions;*
2. *Maintain the Urban Renewal Strategy as a Priority Action and continue to advocate to the State Government for action and implementation;*
3. *Requests the Chief Executive Officer to continue to lobby for funds to support the implementation of the Urban Renewal Strategy; and*
4. *Requests the Chief Executive Officer draft correspondence to the Minister for Housing advising of the community priority to see the Urban Renewal Strategy implemented.*

ELECTOR MOTION 11: Kylie Brockenshire

ELECTOR MOTION 1:

Moved: K Brockenshire

Minute No. /0225/011

Seconded: V Bridgeman

That the Shire to actively as a state of urgency push for action from both State and Federal government to address our youth crime and anti social behaviour issues.

CARRIED UNANIMOUSLY

COMMENT

Community safety remains a key priority for the Shire, and we are committed to proactive engagement with key stakeholders to address crime and anti-social behaviour.

A strong reflection of this commitment is the development of the Shire's new Community Safety Plan 2025-2029, which will ensure we remain actively involved in implementing strategies that enhance safety, security, and community well-being.

The Shire has also actively sought State election commitments to address crime and social challenges affecting the Broome community. The Shire will continue to strongly advocate for increased funding and support for a range of community safety initiatives, including:

- Public CCTV infrastructure to improve surveillance and deterrence
- Horizon Power's Bright Lights Program to enhance visibility and reduce the risk of crime in key locations
- Community Safety Officers to provide increased surveillance and a visible presence in the community
- A Security Rebate Scheme to assist residents in improving home security measures
- Sharps collection services to ensure public spaces remain clean and safe
- Late-night youth diversionary programs to provide safe and structured activities that reduce youth-related crime and anti-social behaviour.

Additionally, the Shire will continue to advocate for State-funded youth crime initiatives, such as the Marlamanu on-country facility, which aims to provide culturally appropriate interventions for at-risk youth.

Through these efforts, the Shire remains committed to fostering a safer community and working collaboratively with State Government agencies, service providers, and local stakeholders to implement sustainable solutions.

OFFICER RECOMMENDATION:

That Council:

1. *Notes the Elector Motion; and*
2. *Notes that the Shire will continue advocating for State Government support for both Shire-led and external community safety initiatives.*

ELECTOR MOTION 12: Kylie Brockenshire**ELECTOR MOTION 2:**

Moved: K Brockenshire

Minute No. /0225/012

Seconded: Cr M Virgo

That the Shire advocate to State Government for shelter over the hard courts at local schools.
CARRIED UNANIMOUSLY

COMMENT

The responsibility for infrastructure at local public schools falls under the jurisdiction of the State Government. The Shire acknowledges and understands the community's desire for fully shaded courts at these schools. Should a local school approach the Shire directly with a support request, the Shire would be more than willing to advocate on their behalf to the relevant State Government Minister.

However, it is important to note that the Shire cannot independently advocate for additional infrastructure at schools unless the local school first makes an official approach to the Shire.

OFFICER RECOMMENDATION:

That Council:

1. *Notes the Elector Motion; and*
2. *Notes that local schools can approach the Shire directly with requests for advocacy.*

ELECTOR MOTION 13: Kylie Weatherall**ELECTOR MOTION 1:**

Moved: K Weatherall

Minute No. /0225/013

Seconded: A Paice

That the Shire of Broome create and instigate a Significant Tree Registry.

CARRIED UNANIMOUSLY

COMMENT

The Shire previously had a Significant Tree Policy but was revoked by Council in a Policy Review in Ordinary Meeting of Council 14 December 2017. The policy was recommended to be revoked as the removal of significant trees on private property can only be regulated through the Local Planning Scheme when a development application is under consideration.

More recently in 2024, the Residential Design Codes, Volume One (R-Codes) have been updated by the Western Australian Planning Commission which applies to all residential

development in Western Australia. The updated R-Codes has incorporated a Significant Existing Tree definition and provided incentives (reduction in soft landscaping requirements and reduced average site area requirements for multiple dwellings) to promote protection.

Further to this, through the preparation of the Precinct Structure Plans for Cable Beach and Chinatown/Old Broome, provisions have been incorporated to establish encourage retention of significant existing trees in the street of lot boundary setback area.

The Shire is currently reviewing its State of Environment Report and Environmental Management Plan. Investigation of an action to introduce a Significant Tree Register (note this would also trigger a need to amend the Local Planning Scheme to give it statutory weight) can be considered through this process.

OFFICER RECOMMENDATION:

That Council:

1. *Notes the Elector Motion; and*
2. *Gives consideration to creation of a significant tree register through the review of the State of Environment Report and Environmental Management Plan.*

STATUTORY ENVIRONMENT

Local Government Act 1995

Subdivision 4 — Electors' meetings

5.26. Term used: electors

In this Subdivision —
electors includes ratepayers.

5.27. Electors' general meetings

- (1) A general meeting of the electors of a district is to be held once every financial year.
- (2) A general meeting is to be held on a day selected by the local government but not more than 56 days after the local government accepts the annual report for the previous financial year.
- (3) The matters to be discussed at general electors' meetings are to be those prescribed.

[Section 5.27 modified: SL 2020/57 1M.]

5.28. Electors' special meetings

- (1) A special meeting of the electors of a district is to be held on the request of not less than —
 - (a) 300 electors or 5% of the number of electors —whichever is the lesser number; or
 - (b) $\frac{1}{3}$ of the number of council members.
- (2) The request is to specify the matters to be discussed at the meeting and the form or content of the request is to be in accordance with regulations.
- (3) The request is to be sent to the mayor or president.

- (4) A special meeting is to be held on a day selected by the mayor or president but not more than 35 days after the day on which the mayor or president received the request.
- (5) Despite subsection (4), the mayor or president may —
- (a) decide that the special meeting is not to be held if the mayor or president is satisfied that the substance of each matter for discussion specified in the request —
 - (i) was discussed at a special meeting that was held during the period of 12 months ending on the day on which the mayor or president received the request; or
 - (ii) was, or will be, discussed at a special meeting that was, or will be, held during the period of 35 days after the day on which the mayor or president received the request;
 - or
 - (b) decide that a matter for discussion specified in the request is not to be discussed at the special meeting in whole or in part if the mayor or president is satisfied that the substance of the whole of the matter or the part of the matter (as the case requires) —
 - (i) was discussed at a special meeting that was held during the period of 12 months ending on the day on which the mayor or president received the request; or
 - (ii) was, or will be, discussed at a special meeting that was, or will be, held during the period of 35 days after the day on which the mayor or president received the request.
- (6) If the mayor or president makes a decision under subsection (5)(a) or (b), each matter, or the whole or part of the matter, is to be considered at —
- (a) the first ordinary council meeting after the mayor or president makes the decision; or
 - (b) if, when the mayor or president makes the decision, the CEO has already convened that first ordinary council meeting under section 5.5(1) — the second ordinary council meeting after the mayor or president makes the decision.
- (7) The local government must give local public notice of any decision of the mayor or president made under subsection (5)(a) or (b) and of the reasons for the decision.
- [Section 5.28 modified: SL 2020/57 ^{1M}; amended: No. 11 of 2023 s. 60; No. 47 of 2024 s. 160.]*

STRATEGIC ASPIRATIONS

Performance - We will deliver excellent governance, service & value for everyone.

Outcome 11 - Effective leadership, advocacy and governance

Objective 11.1 Strengthen leadership, advocacy and governance capabilities.

Outcome 12 - A well informed and engaged community

Objective 12.1 Provide the community with relevant, timely information and effective engagement.

VOTING REQUIREMENTS*Simple Majority***COUNCIL RESOLUTION: Elector Motion 1 – Lesley Westlake****(REPORT RECOMMENDATION)****Minute No. C/0325/034****Moved: Cr P Taylor****Seconded: Cr S Cooper****That Council:**

- 1. Notes the Elector Motion;**
- 2. Recognises the importance of public transport for the Broome community; and**
- 3. Requests the Chief Executive Officer commits to advocating for a State Government review of Broome's public transport needs and seeking short-term support for the Broome Explorer Bus to ensure continued service.**

For the Motion: Shire President C Mitchell, Cr D Male, Cr S Cooper, Cr J Lewis Cr J Mamid, Cr P Matsumoto, Cr E Smith, Cr P Taylor and Cr M Virgo.

CARRIED UNANIMOUSLY 9/0

Cr J Lewis moved an alternate motion.

Debate ensued, however the motion was lost.

MOTION: Elector Motion 2 – Lesley Westlake**Minute No. C/0325/036****Moved: Cr J Lewis****Seconded: Cr E Smith**

As only 18% of respondents for the 2024 Community Scorecard thought the Shire had a good understanding of community needs and only 16% of respondents thought the Shire listens to and respects community views, requests the Chief Executive Officer to provide a quarterly report at Council meetings in 2025 and 2026 which details measures taken to address community concerns about the Shire's understanding of community needs and respect for community views, and the perceived effectiveness of these measures.

For the Motion: Cr J Lewis, Cr J Mamid, Cr P Matsumoto and Cr E Smith.

Against the Motion: Shire President C Mitchell, Cr D Male, Cr S Cooper, Cr P Taylor and Cr M Virgo.

LOST 4/5

Reason: Cr Lewis believes the motion put forward at the Annual Elector's Meeting held 6 February 2025 was recorded incorrectly and therefore the officer recommendation does not address the actual motion.

COUNCIL RESOLUTION: Elector Motion 2 – Lesley Westlake**(REPORT RECOMMENDATION)****Minute No. C/0325/035****Moved: Shire President C Mitchell****Seconded: Cr P Taylor**

That Council:

1. *Notes the Elector Motion; and*
2. *Notes that the biennial Community Scorecard informs strategic documentation, including the Council Plan, shaping the outcomes and objectives for the Shire.*

For the Motion: Shire President C Mitchell, Cr D Male, Cr S Cooper, Cr J Lewis Cr J Mamid, Cr P Matsumoto, Cr E Smith, Cr P Taylor and Cr M Virgo.

CARRIED UNANIMOUSLY 9/0

Director Corporate Services left the chambers at 6.30pm.

Director Corporate Services returned to the chambers at 6.32pm.

COUNCIL RESOLUTION Elector Motion 3 – Michelle Teoh

(REPORT RECOMMENDATION)

Minute No. C/0325/037

Moved: Cr D Male

Seconded: Cr M Virgo

That Council:

1. *Notes the Elector Motion;*
2. *Recognise the vital role libraries play in supporting the community;*
3. *Notes Council's endorsed Old Broome Development Strategy and Chinatown Development Strategy; and*
4. *Incorporate a comprehensive Community Engagement Plan into the project planning phase for both Male Oval and the Library Feasibility Study to ensure meaningful consultation.*

Voting

For the Motion: Shire President C Mitchell, Cr D Male, Cr S Cooper, Cr J Mamid, Cr P Matsumoto, Cr E Smith, Cr P Taylor and Cr M Virgo.

Against the Motion: Cr J Lewis.

CARRIED 8/1

COUNCIL RESOLUTION: Elector Motion 4 – Michelle Teoh

(REPORT RECOMMENDATION)

Minute No. C/0325/038

Moved: Cr E Smith

Seconded: Cr S Cooper

That Council:

1. *Notes the Elector Motion;*
2. *Recognises Broome's unique palaeontological heritage and its cultural and educational value to the community;*
3. *Requests the Chief Executive Officer engages with the Dinosaur Coast Management Group while developing the Broome Museum Master Plan; and*
4. *Commits to continuing to collaborate with the Dinosaur Coast Management Group on interpretive opportunities as part of the Walmanyjun Cable Beach Foreshore Redevelopment and the future Broome Boating Facility at Entrance Point.*

For the Motion: Shire President C Mitchell, Cr D Male, Cr S Cooper, Cr J Lewis Cr J Mamid, Cr P Matsumoto, Cr E Smith, Cr P Taylor and Cr M Virgo.

CARRIED UNANIMOUSLY 9/0

COUNCIL RESOLUTION: Elector Motion 5 – Elizabeth Cochrane

(REPORT RECOMMENDATION)

Minute No. C/0325/039

Moved: Cr M Virgo

Seconded: Cr S Cooper

That Council:

- 1. Notes the Elector Motion;**
- 2. Recognises that noise is one of the main community impacts while the airport remains operational in its current location; and**
- 3. Reaffirms that the Memorandum of Understanding to be developed with the Broome International Airport is to include a framework to address community impacts including improved noise mitigation.**

For the Motion: Shire President C Mitchell, Cr D Male, Cr S Cooper, Cr J Lewis Cr J Mamid, Cr P Matsumoto, Cr E Smith, Cr P Taylor and Cr M Virgo.

CARRIED UNANIMOUSLY 9/0

OFFICER RECOMMENDATION: Elector Motion 6 – Elizabeth Cochrane

That Council:

- 1. Notes the Elector Motion;**
- 2. Continue to deliver seniors activities at Broome Recreation and Aquatic Centre, Broome Library and seek opportunities through existing events;**
- 3. Acknowledges that implementing a Seniors Strategy would firstly require a thorough review to assess resource implications, ensuring that existing service level commitments are not compromised; and**
- 4. Notes the action within the Council Plan to develop a Seniors Strategy in 2028-29.**

Cr J Lewis moved an alternate motion. The motion was not seconded and therefore was not considered.

ALTERNATE MOTION: Elector Motion 6 – Elizabeth Cochrane

That Council:

- 1. Notes the Elector Motion;**
- 2. Continue to deliver seniors activities at Broome Recreation and Aquatic Centre, Broome Library and seek opportunities through existing events; and**
- 3. Requests the Chief Executive Officer to action the Elector's motion over the next 3 years, with reports to Council and the Senior's community.**

Reason: The justifications for refusing this motion due to lack of resources are contestable.

Cr E Smith foreshadowed a motion to defer.

COUNCIL RESOLUTION

Minute No. C/0325/040

Moved: Cr E Smith

Seconded: Cr D Male

That Council defer motion 6 to a Council workshop in the first instance.

For the Motion: Shire President C Mitchell, Cr D Male, Cr S Cooper, Cr J Lewis Cr J Mamid, Cr P Matsumoto, Cr E Smith, Cr P Taylor and Cr M Virgo.

CARRIED UNANIMOUSLY 9/0

Reason: To enable Council to discuss in further detail.

OFFICER RECOMMENDATION: Elector Motion 7 – James Carpenter

That Council:

- 1. Notes the Elector Motion;***
- 2. Acknowledges the existing Memorandum of Understanding between the Shire of Broome and Nyamba Buru Yawuru;***
- 3. Recognises that establishing an Indigenous Reference/Advisory Group would place additional strain on existing resources and duplicate the current collaboration between the Shire of Broome and Nyamba Buru Yawuru; and***
- 4. Requests that officers engage with local Indigenous organisations to explore more effective communication and engagement strategies for reaching indigenous communities.***

Cr E Smith moved an alternate motion.

COUNCIL RESOLUTION:

ALTERNATE MOTION: Elector Motion 7 – James Carpenter

Minute No. C/0325/041

Moved: Cr E Smith

Seconded: Cr J Lewis

That Council:

- 1. Notes the Elector Motion; and***
- 2. Request the Chief Executive Officer establish an Indigenous Reference Group which is broadly representative of the diversity of the Shire's Indigenous community, to support more effective two-way communication and engagement strategies.***

Voting

For the Motion: Cr S Cooper, Cr J Lewis, Cr J Mamid, Cr P Matsumoto and Cr E Smith.

Against the Motion: Shire President C Mitchell, Cr D Male, Cr P Taylor and Cr M Virgo.

CARRIED 5/4

Reason: The Shire's community scorecard demonstrated that Broome's Indigenous community are disengaged from the Shire's services, development and activities. Reflected through a consistently lower score from this cohort of the community. This clearly indicates that the Shire needs to do more to effectively communicate and engage with Indigenous people to ensure their voices are heard and reflected in everything we do.

COUNCIL RESOLUTION: Elector Motion 8 – Carmel Leahy**(REPORT RECOMMENDATION)****Minute No. C/0325/042****Moved: Cr D Male****Seconded: Shire President C Mitchell****That Council:**

- 1. Notes the Elector Motion; and**
- 2. Recognises that the release of the Urban Renewal Strategy final report by the Shire of Broome is not appropriate, as it is a publication of the Department of Communities and was not endorsed by the Shire of Broome.**

For the Motion: Shire President C Mitchell, Cr D Male, Cr S Cooper, Cr J Lewis Cr J Mamid, Cr P Matsumoto, Cr E Smith, Cr P Taylor and Cr M Virgo.

CARRIED UNANIMOUSLY 9/0**COUNCIL RESOLUTION: Elector Motion 9 – Carmel Leahy****(REPORT RECOMMENDATION)****Minute No. C/0325/043****Moved: Cr J Lewis****Seconded: Cr M Virgo****That Council:**

- 1. Notes the Elector Motions;**
- 2. Maintain the Urban Renewal Strategy as a Priority Action and continue to advocate to the State Government for action and implementation;**
- 3. Requests the Chief Executive Officer to continue to lobby for funds to support the implementation of the Urban Renewal Strategy; and**
- 4. Requests the Chief Executive Officer draft correspondence to the Minister for Housing advising of the community priority to see the Urban Renewal Strategy implemented.**

For the Motion: Shire President C Mitchell, Cr D Male, Cr S Cooper, Cr J Lewis Cr J Mamid, Cr P Matsumoto, Cr E Smith, Cr P Taylor and Cr M Virgo.

CARRIED UNANIMOUSLY 9/0**COUNCIL RESOLUTION: Elector Motion 10 – Kylie Brockenshire****(REPORT RECOMMENDATION)****Minute No. C/0325/044****Moved: Shire President C Mitchell****Seconded: Cr E Smith**

That Council:

1. **Notes the Elector Motion; and**
2. **Notes that the Shire will continue advocating for State Government support for both Shire-led and external community safety initiatives.**

For the Motion: Shire President C Mitchell, Cr D Male, Cr S Cooper, Cr J Lewis Cr J Mamid, Cr P Matsumoto, Cr E Smith, Cr P Taylor and Cr M Virgo.

CARRIED UNANIMOUSLY 9/0

COUNCIL RESOLUTION: Elector Motion 11 – Kylie Brockenshire

(REPORT RECOMMENDATION)

Minute No. C/0325/045

Moved: Shire President C Mitchell

Seconded: Cr P Taylor

That Council:

1. **Notes the Elector Motion; and**
2. **Notes that local schools can approach the Shire of Broome directly with requests for advocacy.**

For the Motion: Shire President C Mitchell, Cr D Male, Cr S Cooper, Cr J Lewis Cr J Mamid, Cr P Matsumoto, Cr E Smith, Cr P Taylor and Cr M Virgo.

CARRIED UNANIMOUSLY 9/0

OFFICER RECOMMENDATION: Elector Motion 12 – Kylie Weatherall**That Council:**

1. **Notes the Elector Motion; and**
2. **Gives consideration to creation of a significant tree register through the review of the State of Environment Report and Environmental Management Plan.**

Cr J Lewis moved an alternate motion.

ALTERNATE MOTION: Elector Motion 12 – Kylie Weatherall**That Council:**

1. **Notes the Elector Motion; and**
2. **Gives consideration to creation of a significant tree register.**

Cr E Smith suggested an amendment to Cr J Lewis' alternate motion.

Cr J Lewis then withdrew her alternate motion and moved to defer the motion.

COUNCIL RESOLUTION:**ALTERNATE MOTION: Elector Motion 12 – Kylie Weatherall**

Minute No. C/0325/046

Moved: Cr J Lewis

Seconded: Cr E Smith

That Council defer motion 12 until the next Council workshop.

For the Motion: Shire President C Mitchell, Cr D Male, Cr S Cooper, Cr J Lewis Cr J Mamid, Cr P Matsumoto, Cr E Smith, Cr P Taylor and Cr M Virgo.

CARRIED UNANIMOUSLY 9/0

Attachments

There are no attachments for this report.

9.4.2 MINUTES AND RECOMMENDATIONS FROM THE KIMBERLEY ZONE AND KIMBERLEY REGIONAL GROUP MEETING HELD 21 FEBRUARY 2025

LOCATION/ADDRESS:	Nil
APPLICANT:	Nil
FILE:	KRG01
AUTHOR:	Executive Assistant to Chief Executive Officer
CONTRIBUTOR/S:	Executive Support Officer - Infrastructure
RESPONSIBLE OFFICER:	Chief Executive Officer
DISCLOSURE OF INTEREST:	Nil

SUMMARY:

This report presents for Council endorsement the Minutes from the joint meeting of the Kimberley Zone of the Western Australian Local Government Association (WALGA) and Kimberley Regional Group held on 21 February 2025.

BACKGROUND

A copy of the minutes from the Kimberley Zone of WALGA (Kimberley Zone) and the Kimberley Regional Group (KRG) meeting held 21 February 2025 are attached for Council consideration **(Attachments 1 and 2)**.

As a result of a past decision of the group, both the Kimberley Zone and KRG meetings occur consecutively.

It should be remembered that the Kimberley Zone is a group established to represent regional issues to the State Council of WALGA. This group includes the four Kimberley Shires in addition to the Shires of Christmas Island and Cocos Keeling Islands.

The Shire of Wyndham East Kimberley accepted the Secretariat role for the Kimberley Zone / KRG late in 2021.

COMMENT

The minutes and respective background information are attached to this report and the following comments are made in relation to the resolutions passed by the Group. Additional recommendations have been made where necessary for Council's consideration.

Kimberley Zone Meeting Minutes – 21 February 2025

Reports from Representatives

- WALGA –
 - Cr Karen Chappel, Manager Governance and Procurement, WALGA
 - Nick Sloan, CEO
 - Jaxon Ashley, Road Safety Advisor, WALGA
 - Sam McLeod, Manager Commercial Services, WALGA

Reports from Kimberley Country Zone

The following table provides a summary of Matters for Decision that were to be considered at the WALGA State Meeting on 5 March 2025, and provides an update on Matters for Noting.

	Matters for Decision	WALGA Recommendation
8.1	Climate Change Advocacy Position	<p>That State Council replace the 2018 Climate Change Policy Statement Advocacy Position 4.1 Climate Change with the following advocacy position:</p> <p><i>Climate Change significantly impacts Local Governments' operations and responsibilities, as well as their communities.</i></p> <p><i>Local Government is committed to taking climate action, including by:</i></p> <ul style="list-style-type: none"> • reducing operational emissions in line with Australian and Western Australian Government 2050 net zero targets • providing leadership and support to their communities to reduce carbon emissions • embedding climate risk management into their operations to enhance adaptation and build community resilience to the impacts of climate change • working with other levels of Government and key stakeholders to ensure policy and on-ground programs are effective, equitable and targeted. <p><i>WALGA calls on the Australian and Western Australian Governments to provide the necessary climate leadership, coordination, and action to:</i></p> <ol style="list-style-type: none"> 1. Ensure Australia and Western Australia meet net zero emissions targets through: <ol style="list-style-type: none"> a. enacting legislation which sets clear, measurable targets for emission reduction b. developing and funding coordinated emissions reduction policies, guidance and programs c. acknowledging the role of Local Government as an implementation partner in emissions reduction policy and planning. 2. Empower Local Government to accelerate adaptation and build resilience in their communities through: <ol style="list-style-type: none"> a. ensuring the roles and responsibilities set out under the Council of Australian Governments Roles and Responsibilities for Climate Change Adaptation in Australia are implemented and adequately resourced b. providing up to date, consistent and accessible data to enable evidence-based decision making and investment

		<p>c. developing national guidance on adaptation responses to facilitate coordinated and equitable planning and implementation.</p> <p>3. Provide funding and resources and support to Local Government to enable on-ground implementation, including for:</p> <ul style="list-style-type: none"> a. the implementation of the Regional Climate Alliance Program across Western Australia b. the establishment and maintenance of corporate emission inventories and action plans c. providing transformational investment to facilitate emission reduction activities d. undertaking climate risk assessments and the development of adaptation action plans e. a dedicated adaptation fund to address localised climate risks and build climate resilience. <p>EXECUTIVE SUMMARY</p> <ul style="list-style-type: none"> • WALGA's current climate change Policy Statement and Advocacy Position were endorsed by State Council in 2018. • There have been significant legislative and policy changes at both the Australian and State Government level since that time. The impacts of climate change are also being increasingly felt across Western Australia, putting Local Government in a challenging position with limited resources and support to mitigate emissions and adapt. • Feedback from the sector through climate surveys, undertaken every two years, and targeted consultation confirms that significant resourcing and funding gaps exist for Local Government to effectively respond to climate change. • The updated Advocacy Position focuses on the urgency and scale of climate impacts and calls for a comprehensive framework, and action, to enable Local Government to manage the impacts of climate change and build resilient communities. • The Environment Policy Team endorsed the Advocacy Position at their 11 December 2024 meeting. <p>ATTACHMENT</p> <ul style="list-style-type: none"> • Climate Change Legislative and Policy Context <p>POLICY IMPLICATIONS</p> <p>The revised advocacy position is intended to be an overarching sector position on climate change. Other advocacy positions, including Urban Forest (4.5), Renewable Energy (6.16, 6.17, 6.18), Emergency Management (8.1, 8.2, 8.11) and Coastal Planning (6.8) provide a sector position on specific climate related matters.</p>
--	--	---

		<p>The existing Policy Statement and Advocacy Position is:</p> <p>4.1 Climate Change <i>Local Government acknowledges:</i></p> <ol style="list-style-type: none"> 1. The science is clear: climate change is occurring and greenhouse gas emissions from human activities are the dominant cause. 2. Climate change threatens human societies and the Earth's ecosystems. 3. Urgent action is required to reduce emissions, and to adapt to the impacts from climate change that are now unavoidable. 4. A failure to adequately address this climate change emergency places an unacceptable burden on future generations. <p><i>Local Government is committed to addressing climate change. Local Government is calling for:</i></p> <ol style="list-style-type: none"> 1. Strong climate change action, leadership and coordination at all levels of government. 2. Effective and adequately funded Commonwealth and State Government climate change policies and programs. <p>It is proposed that the current advocacy positions be replaced with:</p> <p>Climate Change <i>Climate Change significantly impacts Local Governments' operations and responsibilities, as well as their communities.</i></p> <p><i>Local Government is committed to taking climate action, including by:</i></p> <ul style="list-style-type: none"> • reducing operational emissions in line with Australian and Western Australian Government 2050 net zero targets • providing leadership and support to their communities to reduce carbon emissions • embedding climate risk management into their operations to enhance adaptation and build community resilience to the impacts of climate change • working with other levels of Government and key stakeholders to ensure policy and on-ground programs are effective, equitable and targeted. <p><i>WALGA calls on the Australian and Western Australian Governments to provide the necessary climate leadership, coordination, and action to:</i></p> <ol style="list-style-type: none"> 1. Ensure Australia and Western Australia meet net zero emissions targets through: <ol style="list-style-type: none"> a. enacting legislation which sets clear, measurable targets for emission reduction
--	--	---

		<ul style="list-style-type: none"> b. developing and funding coordinated emissions reduction policies, guidance and programs c. acknowledging the role of Local Government as an implementation partner in emissions reduction policy and planning. <p>2. Empower Local Government to accelerate adaptation and build resilience in their communities through:</p> <ul style="list-style-type: none"> a. ensuring the roles and responsibilities set out under the Council of Australian Governments Roles and Responsibilities for Climate Change Adaptation in Australia are implemented and adequately resourced b. providing up to date, consistent and accessible data to enable evidence based decision making and investment c. developing national guidance on adaptation responses to facilitate coordinated and equitable planning and implementation. <p>3. Provide funding and resources and support to Local Government to enable on-ground implementation, including for:</p> <ul style="list-style-type: none"> a. the implementation of the Regional Climate Alliance Program across Western Australia b. the establishment and maintenance of corporate emission inventories and action plans c. providing transformational investment to facilitate emission reduction activities d. undertaking climate risk assessments and the development of adaptation action plans e. a dedicated adaptation fund to address localised climate risks and build climate resilience.
8.2	Waste Management Legislation Advocacy Position	<p>That State Council replace the Waste Management Legislation Policy Statement and Advocacy Position 7.1 Waste Management Legislation with the following advocacy position:</p> <ul style="list-style-type: none"> 1. Local Government supports Australian and State Government waste management legislation which: <ul style="list-style-type: none"> a. includes requirements for national and state waste strategies which support Local Governments to implement the strategies and achieve targets b. focuses on coordinated action and clear roles and responsibilities c. establishes a lead agency for waste management d. establishes and maintains a regulated product stewardship framework for all products entering the Australian market e. includes provisions to optimise market development and participation in waste processing.

		<p>2. Local Government calls for the Waste Avoidance and Resource Recovery Act 2007 to be amended to include:</p> <ol style="list-style-type: none"> Waste education in the definition of Waste Services Circular Economy principles. <p>EXECUTIVE SUMMARY</p> <ul style="list-style-type: none"> WALGA's current Waste Management Legislation Policy Statement and Advocacy Position were adopted in 2004. The Policy Statement outlines Local Government's position on waste management legislation in Western Australia and sets out the key objectives waste management legislation should achieve. WALGA used the Waste Management Policy Statement to inform advocacy on the development, and reviews, of the <i>Waste Avoidance and Resource Recovery Act 2007</i> (WARR Act). The current Advocacy Position, and many of the elements in the policy statement, are no longer relevant as they have been achieved. The revised Advocacy Position focuses on both Australian and State Government legislation and reflects the shift in focus from traditional waste management towards a circular economy approach. The Municipal Waste Advisory Council endorsed the new Advocacy Position at its meeting on 11 December 2024. <p>POLICY IMPLICATIONS</p> <p>The existing Policy Statement and Advocacy Position is:</p> <p><i>Local Government supports waste management legislation that references the principles of Sustainability and the Waste Hierarchy.</i></p> <p><i>To be effective, waste management legislation should include the following primary objectives:</i></p> <ol style="list-style-type: none"> Protection of human health and the natural environment; Minimise resource consumption; Minimise waste; and Effect the transition to a waste-free society. <p>It is proposed that the current advocacy positions be replaced with:</p> <ol style="list-style-type: none"> Local Government supports Australian and State Government Waste Management Legislation which: <ol style="list-style-type: none"> includes requirements for national and state waste strategies which support Local
--	--	---

		<p>Governments to implement the strategies and achieve targets</p> <ol style="list-style-type: none"> b. focuses on coordinated action and clear roles and responsibilities c. establishes a lead agency for waste management d. establishes and maintains a regulated product stewardship framework for all products entering the Australian market e. includes provisions to optimise market development and participation in waste processing. <p>2. Local Government calls for the Waste Avoidance and Resource Recovery Act 2007 to be amended to include:</p> <ol style="list-style-type: none"> a. Waste education in the definition of Waste Services b. Circular economy principles.
9.1	Infrastructure Policy Team Report	<p>That State Council:</p> <ol style="list-style-type: none"> 1. Note the report from the Infrastructure Policy Team for the 5 March 2025 meeting. 2. Determine to: <ol style="list-style-type: none"> a. Delete Advocacy Position 5.2.8 (Towards Zero Road Safety Strategy 2008 – 2020). b. Amend the title of Advocacy Position 5.2.7 from Road Safety Strategy (Imagine Zero) to Driving Change Road Safety Strategy 2020-2030. c. Delete the fourth dot point in Advocacy Position 5.2.7 “...the retention of WA’s Default Open Speed Limit at 110 km per hour and opposes the proposed reduction to 100 km per hour...” <p>MATTERS FOR STATE COUNCIL DECISION</p> <p>WALGA's advocacy positions are reviewed and updated to ensure that they remain contemporary. The Towards Zero Road Safety Strategy 2008 – 2020 was superseded with “Driving Change, Road Safety Strategy for Western Australia 2020 – 2030”. Advocacy Position 5.2.7 refers to this, the current strategy.</p> <p>Advocacy Position 5.2.7 was endorsed by State Council during the consultation phase of the current road safety strategy. At that time the name of the strategy had not been determined. The proposed title change reflects the final name of the strategy.</p> <p>In May 2023 WALGA's State Council adopted advocacy position 5.2.3 Speed Management Reform which provides a set of principles for guiding WALGA's advocacy on the many and varied aspects of the complex topic of travel speeds in the context of the road networks managed by the 139 Local Governments in WA. It is proposed that this May 2023 advocacy position replaces the previous position in scope, currency and utility.</p>

		<p>The previous position was established on the basis of consultation and feedback (by a consultant on behalf of the WA Government) from some Local Governments in the early 2000s. Both the consultation question and the position are narrow and specific in scope.</p> <p>MATTER FOR STATE COUNCIL NOTING</p> <p>The Policy Team progressed actions and advocacy in relation to:</p> <ul style="list-style-type: none"> • Regional telecommunications service levels, including impact of closure of the 3G network. • Development of contemporary advocacy positions relating to active transport.
9.2	People and Place Policy Team Report	<p>That State Council note the People and Place Policy Team meeting report for the 5 March 2025 meeting.</p> <p>The People and Place Policy Team have not had a meeting since the last State Council meeting in December 2024.</p>
9.3	Governance Policy Team Report	<p>That State Council note the Governance Policy Team meeting report for the 5 March 2025 meeting.</p> <p>The Governance Policy Team have not had a meeting since the last State Council meeting in December 2024.</p> <p>The next meeting is scheduled for March.</p>
9.4	Environment Policy Team Report	<p>That State Council note the Environment Policy Team meeting report to the 5 March 2025 meeting</p> <p>MATTERS FOR STATE COUNCIL DECISION</p> <p>The Environment Policy Team agreed to recommend that State Council replace WALGA's existing Advocacy Position 4.1 Climate Change (see item 8.1).</p> <p>MATTERS FOR STATE COUNCIL NOTING</p> <p>Item 10.5: Polyphagous shot-hole borer Update</p> <p>The Policy Team discussed the following matters referred by Zones:</p> <ul style="list-style-type: none"> • Whale carcass management: Goldfields Esperance Country Zone requests that WALGA advocate for a government policy change to allow towing of whale carcasses before they wash ashore. WALGA notes the feedback and will investigate if there is further action on the issue. • Service Stations / Sensitive Land uses: South Metropolitan Zone requests that WALGA supports the review of the EPA and advocates for the review of the GS3. WALGA will raise the need for a review of this Guideline through its representation on the EPA Stakeholder Reference Group, then consider further advocacy on this matter.

		<ul style="list-style-type: none"> State Planning Policy 3.6 - Infrastructure Contributions (Community Infrastructure Cap): North Metropolitan Zone recommends that WALGA advocate to the State Government for indexation of the community infrastructure cap defined in the State Planning Policy. WALGA made a submission strongly opposing the introduction of a contribution cap. WALGA is also working with the Growth Alliance Perth and Peel Local Governments to develop a set of advocacy positions in relation to the development contribution plan arrangements. <p>PORTFOLIO UPDATES</p> <p>WALGA staff provided the Policy Team with updates on:</p> <ul style="list-style-type: none"> Polyphagous shot-hole borer Review of the DAP advocacy position Avian Influenza (H5 Clade 2.3.4.4b) National Water Agreement <p>The Policy Team also noted that the development of an updated Water Advocacy Position is underway.</p>
9.5	Municipal Waste Advisory Council (MWAC) Report	<p>That State Council note the Municipal Waste Advisory Council report to the 5 March 2025 meeting.</p> <p>MATTERS FOR STATE COUNCIL DECISION</p> <p>MWAC agreed to replace the Waste Management Legislation Policy Statement and Advocacy Position 7.1 Waste Management Legislation (see item 8.2).</p> <p>MATTERS FOR STATE COUNCIL NOTING</p> <p>MWAC considered the following matters:</p> <ul style="list-style-type: none"> Circular Economy Advocacy Position: WALGA's advocacy in relation to circular economy has identified that action is required from all levels of Government. The development of an advocacy position on Circular Economy is far broader than the waste management considerations. Comprehensive consultation on the advocacy position is planned for 2025. E-Cigarette Collection Study: Following the successful completion of the Collection Study, MWAC discussed advocacy options to ensure the community access to safe disposal/recycling avenues for e-cigarettes, with a focus on minimising risks to waste management collection and processing infrastructure. Waste Processing Contingency Planning: WALGA has consistently advocated for effective contingency planning for waste management, most recently as part of the review of the State Waste Strategy. Several recent issues have highlighted the challenges facing the sector and the limited options for processing of some materials. MWAC discussed governance models and contingency planning options for Western Australia.

		<p>UPDATES</p> <p>MWAC noted the following updates:</p> <ul style="list-style-type: none"> • Policy Statement Review Update • Better Practice Document Review Update • Review of DWER Waste Education • Review of Recycling and Waste Reduction Act • Review of Local Government Waste Reporting Requirements • Queensland Fruit Fly (Qfly) Outbreak • MWAC 30 Year Anniversary.
10.1	2025 Federal Election	<p>That State Council note the update on the 2025 Federal Election.</p> <p>EXECUTIVE SUMMARY</p> <ul style="list-style-type: none"> • The Federal election is due to be held on or before 17 May. Recent speculation suggests that a date in mid-April is likely. • The Australian Local Government Association (ALGA) will run a Federal Election Campaign and has prepared a campaign website and assets that Local Governments can use to promote and support the campaign issues. • To complement ALGA's advocacy, WALGA has prepared a policy platform highlighting priority issues for WA Local Governments. • The document will form the basis of WALGA's advocacy leading into the Federal election and has been distributed to WA Members of Parliament and candidates.
10.2	2025 State Election	<p>That State Council note the update on the 2025 State Election campaign.</p> <p>EXECUTIVE SUMMARY</p> <ul style="list-style-type: none"> • WALGA's State Election campaign has been running since November 2024, and aims to secure commitments from the major parties to the priority areas identified in The West at its Best policy platform. • Since the beginning of the year, parties have been announcing a raft of commitments for the next term. • WALGA has been successful in securing commitments to a range of initiatives that are aligned with our election priorities.
10.3	Large Scale Renewable Energy Update	<p>That State Council note the update on WALGA's renewable energy policy and advocacy activities.</p> <p>EXECUTIVE SUMMARY</p> <ul style="list-style-type: none"> • Western Australia's energy industry is transforming to achieve the goal of net zero emissions by 2050. • Western Australia does not have a plan or framework that provides a consistent approach to how proponents of major energy projects consult with

		<p>local communities and how they can share in the benefits.</p> <ul style="list-style-type: none"> • State Council adopted a suite of renewable energy related advocacy positions in September 2024. • WALGA has been progressing a number of initiatives to support Local Governments since State Council endorsed three energy transition advocacy positions last year. • In correspondence to WALGA, the Minister for Energy; Environment; Climate Action has acknowledged Local Governments' concerns and reinforced the role of Powering WA to engage with the sector to better understand the opportunities and challenges faced by their communities. <p>ATTACHMENT</p> <ul style="list-style-type: none"> • Minister Whitby - Energy Transition Advocacy Letter <p>POLICY IMPLICATIONS</p> <p>This item relates to the following WALGA advocacy positions:</p> <ul style="list-style-type: none"> 6.16 Energy Transition Engagement and Community Benefit Framework 6.17 Renewable Energy Facilities 6.18 Priority Agriculture
10.4	2024 CoastWA Local Government Survey	<p>That State Council note the update on the 2024 CoastWA Local Government Survey.</p> <p>EXECUTIVE SUMMARY</p> <ul style="list-style-type: none"> • An online survey of coastal and estuarine Local Governments was undertaken in October 2024. • The purpose of the survey was to inform input into the development of CoastWA Phase 2 and the review of State Planning Policy 2.6: Coastal planning and guide the activities and priorities of the CoastWA Local Government Facilitator for the next two years. • The survey was sent via email to all 52 coastal and estuarine Local Governments. • Survey results indicated that Local Governments: <ul style="list-style-type: none"> ○ are increasingly having to act and respond to coastal hazards. ○ are heavily reliant on grant funding to implement coastal adaptation projects. ○ foresee needing to increase their spending on coastal adaptation over the next five years. ○ see the greatest barrier to implementation is a lack of budget and this has increased since the 2021 CoastWA Survey. ○ had largely not commenced planning for managed retreat (if identified in their CHRMAP) and that appropriate funding, legislative support and resourcing would be required to give them the certainty to do so. ○ saw value in the State Government implementing projects such as a state-wide

		<p>community education campaign, coastal data collection and state-wide coastal hazard mapping.</p> <p>ATTACHMENT</p> <ul style="list-style-type: none"> 2024 CoastWA Local Government Survey – Preliminary Outcomes Report <p>POLICY IMPLICATIONS</p> <p>The outcomes of this survey support WALGA advocacy policy position 6.8 Coastal Planning, which calls for:</p> <ol style="list-style-type: none"> Equitable legislative, regulatory and policy changes that preserve public coastal access for current and future generations. The provision of sustainable and adequate long-term funding for Local Governments to manage the impacts of coastal erosion and inundation.
10.5	Polyphagous Shot-hole Borer Update	<p>That State Council note the update on Polyphagous shot-hole borer response and WALGA advocacy.</p> <p>EXECUTIVE SUMMARY</p> <ul style="list-style-type: none"> In March 2024, State Council considered the Polyphagous shot-hole borer (PSHB) biosecurity response as an emerging issue, noting: <ul style="list-style-type: none"> The significant threat PSHB presents to growth and retention of urban forests. WALGA and Local Government engagement in the PSHB response. The importance of shared surveillance by government, industry and community to assist with eradication efforts. The need for funding to replace trees lost due to PSHB and ameliorate the long-term urban canopy impact. Over the past year, WALGA and Local Governments have escalated PSHB advocacy and political engagement, amid concerns that insufficient resources and State Government process issues will fail to eradicate the borer. Advocacy priorities have included: <ul style="list-style-type: none"> Recognition of the impact of PSHB on the urban canopy, and funding for replacement of trees lost to PSHB infestation. Increased resourcing of the eradication response, including funding for Local Government in recognition of the sector's significant (>\$2 million) investment towards response operations to date. A more efficient and agile response. Research on innovative control strategies, biology and behaviour in WA's environment, and new approaches to improve surveillance efficiency.

		<ul style="list-style-type: none"> Advocacy wins have included: <ul style="list-style-type: none"> The State Government's investment of \$7.2 million in the WA Tree Recovery Program for PSHB. WA Agricultural Research Collaboration (WAARC) delivery of \$2 million for PSHB Research in late 2024. Despite some progress over the past year, further action is needed. WALGA is advocating for: <ul style="list-style-type: none"> More funding and resources to support the PSHB response, including for Local Government. Local Government to be represented on the national body overseeing the development of the new national PSHB Emergency Plant Pest Response Plan, which will supersede the existing plan by June 2025. Research and development to be embedded and funded as part of the PSHB Response Plan. Removal of restrictions on access to detailed data on the location of infested premises and positive trap detections to enable Local Governments to better target surveillance efforts and assist with early detection. An intensified public awareness campaign. WALGA is currently preparing a submission to the National Consultative Committee on Emergency Plant Pests on key priorities for inclusion in the new PSHB Response Plan. <p>POLICY IMPLICATIONS This item is relevant to the 4.4 Post Border Biosecurity, 4.5 Urban Forest and 4.7 PSHB Advocacy Positions.</p>
10.6	December 2024 Economic Briefing	<p>That State Council note the December 2024 Economic Briefing.</p> <p>EXECUTIVE SUMMARY</p> <ul style="list-style-type: none"> The latest WALGA Quarterly Economic Briefing was released in December 2024. The Australian economy grew just 0.8% in the year to September. Western Australia's economy is the standout performer nationally, with State Final Demand increasing 2.5% and employment up 4.5% in the last 12 months. The WA Treasury released the 2024–25 Government Mid-year Financial Projections Statement on 23 December 2024. Local Government costs increased 3.3% over the last 12 months, with employee costs a key driver. The next Economic Briefing will be released in March 2025. <p>ATTACHMENT</p> <ul style="list-style-type: none"> Economic Briefing

10.7	<p>Flying Minute: Submission on the Productivity Commission Inquiry – Opportunities in the Circular Economy</p>	<p>That State Council note the Submission on the Productivity Commission Inquiry – Opportunities in the Circular Economy, as endorsed by State Council via Flying Minute.</p> <p>EXECUTIVE SUMMARY</p> <ul style="list-style-type: none"> • The Productivity Commission is inquiring into Australia's opportunities for a circular economy to improve materials productivity and efficiency in ways that benefit the economy and the environment. • The Inquiry Terms of Reference were released on 23 August 2024 and a Call for Submissions Paper was released on 16 September 2024. The consultation closed on 1 November. WALGA requested, and received, an extension to 15 November 2024. • WALGA's Submission identifies WA circular economy success stories, key circular economy opportunities, barriers for Local Government in Western Australia and roles for Government. • The transition to a circular economy has the potential to reduce cost of living pressures, maximise the use of resources and reduce a range of environmental impacts associated with the manufacture, distribution and post-consumption management of products. • For these benefits to be realised, action is needed from all levels of Government to change legislation and policies where required, put in place relevant incentives and lead by example. • The draft Submission was endorsed by MWAC on 23 October 2024 and by State Council via Flying Minute on 13 November 2024. It was provided to the Productivity Commission on 15 November 2024. <p>ATTACHMENT</p> <ul style="list-style-type: none"> • Flying Minute Submission on the Productivity Commission Inquiry. <p>POLICY IMPLICATIONS</p> <p>WALGA's Submission aligns with WALGA Advocacy Positions:</p> <ul style="list-style-type: none"> • 7.1 Waste Management Legislation • 7.8 Waste Management Education • 7.10 Household Hazardous Waste • 7.12 Landfill Ban • 7.13 Recovered Materials Framework • 7.15 Product Stewardship
11.1.1	<p>Report on Key Activities, Advocacy Portfolio</p>	<p>That State Council note the Key Activity Report from the Advocacy Portfolio to the March 2025 State Council meeting.</p> <p>Activities:</p> <p>Advocacy</p>

		<ul style="list-style-type: none"> • WALGA's State Election Campaign secured key commitments aligned with its advocacy in The West at its Best policy. • Paid media generated 4.6m impressions across various platforms in WA. • The campaign microsite received 37,210 visits, driven by paid ads and direct traffic. <p>Please see item 10.2 for more detail on the State Election Campaign and commitments made by major parties in line with WALGA's advocacy.</p> <p>Marketing</p> <ul style="list-style-type: none"> • Brand: The internal graphic design resource has enhanced material quality, production speed, and brand consistency, with over 50 documents published, including key reports, and rebranding of all WALGA e-newsletters to align with the corporate narrative. • Website: The WALGA website saw a 13% increase in active users and a 41% rise in direct traffic, likely driven by the Election Campaign, while newsletter subscriptions grew by 26%, from 673 to 846 over the last quarter. <p>Communications</p> <ul style="list-style-type: none"> • Twelve LG Direct weekly newsletters distributed to over 2,000 Elected Members and senior staff • The November 2024 edition of the Western Councillor Magazine • Q4 Tailored Quarterly Report compiled and distributed to all Members • WALGA's 2025 Federal Election Priorities <p>Media</p> <ul style="list-style-type: none"> • WALGA has generated significant media activity throughout the reporting period with 664 mentions of WALGA and President Karen Chappel. This equates to seven mentions a day. • WALGA's response to Premier Cook's comments reached 5.6m, with the headline "Unbecoming of the Premier." • Press releases on Renewable Energy, Polyphagous Shot-Hole Borer, and Local Government Elections gained publicity. • WALGA has commented on 30+ sector issues, including Population Growth and Coastal Management. • Social Media; LinkedIn, Facebook and Instagram • Paid Media: Programmatic display advertising, google search engine marketing, out of home media and campaign microsite. <p>Events</p> <ul style="list-style-type: none"> • WALGA Wrap
--	--	---

		<ul style="list-style-type: none"> Urban Forest Conference
11.1.2	Report on Key Activities, Infrastructure Portfolio	<p>That State Council note the Key Activity Report from the Infrastructure Portfolio for March 2025.</p> <p>Roads</p> <ul style="list-style-type: none"> Local Government Transport and Roads Research and Innovation Program Condition Assessment of Roads of Regional Significance Road Rail Interface Agreements Update of User Guides for calculating the cost of road wear for defined freight tasks Operational Boundaries and Asset Responsibilities in Rural Regions <p>Funding</p> <ul style="list-style-type: none"> Multi-Criteria Assessment (MCA) Model Revisions <p>Transport</p> <ul style="list-style-type: none"> Bus Stop Infrastructure Active Transport and Micromobility-Discussion Paper <p>Asset Management</p> <ul style="list-style-type: none"> Road Assets and Expenditure (RAE) Report Update Project <p>Utilities</p> <ul style="list-style-type: none"> Underground Power Streetlighting <p>Road Safety</p> <ul style="list-style-type: none"> RoadWise Councils RoadWise Recognised
11.1.3	Report on Key Activities, Member Services Portfolio	<p>That State Council note the Key Activity Report from the Member Services Portfolio to the March 2025 State Council meeting.</p> <p>Association and Corporate Governance</p> <ul style="list-style-type: none"> WALGA Strategic Plan 2025-2029 <p>Commercial</p> <ul style="list-style-type: none"> Preferred Supplier Program (PSP) Development ARENA Future Fuels Grant Project <p>Employee Relations</p> <ul style="list-style-type: none"> New IR Legislation Applications in the WA Industrial Relations Commission (WAIRC). <ul style="list-style-type: none"> Application CICS 5, 8 and 9 of 2023 - Union demarcation dispute. Application APPL 3 and 4 of 2023 - concerned award variations sort by the WASU to the Local Government Officers' (WA) Award 2021 (LGO

		<p>Award) and the Municipal Employees Award (WA) 2021 (ME Award)</p> <ul style="list-style-type: none"> Application APPL 164 of 2024 - has been made by the WASU through s80BH of the Industrial Relations Act 1979 (WA) (IR Act) to be named to the Local Government Industrial Award <p>Governance and Procurement</p> <ul style="list-style-type: none"> Local Government Legislative Reform – Local Government Amendment Bill 2024 was Assented to on 6 December 2024. The regulation to mandate Bands 1 and 2 to pay superannuation to Elected Members will take effect from 19 October 2025. <p>Training</p> <ul style="list-style-type: none"> The Training Team validated the nationally recognised program, updating resources and assessments for compliance, overseen by the RTO Compliance team. The February intake for Certificate III in Local Government is enrolling students for Feb 5 start. Virtual Graduation ceremony planned for 25 February for 6 graduates. Eight workshops are confirmed across WA before April, with popular short courses in Residential Design Codes, Governance, and Employee Relations, plus plans to launch the Diploma of Local Government in April/May.
11.1.4	Report on Key Activities, Policy Portfolio	<p>That State Council note the Key Activity Report from the Policy Portfolio to the March 2025 State Council meeting.</p> <p>Economics</p> <ul style="list-style-type: none"> Renewable Energy Economic Briefing <p>Environment and Waste</p> <ul style="list-style-type: none"> Native Vegetation: WALGA is progressing with actions identified in the Native Vegetation Issues Paper considered by Zones in December 2024. E-waste Transport Rebates: WALGA successful in securing State Government funding to assist regional and remote Local Governments in the cost of e-waste transportation for recycling. Polyhagous Shot Hole Borer: WALGA has escalated PSHB advocacy and is preparing a submission to the National Consultative Committee on key priorities for the PSHB Response Plan. <p>Planning and Building</p> <ul style="list-style-type: none"> WALGA 2025 Urban Forest Conference Urban Greening Grants Labor Election Commitment Coastwest Grants: application opened in January. WALGA will host an information session for eligible Local Governments on 12 February in partnership

		<p>with the Department of Planning, Lands and Heritage and the Department of Transport. Grant applications close on 14 April.</p> <p>Emergency Management</p> <ul style="list-style-type: none"> • Disaster Ready Fund Round Three • Emergency WA App • Local Emergency Management Arrangements Improvement Program • Bushfire Risk Management Coordinators • State Emergency Management Committee • State Bushfire Advisory Committee • State Bushfire Advisory Committee • Election Commitments <p>Community</p> <ul style="list-style-type: none"> • WALGA 2025 Aboriginal Engagement Forum • Public Health Act • Regional Primary Health Services • Access and Inclusion: MACWA and WALGA Forum • Child Safeguarding • Arts and Culture Infrastructure Grants
--	--	---

Conclusion

The Kimberley Zone noted the report from the WALGA President and the circulated State Council Agenda Items and supported the recommendations in the Matters for Decision contained with the State Council Agenda and acknowledged the items for noting above and the Status Report on State Council Resolutions.

Kimberley Regional Group Meeting Minutes – 21 February 2025

The following items from the Kimberley Regional Group Meeting held 21 February 2025 should be noted by Council:

Correspondence

The KRG noted that the correspondence was received and noted that the Chief Executive Officer could be directed on a response if required.

Correspondence in:

Date: 8 November 2024
 From: Chris Water, Assistant Commissioner, Regional operations WEST
 Topic: Meeting Request

Date: 11 November 2024
 From: Senator the Hon Jenny McAllister, Minister for Emergency Management,
 Minister for Cities
 Topic: Meeting Request

Date: 28 November 2024
 From: Mala Haji-Ali JP, CEO, West Kimberley Futures
 Topic: EC-West Strategic Plan & Annual Report

Date: 6 December 2024

From: The Hon Dr Tony Buti MLA, Minister for Education; Aboriginal Affairs; Citizenship and Multicultural Interests

Topic: Meeting Request & 2025 Election Priorities

Date: 9 January 2025

From: The Hon David Michael MLA, Minister for Mines and Petroleum

Topic: Meeting Request & 2025 Election Priorities

Date: 11 February 2025

From: The Hon Roger Cook MLA, Premier of WA

Topic: 2025/2026 Federal and State Budget Submission

Correspondence out:

Date: 2 October 2024

From: Cr David Menzel, Chair KRG

To: The Hon Anthony Albanese MP, Prime Minister

Topic: Invitation to meet in Canberra or the Kimberley

Date: 5 February 2025

From: Cr David Menzel, Chair KRG

To: The Hon Roger Cook MLA, Premier of WA

Topic: Vision for the Kimberley

Date: 10 February 2025

From: Cr David Menzel, Chair KRG

To: Ms Libby Mettam MLA, Leader of the WA Liberal Party

Topic: Unlocking the Kimberley

Date: 10 February 2025

From: Cr David Menzel, Chair KRG

To: Mr Shane Love MLA, Leader of the Nationals WA

Topic: Unlocking the Kimberley

Date: 12 February 2025

From: Cr David Menzel, Chair KRG

To: The Hon Roger Cook MLA, Leader of the Labor Party

Topic: Vision for the Kimberley

Financial Report

The KRG noted:

1. the Interim Financial Report to 31 December 2024
2. the \$163,158 year to date budget surplus
3. members contributions totalling \$180,000 will be invoiced during Q3; and
4. the total member interests of \$180,120 at 31 December 2024 is represented by cash held in Reserves.

1.

Presentations

The following presentations were received from key stakeholders:

- John Hutchison, Superintendent - Kimberley District Office WA Police
- Divina D'Anna MLA - Parliamentary Secretary to the Deputy Premier; Treasurer; Minister for Transport; Tourism.

2.

Further, it was requested that the Executive Officer reach out and invite Hon Melissa Price MP to a KRG meeting.

3.

The Executive Officer was also requested to keep KRG members informed about any upcoming meetings with politicians.

Financial Assistance Grants Review Project

That the KRG approve the Financial Assistance Grant Report and endorse its release.

Executive Officer to distribute the report to key stakeholders, upload it to the KRG website, issue a media release, and create a LinkedIn post.

Community Safety & Crime Prevention Investment Package

That the KRG:

1. Approve the Community Safety and Crime Prevention Package.
2. Approve the development of the desktop published Executive Summary

Executive Officer to proceed with the development of the desktop published Executive Summary of this document for advocacy purposes.

Kimberley	Housing	Pipeline	Project
-----------	---------	----------	---------

That the KRG note the progress of the Kimberley Housing Pipeline.

Executive Team to continue advocacy for the Kimberley Housing Pipeline.

2025-26 Budget Submission to Federal Treasury

That the KRG note that a submission has been made to the 2025-26 Australian Treasury.

KRG Business Plan 2021-25 Status Update

That the KRG note:

1. The status of actions in the KRG Business Plan 2021-2025
2. That executive team will develop a framework and consolidate the KRG Strategic Documents for KRG consideration.
3. That an updated Business/Action plan will be developed as part of this exercise.

Executive Team to continue developing a framework and consolidating the KRG Strategic Documents.

Election Strategy Update

That the KRG:

1. note the progress of the Election Strategy
2. continue advocacy at a federal level/

Executive Officer to reach out to the Federal candidates to arrange a briefing on March 5th and update members once confirmed.

Around the Grounds

For information only.

Kimberley Regional Group Priority Action List

That the KRG notes progress of the priority action items.

Executive Officer Report

That the Executive Officers Report be received and endorsed. As per Outstanding Actions.

General Business

CEO, Shire of Halls Creek was requested to provide further details once confirmed to members on the April 2025 KRG Halls Creek in Person Meeting and Shire Tour.

CONSULTATION

WALGA
Kimberley Development Commission
Kimberley Regional Development Australia

STATUTORY ENVIRONMENT

Local Government Act 1995

POLICY IMPLICATIONS

Nil

FINANCIAL IMPLICATIONS

Nil

RISK

Nil

STRATEGIC ASPIRATIONS

Performance - We will deliver excellent governance, service & value for everyone.

Outcome 11 - Effective leadership, advocacy and governance

Objective 11.1 Strengthen leadership, advocacy and governance capabilities.

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

Outcome 9 - A strong, diverse and inclusive economy where all can participate

Objective 9.5 Grow the size and depth of Broome's labour market with improved access to training and development opportunities.

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

Outcome 7 - Safe, well connected, affordable transport options



Meeting Minutes

21 February 2025

Kimberley Country Zone: Minutes February 2025



Table of Content

1. KIMBERLEY COUNTRY ZONE MEETING OPEN:	3
2. ATTENDANCE AND APOLOGIES	3
3. DISCLOSURES, CONFLICTS AND DECLARATIONS OF INTEREST:	4
4. KIMBERLEY COUNTRY ZONE STATE COUNCIL AGENDA:	4
5. CONCLUSION OF ZONE MATTERS:	41
6. DRAFT OPERATIONAL PROCEDURE 113: OPERATIONAL BOUNDARIES AND ASSET MAINTENANCE RESPONSIBILITIES: RURAL REGIONS	42

Kimberley Country Zone: Minutes February 2025



1. Kimberley Country Zone Meeting Open: 9:05AM

Chair acknowledged the Traditional Custodians of the different lands on which people met today, and paid respect to all the Elders past, present and emerging.

2. Attendance and Apologies

Name	Shire / Council / Organisation	Method
Members		
Cr David Menzel	Zone Chair, and President, Shire of Wyndham East Kimberley	Zoom
Cr Peter McCumstie	President, Shire of Derby West Kimberley	Zoom
Cr Malcolm Edwards	President, Shire of Halls Creek	Zoom
Cr Chris Mitchell	President, Shire of Broome	Zoom
Observers		
Sam Mastrolembro	CEO, Shire of Broome	Zoom
Geoff Haerewa	Zone Deputy & Deputy President, Shire of Derby West Kimberley	Zoom
Tamara Clarkson	CEO, Shire of Derby West Kimberley	Zoom
Cr Brett Angwin	Councillor, Shire of Derby West Kimberley	Zoom
Cr Brian Ellison	Councillor, Shire of Derby West Kimberley	Zoom
Susan Leonard	CEO, Shire of Halls Creek	Zoom
Cr Tony Chafer	Deputy Shire President, Shire of Wyndham East Kimberley	Zoom
Vernon Lawrence	CEO, Shire of Wyndham East Kimberley	Zoom
Executive Support Team		
Paul Rosair	Principal NAJA Business Consulting	Zoom
Michelle Mackenzie	Principal Mira Consulting	Zoom
Jane Lewis	Principal Redit Research	Zoom
Rebecca Billing	Administrative Assistant, NAJA Business Consulting	Zoom
Apologies		
Gordon Thomson	President, Shire of Christmas Island	

Kimberley Country Zone: Minutes February 2025



Name	Shire / Council / Organisation	Method
David Price	CEO, Shire of Christmas Island	
Aindil Minkom	President, Cocos (Keeling) Islands	
Frank Mills	CEO, Cocos (Keeling) Islands	
Tony Lacy	Cocos (Keeling) Islands	
Cr Azah Badlu	Cocos (Keeling) Islands	
Guests		
Nick Sloan	CEO, WALGA	Zoom
Sam McLeod	Manager Commercial Services, WALGA	Zoom
Jaxon Ashley	Road Safety Advisor, WALGA	Zoom
Cr Karen Chappel	Manager Governance and Procurement, WALGA	Zoom

3. Disclosures, Conflicts and Declarations of Interest:

Financial Interest / Impartiality			
Member	Item Number	Item	Nature of Interest
Nil			

4. Kimberley Country Zone State Council Agenda:

Attachments:

1 President's Report

2 WALGA State Council Agenda and Report on State Council Actions (Separately Attached)



1.1 Presidents Report – Attachment 1

President's Report March 2025

Introduction

It's been a busy start to 2025, and the pace looks set to continue throughout the year!

2025 is the Year of the Election – with State, Federal and Local Government elections all occurring this year.

For the State Government election, WALGA has focused on advocacy around our "The West at it Best" advocacy campaign. Responses to our campaign from the major parties are outlined further in this report.

I look forward to working with everyone across the sector, as we progress Local Government initiatives and positions.

State and Federal Elections

The 2025 State Election campaign is now well under way, with all parties announcing a range of commitments in recent months.

I am pleased that WALGA's State Election Campaign has been successful in securing commitments for a number of important initiatives aligned with the priorities outlined in WALGA's *The West at its Best* policy platform. To date, these include:

Labor

- Expansion of the regional road safety program to local roads (\$125 million)
- 23 new signalised crossing to replace warden-controlled children's crossings (\$17.7 million). 10 of these align with WALGA's list of priority crossings.
- Funding for six new Community Emergency Services Manager (CESM) positions (\$3.5 million)
- Dedicated State Bushfire Mitigation Branch to undertake mitigation works on unallocated crown land, unmanaged reserves. Support LG to manage the risk on road verges and provide support during major incidents
- Commitment to double Perth's tree canopy cover to 30% by 2040, new urban canopy growth program (\$10 million) and 'treebates' to encourage Western Australians to plant native trees
- Regional housing package, including new and refurbished social housing, additional GROH homes and stamp duty relief for first homebuyers (\$145 million)
- Expansion of the PATS rebate by more than 50% and expansion to include dental services and allied health (\$34 million)
- Range of infrastructure projects to improve community sport and recreation facilities across the state (\$186 million), including \$30 million additional funding for infrastructure upgrades to support women's participation in sport



Kimberley Country Zone: Minutes February 2025

Nationals

- Emergency management initiatives including funding to clear the backlog of facility upgrades under the Local Government Grant Scheme and expansion of the CESM program with 27 additional positions (\$136 million)
- Regional headworks fund (\$1 billion)
- Safer local roads program, applying targeted treatments to 8,200km of local roads (\$276 million)
- Boost to PATS and expansion to allied health and dental services (\$100 million)
- Implement a comprehensive State Planning Policy for renewable energy, mandate community impact assessment and community benefit funds with a baseline contribution of 1.5%
- Increase the Community Sport and Recreation Facilities Fund to \$40 million per annum, and develop 10 year regional sporting plans.

Liberal

- Housing infrastructure investment fund to support enabling infrastructure such as sewerage, roads and water (\$500 million)
- Create a new Regional Housing Infrastructure Program, to support headworks in regional areas and unlock housing (\$100 million)
- Regional health initiatives including increasing PATS fuel and accommodation allowances, more career paramedics in regional WA, and patient transport in the Wheatbelt (\$87 million)

WALGA has also prepared a policy platform for the 2025 Federal Election, and has provided this to the Federal Government and WA Members of Parliament and candidates and is seeking opportunities for further discussions in coming weeks.

Polyphagous shot hole borer (PSHB)

WALGA's advocacy on this issue has continued, most recently concerns were expressed by the sector regarding inadequate access to relevant information on the location of PSHB infestations and positive traps in their areas ([WALGA boss Karen Chappel slams attempts to withhold vital biosecurity information on the invasive borer](#)). WALGA is continuing to push for Local Governments to be included in, and funded through, the national Response Plan. While we have made some progress, as outlined in the Item for Noting in the State Council Agenda, there is still considerable work to be done to eradicate this pest.

Renewable Energy

Following the Forum hosted by WALGA at the end of last year, WALGA is progressing the development of a Community Benefits and Engagement Guide to assist Local Governments when working with proponents on large scale renewable energy projects. Interested Local Governments will have the chance to provide input into the Guide over the coming months.

WALGA is continuing its advocacy work with ongoing engagement with relevant State Government Ministers and discussions with key government agencies. In January The West Australian published my 'Op-ed' piece [Locals must have input in renewable plans and the answer is blowing in the Wind](#), which stressed the need for a framework to assist industry proponents and Local Governments entering renewables discussions.

The Minister for Energy; Environment; Climate Action has responded to my correspondence on this issue, acknowledging Local Governments' concerns and reinforcing the role of Powering WA to engage with the sector to better understand the opportunities and challenges faced by their communities.

Disaster Ready Fund (DRF) Round Three

Applications for Round Three of the [Disaster Ready Fund](#) (DRF) close on 2 April 2025. The DRF significant funding source for Local Government disaster resilience and risk reduction projects, with

Kimberley Country Zone: Minutes February 2025



\$200 million of Commonwealth investment available across all jurisdictions in 2025-26. Round Two funded 17 Local Government projects WA valued at over \$23 million, including fire danger rating signage, community education, evacuation centre improvements and infrastructure projects. Round Three has a greater focus on infrastructure projects with up to \$138 million dedicated to infrastructure projects with a minimum value of \$500,000.

Local Government Legislative Reform

The Local Government Amendment Bill 2024 was Assented to on 6 December 2024.

Some of the items have come into effect immediately are:

- Clarified Roles and Responsibilities of Council, Council Members, Mayors and Presidents and CEOs
- Local Law Reforms
- Committees of Council – Councils to appoint Committee chairs
- Owner and Occupier roll changes

Regulations relating to Superannuation for Elected Members have recently been gazetted.

It is worth noting that Superannuation came into effect on 1 February 2025 as discretionary for Local Governments. Local Governments will need to make a decision by Absolute Majority if they wish to pay superannuation to Elected Members.

The regulation to mandate Bands 1 and 2 to pay superannuation to Elected Members will take effect from 19 October 2025.

Therefore, those Band 1 and 2 that have not resolved to pay superannuation, will be required to pay Superannuation to Elected Members from 19 October 2025.

Other items will require regulations and further work: including:

- Development Assessment Panel (DAP) Functions
- Office of the Local Government Inspector
- Local Government Monitors
- Independent Member and Chair of Audit, Risk and Improvement Committee
- Clarified Regional Subsidiaries Provisions
- Unreasonable / Vexatious Complaints
- Changes to Local Government Borrowing Powers

In addition, regulations relating to Tranche 1 amendments are still required:

Amendments yet to commence include:

- Council Plans
- Standardised Meeting Procedures
- Communications Agreement
- Community Engagement Charter and Surveys
- Publication of CEO Performance Review (consultation has commenced)
- New Lease and Contract Registers (consultation has commenced)

Kimberley Country Zone: Minutes February 2025



In respect to CEO Matters and Online Registers, WALGA circulated an Info Page and Discussion paper, seeking feedback on draft regulations. Responses are requested by 19 March and will inform a State Council Agenda item to go through the April round of Zone meetings.

Reconciliation at WALGA

WALGA has embedded the development and implementation of an Innovate level Reconciliation Action Plan (RAP) as a strategic initiative in the 2025-2029 Strategic Plan.

This new RAP is intended to complement the broader work already undertaken by the organisation to support the efforts of Local Governments to progress reconciliation at the local level, including the Aboriginal Engagement Forum, training and education opportunities, Employee Relations support and facilitating links to reconciliation organisations.

President Cr Karen Chappel AM JP
WALGA President

Kimberley Country Zone: Minutes February 2025



President's Contacts

The President's contacts since 6 December 2024 and scheduled before 5 March 2025 are as follows:

State and Commonwealth Government Relations

- State Road Funds to Local Government Advisory Committee Meeting
- Hon John Carey MLA, Minister for Planning; Lands; Housing; Homelessness
- Hon Hannah Beazley MLA, Minister for Local Government; Youth

Zone Meetings

- Avon Midland Country Zone Meeting
- North Metro Zone Meeting
- Pilbara Country Zone Meeting
- Central Metropolitan Zone Meeting
- Kimberley Zone Meeting
- Northern Country Zone Meeting

Local Government Relations

- State Council Meetings
 - Information Forum
 - Local Government House Trust
 - Finance and Services Committee
- ALGA
 - Board Meeting & Strategic Planning Retreat
- LGIS
 - JLT Management Committee
 - Risk and Audit Committee
- - City of Vincent - Mayor Alison Xamon & CEO David MacLennan
 - Growth Areas Perth and Peel (GAPP) Meeting
 - Lord Mayors Distress Relief Fund AGM & Board Meeting

Conferences, Workshops, Public Relations

- WALGA Wrap 2024
- WALGA Urban Forest Conference
- Certificate 3 in Local Government Virtual Graduation
- Seven West Media Leadership Matters Breakfast with Libby Mettam
- Seven West Media Leadership Matters Breakfast with Premier Hon Roger Cook MLA

Kimberley Country Zone: Minutes February 2025



1.2 Reports from Representatives

WALGA –

- Cr Karen Chappel, Manager Governance and Procurement, WALGA
- Nick Sloan, CEO
- Jaxon Ashley, Road Safety Advisor, WALGA
- Sam McLeod, Manager Commercial Services, WALGA

5.2.1 Reports from Department of Local Government, Sport and Cultural Industries Report

Report will be provided once available.



5.3 Reports from Kimberley Country Zone

The following table provides a summary of Matters for Decision that will be considered at the WALGA State Meeting on 5 March 2025, and provides an update on Matters for Noting. For full details of items, including background material and discussions, please see separately attached WALGA State Council Agenda (Attachment 2).

5.3.1 Item/Matters for Decision

Item / Matters for Decision As per State Council Agenda	WALGA Recommendations
8.1 Climate Change Advocacy Position	<p>That State Council replace the 2018 Climate Change Policy Statement Advocacy Position 4.1 Climate Change with the following advocacy position:</p> <p><i>Climate Change significantly impacts Local Governments' operations and responsibilities, as well as their communities.</i></p> <p><i>Local Government is committed to taking climate action, including by:</i></p> <ul style="list-style-type: none"> • reducing operational emissions in line with Australian and Western Australian Government 2050 net zero targets • providing leadership and support to their communities to reduce carbon emissions • embedding climate risk management into their operations to enhance adaptation and build community resilience to the impacts of climate change • working with other levels of Government and key stakeholders to ensure policy and on-ground programs are effective, equitable and targeted. <p><i>WALGA calls on the Australian and Western Australian Governments to provide the necessary climate leadership, coordination, and action to:</i></p> <ol style="list-style-type: none"> 1. Ensure Australia and Western Australia meet net zero emissions targets through: <ol style="list-style-type: none"> a. enacting legislation which sets clear, measurable targets for emission reduction b. developing and funding coordinated emissions reduction policies, guidance and programs c. acknowledging the role of Local Government as an implementation partner in emissions reduction policy and planning. 2. Empower Local Government to accelerate adaptation and build resilience in their communities through: <ol style="list-style-type: none"> a. ensuring the roles and responsibilities set out under the Council of Australian Governments Roles and Responsibilities for Climate Change Adaptation in Australia are implemented and adequately resourced b. providing up to date, consistent and accessible data to enable evidence-based decision making and investment



Item / Matters for Decision As per State Council Agenda	WALGA Recommendations
	<p>c. developing national guidance on adaptation responses to facilitate coordinated and equitable planning and implementation.</p> <p>3. Provide funding and resources and support to Local Government to enable on-ground implementation, including for:</p> <ul style="list-style-type: none"> a. the implementation of the Regional Climate Alliance Program across Western Australia b. the establishment and maintenance of corporate emission inventories and action plans c. providing transformational investment to facilitate emission reduction activities d. undertaking climate risk assessments and the development of adaptation action plans e. a dedicated adaptation fund to address localised climate risks and build climate resilience. <p>EXECUTIVE SUMMARY</p> <ul style="list-style-type: none"> WALGA's current climate change Policy Statement and Advocacy Position were endorsed by State Council in 2018. There have been significant legislative and policy changes at both the Australian and State Government level since that time. The impacts of climate change are also being increasingly felt across Western Australia, putting Local Government in a challenging position with limited resources and support to mitigate emissions and adapt. Feedback from the sector through climate surveys, undertaken every two years, and targeted consultation confirms that significant resourcing and funding gaps exist for Local Government to effectively respond to climate change. The updated Advocacy Position focuses on the urgency and scale of climate impacts and calls for a comprehensive framework, and action, to enable Local Government to manage the impacts of climate change and build resilient communities. The Environment Policy Team endorsed the Advocacy Position at their 11 December 2024 meeting. <p>ATTACHMENT</p> <ul style="list-style-type: none"> Climate Change Legislative and Policy Context <p>POLICY IMPLICATIONS</p> <p>The revised advocacy position is intended to be an overarching sector position on climate change. Other advocacy positions, including Urban Forest (4.5), Renewable Energy (6.16, 6.17, 6.18), Emergency Management (8.1, 8.2, 8.11) and Coastal Planning (6.8) provide a sector position on specific climate related matters.</p> <p>The existing Policy Statement and Advocacy Position is:</p> <p>4.1 Climate Change</p> <p>Local Government acknowledges:</p>



Item / Matters for Decision As per State Council Agenda	WALGA Recommendations
	<ol style="list-style-type: none"> 1. The science is clear: climate change is occurring and greenhouse gas emissions from human activities are the dominant cause. 2. Climate change threatens human societies and the Earth's ecosystems. 3. Urgent action is required to reduce emissions, and to adapt to the impacts from climate change that are now unavoidable. 4. A failure to adequately address this climate change emergency places an unacceptable burden on future generations. <p><i>Local Government is committed to addressing climate change. Local Government is calling for:</i></p> <ol style="list-style-type: none"> 1. Strong climate change action, leadership and coordination at all levels of government. 2. Effective and adequately funded Commonwealth and State Government climate change policies and programs. <p>It is proposed that the current advocacy positions be replaced with:</p> <p>Climate Change <i>Climate Change significantly impacts Local Governments' operations and responsibilities, as well as their communities.</i> <i>Local Government is committed to taking climate action, including by:</i></p> <ul style="list-style-type: none"> • reducing operational emissions in line with Australian and Western Australian Government 2050 net zero targets • providing leadership and support to their communities to reduce carbon emissions • embedding climate risk management into their operations to enhance adaptation and build community resilience to the impacts of climate change • working with other levels of Government and key stakeholders to ensure policy and on-ground programs are effective, equitable and targeted. <p><i>WALGA calls on the Australian and Western Australian Governments to provide the necessary climate leadership, coordination, and action to:</i></p> <ol style="list-style-type: none"> 1. <i>Ensure Australia and Western Australia meet net zero emissions targets through:</i> <ol style="list-style-type: none"> a. <i>enacting legislation which sets clear, measurable targets for emission reduction</i> b. <i>developing and funding coordinated emissions reduction policies, guidance and programs</i> c. <i>acknowledging the role of Local Government as an implementation partner in emissions reduction policy and planning.</i> 2. <i>Empower Local Government to accelerate adaptation and build resilience in their communities through:</i> <ol style="list-style-type: none"> a. <i>ensuring the roles and responsibilities set out under the Council of Australian Governments Roles and Responsibilities for Climate Change Adaptation in Australia are implemented and adequately resourced</i> b. <i>providing up to date, consistent and accessible data to enable evidence-based decision making and investment</i>

Kimberley Country Zone: Minutes February 2025



Item / Matters for Decision As per State Council Agenda	WALGA Recommendations
	<p>c. <i>developing national guidance on adaptation responses to facilitate coordinated and equitable planning and implementation.</i></p> <p>3. <i>Provide funding and resources and support to Local Government to enable on-ground implementation, including for:</i></p> <ul style="list-style-type: none"> a. <i>the implementation of the Regional Climate Alliance Program across Western Australia</i> b. <i>the establishment and maintenance of corporate emission inventories and action plans</i> c. <i>providing transformational investment to facilitate emission reduction activities</i> d. <i>undertaking climate risk assessments and the development of adaptation action plans</i> e. <i>a dedicated adaptation fund to address localised climate risks and build climate resilience.</i>
<p>8.2 Waste Management Legislation Advocacy Position</p>	<p>That State Council replace the Waste Management Legislation Policy Statement and Advocacy Position 7.1 Waste Management Legislation with the following advocacy position:</p> <ul style="list-style-type: none"> 1. Local Government supports Australian and State Government waste management legislation which: <ul style="list-style-type: none"> a. includes requirements for national and state waste strategies which support Local Governments to implement the strategies and achieve targets b. focuses on coordinated action and clear roles and responsibilities c. establishes a lead agency for waste management d. establishes and maintains a regulated product stewardship framework for all products entering the Australian market e. includes provisions to optimise market development and participation in waste processing. 2. Local Government calls for the Waste Avoidance and Resource Recovery Act 2007 to be amended to include: <ul style="list-style-type: none"> a. Waste education in the definition of Waste Services b. Circular Economy principles. <p>EXECUTIVE SUMMARY</p> <ul style="list-style-type: none"> • WALGA's current Waste Management Legislation Policy Statement and Advocacy Position were adopted in 2004. • The Policy Statement outlines Local Government's position on waste management legislation in Western Australia and sets out the key objectives waste management legislation should achieve. • WALGA used the Waste Management Policy Statement to inform advocacy on the development, and reviews, of the <i>Waste Avoidance and Resource Recovery Act 2007</i> (WARR Act). • The current Advocacy Position, and many of the elements in the policy statement, are no longer relevant as they have been achieved.

Kimberley Country Zone: Minutes February 2025



Item / Matters for Decision As per State Council Agenda	WALGA Recommendations
	<ul style="list-style-type: none"> The revised Advocacy Position focuses on both Australian and State Government legislation and reflects the shift in focus from traditional waste management towards a circular economy approach. The Municipal Waste Advisory Council endorsed the new Advocacy Position at its meeting on 11 December 2024. <p>POLICY IMPLICATIONS</p> <p>The existing Policy Statement and Advocacy Position is:</p> <p><i>Local Government supports waste management legislation that references the principles of Sustainability and the Waste Hierarchy.</i></p> <p><i>To be effective, waste management legislation should include the following primary objectives:</i></p> <ol style="list-style-type: none"> 1. Protection of human health and the natural environment; 2. Minimise resource consumption; 3. Minimise waste; and 4. Effect the transition to a waste-free society. <p>It is proposed that the current advocacy positions be replaced with:</p> <ol style="list-style-type: none"> 1. Local Government supports Australian and State Government Waste Management Legislation which: <ol style="list-style-type: none"> a. includes requirements for national and state waste strategies which support Local Governments to implement the strategies and achieve targets b. focuses on coordinated action and clear roles and responsibilities c. establishes a lead agency for waste management d. establishes and maintains a regulated product stewardship framework for all products entering the Australian market e. includes provisions to optimise market development and participation in waste processing. 2. Local Government calls for the Waste Avoidance and Resource Recovery Act 2007 to be amended to include: <ol style="list-style-type: none"> a. Waste education in the definition of Waste Services b. Circular economy principles.

Kimberley Country Zone: Minutes February 2025



4.3.2 Policy Team and Committee Reports and Matters for Noting

Item / Matters for Noting / Information	WALGA Recommendations
<p>9.1 Infrastructure Policy Team Report</p>	<p>That State Council:</p> <ol style="list-style-type: none"> 1. Note the report from the Infrastructure Policy Team for the 5 March 2025 meeting. 2. Determine to: <ol style="list-style-type: none"> a. Delete Advocacy Position 5.2.8 (Towards Zero Road Safety Strategy 2008 – 2020). b. Amend the title of Advocacy Position 5.2.7 from Road Safety Strategy (Imagine Zero) to Driving Change Road Safety Strategy 2020-2030. c. Delete the fourth dot point in Advocacy Position 5.2.7 “...the retention of WA’s Default Open Speed Limit at 110 km per hour and opposes the proposed reduction to 100 km per hour...” <p>MATTERS FOR STATE COUNCIL DECISION</p> <p>WALGA’s advocacy positions are reviewed and updated to ensure that they remain contemporary. The Towards Zero Road Safety Strategy 2008 – 2020 was superseded with “Driving Change, Road Safety Strategy for Western Australia 2020 – 2030”. Advocacy Position 5.2.7 refers to this, the current strategy.</p> <p>Advocacy Position 5.2.7 was endorsed by State Council during the consultation phase of the current road safety strategy. At that time the name of the strategy had not been determined. The proposed title change reflects the final name of the strategy.</p> <p>In May 2023 WALGA’s State Council adopted advocacy position 5.2.3 Speed Management Reform which provides a set of principles for guiding WALGA’s advocacy on the many and varied aspects of the complex topic of travel speeds in the context of the road networks managed by the 139 Local Governments in WA. It is proposed that this May 2023 advocacy position replaces the previous position in scope, currency and utility.</p> <p>The previous position was established on the basis of consultation and feedback (by a consultant on behalf of the WA Government) from some Local Governments in the early 2000s. Both the consultation question and the position are narrow and specific in scope.</p> <p>MATTER FOR STATE COUNCIL NOTING</p> <p>The Policy Team progressed actions and advocacy in relation to:</p> <ul style="list-style-type: none"> • Regional telecommunications service levels, including impact of closure of the 3G network. • Development of contemporary advocacy positions relating to active transport.

Kimberley Country Zone: Minutes February 2025



Item / Matters for Noting / Information	WALGA Recommendations
9.2 People and Place Policy Team Report	<p>That State Council note the People and Place Policy Team meeting report for the 5 March 2025 meeting.</p> <p>The People and Place Policy Team have not had a meeting since the last State Council meeting in December 2024.</p>
9.3 Governance Policy Team Report	<p>That State Council note the Governance Policy Team meeting report for the 5 March 2025 meeting.</p> <p>The Governance Policy Team have not had a meeting since the last State Council meeting in December 2024.</p> <p>The next meeting is scheduled for March.</p>
9.4 Environment Policy Team Report	<p>That State Council note the Environment Policy Team meeting report to the 5 March 2025 meeting</p> <p>MATTERS FOR STATE COUNCIL DECISION</p> <p>The Environment Policy Team agreed to recommend that State Council replace WALGA's existing Advocacy Position 4.1 Climate Change (see item 8.1).</p> <p>MATTERS FOR STATE COUNCIL NOTING</p> <p>Item 10.5: Polyphagous shot-hole borer Update</p> <p>The Policy Team discussed the following matters referred by Zones:</p> <ul style="list-style-type: none"> • Whale carcass management: Goldfields Esperance Country Zone requests that WALGA advocate for a government policy change to allow towing of whale carcasses before they wash ashore. WALGA notes the feedback and will investigate if there is further action on the issue. • Service Stations / Sensitive Land uses: South Metropolitan Zone requests that WALGA supports the review of the EPA and advocates for the review of the GS3. WALGA will raise the need for a review of this Guideline through its representation on the EPA Stakeholder Reference Group, then consider further advocacy on this matter. • State Planning Policy 3.6 - Infrastructure Contributions (Community Infrastructure Cap): North Metropolitan Zone recommends that WALGA advocate to the State Government for indexation of the community infrastructure cap defined in the State Planning Policy. WALGA made a submission strongly opposing the introduction of a contribution cap. WALGA is also working with the Growth Alliance Perth and Peel Local Governments to develop a set of advocacy positions in relation to the development contribution plan arrangements. <p>PORTFOLIO UPDATES</p>

Kimberley Country Zone: Minutes February 2025



Item / Matters for Noting / Information	WALGA Recommendations
	<p>WALGA staff provided the Policy Team with updates on:</p> <ul style="list-style-type: none"> • Polyphagous shot-hole borer • Review of the DAP advocacy position • Avian Influenza (H5 Clade 2.3.4.4b) • National Water Agreement. <p>The Policy Team also noted that the development of an updated Water Advocacy Position is underway.</p>
<p>9.5 Municipal Waste Advisory Council (MWAC) Report</p>	<p>That State Council note the Municipal Waste Advisory Council report to the 5 March 2025 meeting.</p> <p>MATTERS FOR STATE COUNCIL DECISION</p> <p>MWAC agreed to replace the Waste Management Legislation Policy Statement and Advocacy Position 7.1 Waste Management Legislation (see item 8.2).</p> <p>MATTERS FOR STATE COUNCIL NOTING</p> <p>MWAC considered the following matters:</p> <ul style="list-style-type: none"> • Circular Economy Advocacy Position: WALGA's advocacy in relation to circular economy has identified that action is required from all levels of Government. The development of an advocacy position on Circular Economy is far broader than the waste management considerations. Comprehensive consultation on the advocacy position is planned for 2025. • E-Cigarette Collection Study: Following the successful completion of the Collection Study, MWAC discussed advocacy options to ensure the community access to safe disposal/recycling avenues for e-cigarettes, with a focus on minimising risks to waste management collection and processing infrastructure. • Waste Processing Contingency Planning: WALGA has consistently advocated for effective contingency planning for waste management, most recently as part of the review of the State Waste Strategy. Several recent issues have highlighted the challenges facing the sector and the limited options for processing of some materials. MWAC discussed governance models and contingency planning options for Western Australia. <p>UPDATES</p> <p>MWAC noted the following updates:</p> <ul style="list-style-type: none"> • Policy Statement Review Update • Better Practice Document Review Update • Review of DWER Waste Education • Review of Recycling and Waste Reduction Act • Review of Local Government Waste Reporting Requirements • Queensland Fruit Fly (Qfly) Outbreak • MWAC 30 Year Anniversary.

Kimberley Country Zone: Minutes February 2025



Item / Matters for Noting / Information	WALGA Recommendations
10.1 2025 Federal Election	<p>That State Council note the update on the 2025 Federal Election.</p> <p>EXECUTIVE SUMMARY</p> <ul style="list-style-type: none"> The Federal election is due to be held on or before 17 May. Recent speculation suggests that a date in mid-April is likely. The Australian Local Government Association (ALGA) will run a Federal Election Campaign and has prepared a campaign website and assets that Local Governments can use to promote and support the campaign issues. To complement ALGA's advocacy, WALGA has prepared a policy platform highlighting priority issues for WA Local Governments. The document will form the basis of WALGA's advocacy leading into the Federal election and has been distributed to WA Members of Parliament and candidates. <p>ATTACHMENT</p> <ul style="list-style-type: none"> WALGA 2025 Federal Election Priorities
10.2 2025 State Election	<p>That State Council note the update on the 2025 State Election campaign.</p> <p>EXECUTIVE SUMMARY</p> <ul style="list-style-type: none"> WALGA's State Election campaign has been running since November 2024, and aims to secure commitments from the major parties to the priority areas identified in <i>The West at its Best</i> policy platform. Since the beginning of the year, parties have been announcing a raft of commitments for the next term. WALGA has been successful in securing commitments to a range of initiatives that are aligned with our election priorities.
10.3 Large Scale Renewable Energy Update	<p>That State Council note the update on WALGA's renewable energy policy and advocacy activities.</p> <p>EXECUTIVE SUMMARY</p> <ul style="list-style-type: none"> Western Australia's energy industry is transforming to achieve the goal of net zero emissions by 2050. Western Australia does not have a plan or framework that provides a consistent approach to how proponents of major energy projects consult with local communities and how they can share in the benefits. State Council adopted a suite of renewable energy related advocacy positions in September 2024. WALGA has been progressing a number of initiatives to support Local Governments since State Council endorsed three energy transition advocacy positions last year. In correspondence to WALGA, the Minister for Energy; Environment; Climate Action has acknowledged Local Governments' concerns and reinforced the role of Powering WA to engage with the sector to better understand the opportunities and challenges faced by their communities.

Kimberley Country Zone: Minutes February 2025



Item / Matters for Noting / Information	WALGA Recommendations
	<p>ATTACHMENT</p> <ul style="list-style-type: none"> • Minister Whitby - Energy Transition Advocacy Letter <p>POLICY IMPLICATIONS</p> <p>This item relates to the following WALGA advocacy positions:</p> <ul style="list-style-type: none"> 6.16 Energy Transition Engagement and Community Benefit Framework 6.17 Renewable Energy Facilities 6.18 Priority Agriculture
<p>10.4 2024 CoastWA Local Government Survey</p>	<p>That State Council note the update on the 2024 CoastWA Local Government Survey.</p> <p>EXECUTIVE SUMMARY</p> <ul style="list-style-type: none"> • An online survey of coastal and estuarine Local Governments was undertaken in October 2024. • The purpose of the survey was to inform input into the development of CoastWA Phase 2 and the review of <i>State Planning Policy 2.6: Coastal</i> planning and guide the activities and priorities of the CoastWA Local Government Facilitator for the next two years. • The survey was sent via email to all 52 coastal and estuarine Local Governments. • Survey results indicated that Local Governments: <ul style="list-style-type: none"> ○ are increasingly having to act and respond to coastal hazards. ○ are heavily reliant on grant funding to implement coastal adaptation projects. ○ foresee needing to increase their spending on coastal adaptation over the next five years. ○ see the greatest barrier to implementation is a lack of budget and this has increased since the 2021 CoastWA Survey. ○ had largely not commenced planning for managed retreat (if identified in their CHRMAP) and that appropriate funding, legislative support and resourcing would be required to give them the certainty to do so. ○ saw value in the State Government implementing projects such as a state-wide community education campaign, coastal data collection and state-wide coastal hazard mapping. <p>ATTACHMENT</p> <ul style="list-style-type: none"> • 2024 CoastWA Local Government Survey – Preliminary Outcomes Report <p>POLICY IMPLICATIONS</p> <p>The outcomes of this survey support WALGA advocacy policy position 6.8 Coastal Planning, which calls for:</p> <ol style="list-style-type: none"> 1. Equitable legislative, regulatory and policy changes that preserve public coastal access for current and future generations. 2. The provision of sustainable and adequate long-term funding for Local Governments to manage the impacts of coastal erosion and inundation.



Item / Matters for Noting / Information	WALGA Recommendations
10.5 Polyphagous Shot-hole Borer Update	<p>That State Council note the update on Polyphagous shot-hole borer response and WALGA advocacy.</p> <p>EXECUTIVE SUMMARY</p> <ul style="list-style-type: none"> In March 2024, State Council considered the Polyphagous shot-hole borer (PSHB) biosecurity response as an emerging issue, noting: <ul style="list-style-type: none"> The significant threat PSHB presents to growth and retention of urban forests. WALGA and Local Government engagement in the PSHB response. The importance of shared surveillance by government, industry and community to assist with eradication efforts. The need for funding to replace trees lost due to PSHB and ameliorate the long-term urban canopy impact. Over the past year, WALGA and Local Governments have escalated PSHB advocacy and political engagement, amid concerns that insufficient resources and State Government process issues will fail to eradicate the borer. Advocacy priorities have included: <ul style="list-style-type: none"> Recognition of the impact of PSHB on the urban canopy, and funding for replacement of trees lost to PSHB infestation. Increased resourcing of the eradication response, including funding for Local Government in recognition of the sector's significant (>\$2 million) investment towards response operations to date. A more efficient and agile response. Research on innovative control strategies, biology and behaviour in WA's environment, and new approaches to improve surveillance efficiency. Advocacy wins have included: <ul style="list-style-type: none"> The State Government's investment of \$7.2 million in the WA Tree Recovery Program for PSHB. WA Agricultural Research Collaboration (WAARC) delivery of \$2 million for PSHB Research in late 2024. Despite some progress over the past year, further action is needed. WALGA is advocating for: <ul style="list-style-type: none"> More funding and resources to support the PSHB response, including for Local Government. Local Government to be represented on the national body overseeing the development of the new national PSHB Emergency Plant Pest Response Plan, which will supersede the existing plan by June 2025. Research and development to be embedded and funded as part of the PSHB Response Plan. Removal of restrictions on access to detailed data on the location of infested premises and positive trap detections to enable Local Governments to better target surveillance efforts and assist with early detection. An intensified public awareness campaign. WALGA is currently preparing a submission to the National Consultative Committee on Emergency Plant Pests on key priorities for inclusion in the new PSHB Response Plan. <p>POLICY IMPLICATIONS</p> <p>This item is relevant to the 4.4 Post Border Biosecurity, 4.5 Urban Forest and 4.7 PSHB Advocacy Positions.</p>

Kimberley Country Zone: Minutes February 2025



Item / Matters for Noting / Information	WALGA Recommendations
<p>10.6 December 2024 Economic Briefing</p>	<p>That State Council note the December 2024 Economic Briefing.</p> <p>EXECUTIVE SUMMARY</p> <ul style="list-style-type: none"> The latest WALGA Quarterly Economic Briefing was released in December 2024. The Australian economy grew just 0.8% in the year to September. Western Australia's economy is the standout performer nationally, with State Final Demand increasing 2.5% and employment up 4.5% in the last 12 months. The WA Treasury released the 2024–25 Government Mid-year Financial Projections Statement on 23 December 2024. Local Government costs increased 3.3% over the last 12 months, with employee costs a key driver. The next Economic Briefing will be released in March 2025. <p>ATTACHMENT</p> <ul style="list-style-type: none"> Economic Briefing
<p>10.7 Flying Minute: Submission on the Productivity Commission Inquiry – Opportunities in the Circular Economy</p>	<p>That State Council note the Submission on the Productivity Commission Inquiry – Opportunities in the Circular Economy, as endorsed by State Council via Flying Minute.</p> <p>EXECUTIVE SUMMARY</p> <ul style="list-style-type: none"> The Productivity Commission is inquiring into Australia's opportunities for a circular economy to improve materials productivity and efficiency in ways that benefit the economy and the environment. The Inquiry Terms of Reference were released on 23 August 2024 and a Call for Submissions Paper was released on 16 September 2024. The consultation closed on 1 November. WALGA requested, and received, an extension to 15 November 2024. WALGA's Submission identifies WA circular economy success stories, key circular economy opportunities, barriers for Local Government in Western Australia and roles for Government. The transition to a circular economy has the potential to reduce cost of living pressures, maximise the use of resources and reduce a range of environmental impacts associated with the manufacture, distribution and post-consumption management of products. For these benefits to be realised, action is needed from all levels of Government to change legislation and policies where required, put in place relevant incentives and lead by example. The draft Submission was endorsed by MWAC on 23 October 2024 and by State Council via Flying Minute on 13 November 2024. It was provided to the Productivity Commission on 15 November 2024. <p>ATTACHMENT</p> <ul style="list-style-type: none"> Flying Minute Submission on the Productivity Commission Inquiry. <p>POLICY IMPLICATIONS</p> <p>WALGA's Submission aligns with WALGA Advocacy Positions:</p>

Kimberley Country Zone: Minutes February 2025



Item / Matters for Noting / Information	WALGA Recommendations
	<ul style="list-style-type: none"> • 7.1 Waste Management Legislation • 7.8 Waste Management Education • 7.10 Household Hazardous Waste • 7.12 Landfill Ban • 7.13 Recovered Materials Framework • 7.15 Product Stewardship
11.1.1 Report on Key Activities, Advocacy Portfolio	<p>That State Council note the Key Activity Report from the Advocacy Portfolio to the March 2025 State Council meeting.</p> <p>Activities:</p> <p>Advocacy</p> <ul style="list-style-type: none"> • WALGA's State Election Campaign secured key commitments aligned with its advocacy in <i>The West at its Best</i> policy. • Paid media generated 4.6m impressions across various platforms in WA. • The campaign microsite received 37,210 visits, driven by paid ads and direct traffic <p>Please see item 10.2 for more detail on the State Election Campaign and commitments made by major parties in line with WALGA's advocacy.</p> <p>Marketing</p> <ul style="list-style-type: none"> • Brand: The internal graphic design resource has enhanced material quality, production speed, and brand consistency, with over 50 documents published, including key reports, and rebranding of all WALGA e-newsletters to align with the corporate narrative. • Website: The WALGA website saw a 13% increase in active users and a 41% rise in direct traffic, likely driven by the Election Campaign, while newsletter subscriptions grew by 26%, from 673 to 846 over the last quarter. <p>Communications</p> <ul style="list-style-type: none"> • Twelve LG Direct weekly newsletters distributed to over 2,000 Elected Members and senior staff • The November 2024 edition of the Western Councillor Magazine • Q4 Tailored Quarterly Report compiled and distributed to all Members • WALGA's 2025 Federal Election Priorities <p>Media</p> <ul style="list-style-type: none"> • WALGA has generated significant media activity throughout the reporting period with 664 mentions of WALGA and President Karen Chappel. This equates to seven mentions a day. • WALGA's response to Premier Cook's comments reached 5.6m, with the headline "Unbecoming of the Premier." • Press releases on Renewable Energy, Polyphagous Shot-Hole Borer, and Local Government Elections gained publicity. • WALGA has commented on 30+ sector issues, including Population Growth and Coastal Management.

Kimberley Country Zone: Minutes February 2025



Item / Matters for Noting / Information	WALGA Recommendations
	<ul style="list-style-type: none"> • Social Media; LinkedIn, Facebook and Instagram • Paid Media: Programmatic display advertising, google search engine marketing, out of home media and campaign microsite. <p>Events</p> <ul style="list-style-type: none"> • WALGA Wrap • Urban Forest Conference
11.1.2 Report on Key Activities, Infrastructure Portfolio	<p>That State Council note the Key Activity Report from the Infrastructure Portfolio for March 2025.</p> <p>Roads</p> <ul style="list-style-type: none"> • Local Government Transport and Roads Research and Innovation Program • Condition Assessment of Roads of Regional Significance • Road Rail Interface Agreements • Update of User Guides for calculating the cost of road wear for defined freight tasks • Operational Boundaries and Asset Responsibilities in Rural Regions <p>Funding</p> <ul style="list-style-type: none"> • Multi-Criteria Assessment (MCA) Model Revisions <p>Transport</p> <ul style="list-style-type: none"> • Bus Stop Infrastructure • Active Transport and Micromobility-Discussion Paper <p>Asset Management</p> <ul style="list-style-type: none"> • Road Assets and Expenditure (RAE) Report Update Project <p>Utilities</p> <ul style="list-style-type: none"> • Underground Power • Streetlighting <p>Road Safety</p> <ul style="list-style-type: none"> • RoadWise Councils • RoadWise Recognised
11.1.3 Report on Key Activities, Member Services Portfolio	<p>That State Council note the Key Activity Report from the Member Services Portfolio to the March 2025 State Council meeting.</p> <p>Association and Corporate Governance</p> <ul style="list-style-type: none"> • WALGA Strategic Plan 2025-2029

Kimberley Country Zone: Minutes February 2025



Item / Matters for Noting / Information	WALGA Recommendations
	<p>Commercial</p> <ul style="list-style-type: none"> • Preferred Supplier Program (PSP) Development • ARENA Future Fuels Grant Project <p>Employee Relations</p> <ul style="list-style-type: none"> • New IR Legislation • Applications in the WA Industrial Relations Commission (WAIRC). <ul style="list-style-type: none"> ◦ Application CICS 5, 8 and 9 of 2023 - Union demarcation dispute. ◦ Application APPL 3 and 4 of 2023 - concerned award variations sort by the WASU to the Local Government Officers' (WA) Award 2021 (LGO Award) and the Municipal Employees Award (WA) 2021 (ME Award) ◦ Application APPL 164 of 2024 - has been made by the WASU through s80BH of the <i>Industrial Relations Act 1979</i> (WA) (IR Act) to be named to the Local Government Industrial Award <p>Governance and Procurement</p> <ul style="list-style-type: none"> • Local Government Legislative Reform – Local Government Amendment Bill 2024 was Assented to on 6 December 2024. The regulation to mandate Bands 1 and 2 to pay superannuation to Elected Members will take effect from 19 October 2025. <p>Training</p> <ul style="list-style-type: none"> • The Training Team validated the nationally recognised program, updating resources and assessments for compliance, overseen by the RTO Compliance team. • The February intake for Certificate III in Local Government is enrolling students for Feb 5 start. Virtual Graduation ceremony planned for 25 February for 6 graduates. • Eight workshops are confirmed across WA before April, with popular short courses in Residential Design Codes, Governance, and Employee Relations, plus plans to launch the Diploma of Local Government in April/May.
<p>11.1.4 Report on Key Activities, Policy Portfolio</p>	<p>That State Council note the Key Activity Report from the Policy Portfolio to the March 2025 State Council meeting.</p> <p>Economics</p> <ul style="list-style-type: none"> • Renewable Energy • Economic Briefing <p>Environment and Waste</p> <ul style="list-style-type: none"> • Native Vegetation: WALGA is progressing with actions identified in the Native Vegetation Issues Paper considered by Zones in December 2024. • E-waste Transport Rebates: WALGA successful in securing State Government funding to assist regional and remote Local Governments in the cost of e-waste transportation for recycling. • Polyhagous Shot Hole Borer: WALGA has escalated PSHB advocacy and is preparing a submission to the National Consultative Committee on key priorities for the PSHB Response Plan.

Kimberley Country Zone: Minutes February 2025



Item / Matters for Noting / Information	WALGA Recommendations
	<p>Planning and Building</p> <ul style="list-style-type: none"> • WALGA 2025 Urban Forest Conference • Urban Greening Grants • Labor Election Commitment • Coastwest Grants: application opened in January. WALGA will host an information session for eligible Local Governments on 12 February in partnership with the Department of Planning, Lands and Heritage and the Department of Transport. Grant applications close on 14 April. <p>Emergency Management</p> <ul style="list-style-type: none"> • Disaster Ready Fund Round Three • Emergency WA App • Local Emergency Management Arrangements Improvement Program • Bushfire Risk Management Coordinators • State Emergency Management Committee • State Bushfire Advisory Committee • State Bushfire Advisory Committee • Election Commitments <p>Community</p> <ul style="list-style-type: none"> • WALGA 2025 Aboriginal Engagement Forum • Public Health Act • Regional Primary Health Services • Access and Inclusion: MACWA and WALGA Forum • Child Safeguarding • Arts and Culture Infrastructure Grants

Kimberley Country Zone: Minutes February 2025



1.4 Status Report on State Council Resolutions

Meeting	Resolution	Comment	Completion Date	Officer Responsible
6 December Item 8.1 2024 Annual General Meeting Resolutions	That: 1. the item 7.1 Amendments to <i>Cat Act 2011</i> - Allow Local Governments to Make Local Laws to Contain Cats to the Owner's Property be endorsed. 3. the following resolutions from the 2024 WALGA Annual General Meeting be referred to the Governance Policy Team for further work to be undertaken: 7.2 Advocacy for Legislative Reforms to Counter Land-Banking 7.3 Advocacy for Expansion of Differential Rating to Include Long Term Unoccupied Commercial Buildings (Property Activation Levy). RESOLUTION 089.5/2024	Advocacy Positions Manual updated. Correspondence has been sent to the minister for Local Government requesting the CAT Act be reviewed to provide Local Governments with the ability to contain cats on an owner's property. In addition, work has commenced on developing a template Cat Local Law to assist Local Government to make local laws to the extent of the current local law-making powers. Work on items 7.2 and 7.3 is being carried out and an update will be provided for the next meeting.		Tony Brown Executive Director Member Services
6 December Item 8.1 2024 Annual General Meeting Resolutions	That: 2. the following resolutions from the 2024 WALGA Annual General Meeting be referred to the Environment Policy Team for further work to be undertaken: 7.2 Advocacy for Legislative Reforms to Counter Land-Banking 7.4 Action on Asbestos for Western Australia 7.6 Advocacy for Accessibility. 4. the following resolution from the 2024 WALGA Annual General Meeting be referred to the People and Place Policy Team for further work to be undertaken:	Will be considered at upcoming meetings of the Environment Policy Team.	December 2024	Nicole Matthews Executive Manager Policy

Kimberley Country Zone: Minutes February 2025



	7.5 Addressing the Impracticality of Local Governments Funding Department of Communities and GROH Houses. RESOLUTION 089.5/2024			
6 December Item 8.2 Local Government Elections Advocacy Positions	<ul style="list-style-type: none"> That item 1 be deferred, and the Secretariat further investigate implications of compulsory and voluntary participation in Local Government elections and report back to State Council. <p>RESOLUTION 090.5/2024</p> <p>That WALGA adopt the following Elections Advocacy Positions:</p> <ul style="list-style-type: none"> <i>The Local Government sector supports:</i> <ol style="list-style-type: none"> Councillors serve four-year terms with elections every two years and half of the Council positions spilled at each election. First-Past-The-Post (FPTP) voting system for Local Government elections. If Optional Preferential Voting (OPV) remains as the primary method of voting, the sector supports the removal of the 'proportional' part of the voting method for general elections. First-Past-The-Post (FPTP) voting system for internal Council elections. Councils holding elections by means of in-person, postal and/or electronic voting. Current legislative provisions of Mayor/President of Class 1 and Class 2 Local Governments being directly elected by the community and Class 3 and 	<p>Advocacy Positions Manual updated.</p> <p>Preparation of a report on implications of compulsory and voluntary participation in Local Government elections in progress.</p> <p>Letter written to Minister for Local Government advising on the five advocacy positions endorsed.</p>		Tony Brown Executive Director Member Services

Kimberley Country Zone: Minutes February 2025



	Class 4 Local Governments determining whether its Mayor or President is elected by the Council or by the community.			
	RESOLUTION 091.5/2024			
6 December Item 8.3 Aboriginal Communities Advocacy Positions	<p>That State Council:</p> <ol style="list-style-type: none"> 1. Replace Advocacy Position 3.1.2 Reconciliation with the following: <ul style="list-style-type: none"> • WALGA: <ol style="list-style-type: none"> 1. Acknowledges the continuing connection of Aboriginal people to Country, culture and community and embraces the vast Aboriginal cultural diversity throughout Western Australia. 2. Supports the efforts of Local Governments to progress reconciliation at the local level. 2. Remove Advocacy Position 3.1.3 Constitutional Recognition of Aboriginal and Torres Strait Islander People. 3. Replace Advocacy Position 3.1.4 <i>Aboriginal Cultural Heritage Act 2021</i> and South West Native Title Settlement with the following: <ul style="list-style-type: none"> • 3.1.4 Aboriginal Heritage Protection <ol style="list-style-type: none"> 1. WALGA supports the recognition, protection, conservation and preservation of Aboriginal cultural heritage and recognises the fundamental importance 	Advocacy Positions Manual updated.	January 2025	Nicole Matthews Executive Manager Policy

Kimberley Country Zone: Minutes February 2025



	<p>of Aboriginal cultural heritage to Aboriginal people and the State.</p> <p>2. The State Government must:</p> <ul style="list-style-type: none"> a. Ensure that legislative requirements balance the need to protect Aboriginal heritage with the need for Local Government to undertake activities in a timely and affordable manner. b. Provide adequate resourcing to ensure all parties have the capacity, capability and resources to discharge their statutory obligations. c. Provide support and guidance to Local Governments to ensure that they have the resources, capacity and capability to effectively and efficiently deliver essential services to community while protecting Aboriginal heritage. <p>RESOLUTION 092.5/2024</p>			
<p>6 December Item 8.4 Family and Domestic Violence Advocacy Position</p>	<p>That State Council replace Advocacy Position 3.10.1 Family and Domestic Violence with the following:</p> <ul style="list-style-type: none"> • 3.10.1 Family and Domestic Violence <p>1. Family and domestic violence is unacceptable and has devastating and long-term impacts on individuals, families and communities.</p>	<p>Advocacy Positions Manual updated.</p>	<p>January 2025</p>	<p>Nicole Matthews Executive Manager Policy</p>

Kimberley Country Zone: Minutes February 2025



	<p>2. Preventing family and domestic violence requires commitment from all levels of government, different sectors, and members of the community.</p> <p>3. WALGA calls on the State and Australian governments to provide adequate funding and support for family and domestic violence programs and services, in particular:</p> <ul style="list-style-type: none"> a. Funding for collaborative and connected family and domestic violence programs and services that are place-based and people-centred; and b. Better integration of family and domestic violence initiatives, including capacity building across all tiers of government and community services. <ul style="list-style-type: none"> • <p>RESOLUTION 093.5/2024</p>			
<p>6 December</p> <p>Item 8.5</p> <p>Container Deposit System Policy Statement and Advocacy Position</p>	<p>That State Council replace the existing Container Deposit Systems Policy Statement and Advocacy Position 7.6 Container Deposit Systems with the following:</p> <ul style="list-style-type: none"> • 7.6 Container Deposit Systems <p>1. Local Government supports the WA Containers for Change Scheme and acknowledges its contribution to reducing litter, increasing material recovery and providing employment opportunities across the state.</p> <p>2. To maximise the benefits of the WA Scheme, Local Government calls on the State Government to:</p> <ul style="list-style-type: none"> a. Maintain a resource recovery target of 85% for eligible containers and a focus on litter reduction. 	<p>Advocacy Positions Manual updated.</p>	<p>January 2025</p>	<p>Nicole Matthews</p> <p>Executive Manager Policy</p>

Kimberley Country Zone: Minutes February 2025



	<ul style="list-style-type: none"> b. Expand the range of containers accepted in the Scheme, by: <ul style="list-style-type: none"> i. 2026: to include wine bottles, spirit bottles and larger sizes of currently eligible containers, ii. 2030: to include plain milk and milk alternative containers and composite container types, and iii. 2035: other container types. a. Ensure national alignment of the materials covered by the Scheme and consistent messaging. b. Maintain a State-based and managed Scheme. c. Review the deposit amount to appropriately incentivise community engagement. d. Increase the number of refund and donation points to ensure community access, including in public places and at events. e. Ensure refund points are financially sustainable. f. Leverage the refund point collection network to provide drop off points for other materials covered by effective product stewardship schemes. <p>RESOLUTION 094.5/2024</p>			
<p>6 December Item 8.6 Bus Stop Infrastructure Agreement</p>	<p>That State Council:</p> <ol style="list-style-type: none"> 1. Provides in principle support for the proposed Bus Stop Infrastructure Partnership Agreement between WALGA and the Public Transport Authority 2024/25 to 2028/29. 2. Request the WALGA Secretariat negotiate with the Public Transport Authority seeking: <ol style="list-style-type: none"> a. Deletion of the word “typically” from Clauses 6.2, 8.1 (ii) and 8.6 (i) b. Indexation of funding provided under the Bus Shelter Subsidy Program (BSSP) and Bus Shelter Maintenance 	<p>Negotiations with the PTA to amend the draft Agreement to incorporate the matters identified are on-going.</p>		<p>Ian Duncan Executive Manager Infrastructure</p>

Kimberley Country Zone: Minutes February 2025



	<p>Assistance Scheme (BSMAS) during or at the end of the Agreement</p> <p>3. Authorise the WALGA President to sign the Bus Stop Infrastructure Partnership Agreement, on the completion of best endeavours to negotiate with the Public Transport Authority.</p> <p>4. Refer the request for WALGA develop an advocacy position that Commonwealth Disability Standards have a provision for minimum standards of public transport shelter to the Infrastructure Policy Team.</p> <p>RESOLUTION 095.5/2024</p>			
<p>6 December Item 8.7 2025 Salaries and Allowances Tribunal Remuneration Inquiry for Local Government Chief Executive Officers and Elected Members</p>	<p>That State Council endorse the submission to the 2025 Salaries and Allowances Tribunal Remuneration Inquiry for Local Government Chief Executive Officers and Elected Members.</p> <p>RESOLUTION 096.5/2024</p>	<p>Submission lodged with the Salaries and Allowances Tribunal on 16 December 2024.</p> <p>Advocacy Positions Manual updated.</p>	January 2025	Tony Brown Executive Director Member Services
<p>6 December Item 8.8 Submission on the Draft State Hazard Plan - Fire</p>	<p>That State Council endorse the Submission on the State Hazard Plan – Fire with wording amendments to Recommendations 2 and 3 as follows:</p> <p>2. <i>Provide a single, streamlined process for Local Governments to recoup costs for bushfire incidents and adequate funding for all aspects of bushfire emergency management responsibilities the State has delegated to Local</i></p>	<p>WALGA submission lodged on 9 December 2024.</p>	December 2024	Nicole Matthews Executive Manager Policy

Kimberley Country Zone: Minutes February 2025



	<p><i>Governments across, prevention, preparedness, response, and recovery.</i></p> <p><i>3. Provide additional resources, support, and educational materials for Local Governments to engage their communities in bushfire risk reduction, preparedness, and resilience building through the Mitigation Activity Fund Grant Program and/or other mechanisms.</i></p> <p>RESOLUTION 097.5/2024</p>			
<p>6 December Item 8.9 WALGA Strategic Plan 2025-2029</p>	<p>That WALGA's Strategic Plan 2025-2029 be endorsed.</p> <p>RESOLUTION 098.5/2024</p>	<p>A copy of WALGA's Strategic Plan 2025-2029 has been distributed to all Local Government Members and is available to view on the WALGA website.</p>	<p>January 2025</p>	<p>Tony Brown Executive Director Member Services</p>
<p>6 December Item 8.10 Submission on the Final Report of the Independent Review of Commonwealth Disaster Funding (Colvin Review)</p>	<p>That State Council endorse the submission on the Final Report of the Independent Review of Commonwealth Disaster Funding (the Colvin Review).</p> <p>RESOLUTION 099.5/2024</p>	<p>WALGA submission lodged on 9 December 2024.</p>	<p>December 2024</p>	<p>Nicole Matthews Executive Manager Policy</p>
<p>6 December Item 8.11 LGIS Board Appointments – CONFIDENTIAL</p>	<p>That:</p> <ol style="list-style-type: none"> 1. President Christopher Antonio be appointed to the LGIS Board as Non-Metropolitan Elected Member; 2. Mr John Pearson be reappointed to the LGIS Board as Metropolitan Officer; and 	<p>GIS notified of Board appointments.</p>	<p>December 2024</p>	<p>Tony Brown Executive Director Member Services</p>

Kimberley Country Zone: Minutes February 2025



	<p>3. Mr Peter Forbes term as Independent Director and Chair of the LGIS Board be extended for an additional 12 months.</p> <ul style="list-style-type: none"> • RESOLUTION 100.5/2024 			
<p>6 December 2024 Item 8.12 Appointment to State Council Policy Team</p>	<p>That State Council appoint Cr Haeden Miles, the State Council representative from the East Metropolitan Zone to the People and Place Policy Team.</p> <p>RESOLUTION 101.5/2024</p>	Noted	December 2024	Tony Brown Executive Director Member Services
<p>6 December 2024 Item 8.13 Finance and Services Committee Minutes – 20 November 2024</p>	<p>That State Council:</p> <ol style="list-style-type: none"> 1. endorse the Minutes of the Finance and Services Committee meeting held on 20 November 2024; and 2. endorse the revised Budget 2024-25. <p>RESOLUTION 102.5/2024</p>	<ul style="list-style-type: none"> • Revised Budget: endorsed. • Subscription Model Review: Engagement with Members most affected commenced. • WALGA Sustainable Energy Project Phase Two: Further contract term being finalised. <p>Council Connect Transition: Transition to Preferred Panel Supplier program being implemented.</p>	December 2024	Tony Brown Executive Director Member Services
<p>6 December 2024 Item 8.14 Local Government House Trust Board of Management Minutes –20 November 2024</p>	<p>That State Council note the Minutes of the Local Government House Trust Board of Management meeting held on 20 November 2024.</p> <p>RESOLUTION 103.5/2024</p>	Noted.	December 2024	Tony Brown Executive Director Member Services
<p>6 December 2024 Item 8.15</p>	<p>That State Council:</p> <ol style="list-style-type: none"> 1. note the resolutions contained in the 13 November 2024 Selection Committee Minutes; and 	Selection Committee items have been actioned.	December 2024	Tony Brown

Kimberley Country Zone: Minutes February 2025



Selection Committee Minutes – 13 November 2024	2. endorse the recommendations contained in the 13 November 2024 Selection Committee Minutes. RESOLUTION 104.5/2024			Executive Director Member Services
6 December 2024 Item 8.16 LGIS Board Minutes – 23 August and 25 October 2024 – CONFIDENTIAL	That State Council note the Minutes of the LGIS Board meetings held on 23 August 2024 and 25 October 2024. RESOLUTION 105.5/2024	Noted.	December 2024	Tony Brown Executive Director Member Services
6 December 2024 Item 9.3 Governance Policy Team Report	That State Council: 1. Note the report from the Governance Policy Team for the 6 December 2024 meeting. 2. Determine to: a. retain the following Advocacy Positions with amendment: i. Advocacy Position 2.8.1 Industry Award Coverage ii. Advocacy Position 2.8.3 Registration of WALGA as an Employer Organisation b. retire Advocacy Position 2.8.2 Local Government Long Service Leave Regulations. RESOLUTION 106.5/2024	Advocacy Positions Manual updated.	January 2025	Tony Brown Executive Director Member Services
13 November 2024 Flying Minute Submission on the Productivity	That State Council endorse WALGA's Submission on the Productivity Commission Inquiry - Opportunities in the Circular Economy. RESOLUTION 247.FM/2024	WALGA submission lodged on 15 November 2024. Included in March State Council Agenda as an item for noting (item 10.7)	November 2024	Nicole Matthews Executive Manager Policy

Kimberley Country Zone: Minutes February 2025



Commission Circular Economy Inquiry				
6 December 2023 Item 7.1 2023 Annual General Meeting Resolutions	<p>That the following resolutions from the 2023 WALGA Annual General Meeting be referred to the appropriate Policy Team for further work to be undertaken.</p> <p>5.4 Regional and Remote Housing <i>That WALGA advocates to the WA State and Commonwealth Governments to address the dire shortage of affordable key worker family housing options in regional and remote towns to encourage families to live and work in regional and remote towns. Social housing is addressed at both the State and Federal levels.</i></p> <p>RESOLUTION 501.5/2023</p>	WALGA's advocacy on the provision of Government funded housing programs focuses on the need for enabling infrastructure, adequate supply responsive to community, including increased funding in failing markets. This enables WALGA to provide a strategic position and advocate for statewide outcomes while retaining the flexibility for Local Governments to support and invest in programs.	January 2024	Nicole Matthews Executive Manager Policy
1 March 2023 Item 7.4 Submission on Draft Guideline Minimising Noise Impact from Outdoor Community Basketball Facilities	<p>That WALGA:</p> <ol style="list-style-type: none"> Note that the Environment Minister has withdrawn the Draft Guideline: Minimising noise impact from outdoor community basketball. Write to the Ministers for Environment, Local Government, Sport and Planning requesting the formation of a cross Government working group, including relevant representative bodies, to consider and develop solutions to balance urban density and infill, public recreation and noise management. <p>RESOLUTION 422.1/2023</p>	Letter sent to the Minister's office on 29 July 2024 with a follow up conducted. No response received.	January 2025	Nicole Matthews Executive Manager Policy

Kimberley Country Zone: Minutes February 2025



<p>7 December 2022 Item 5.1 2022 Annual General Meeting Resolutions</p>	<p>The following resolutions from the 2022 WALGA Annual General Meeting be referred to the relevant Policy Team for further work to be undertaken:</p> <p>3.1 Road Traffic Issues <i>That WALGA advocate on behalf of the Local Government sector to the State Government and in particular, Main Roads, to increase importance and weight given to local knowledge and input regarding road traffic issues including requests for speed reduction, intersection treatments and overall preventative and traffic safety measures.</i></p> <p>RESOLUTION 394.8/2022</p>	<p>The Infrastructure Policy Team resolved: <i>That efforts to increase the importance given to Local Government knowledge regarding traffic issues be deferred for consideration in mid-2023 after a clear Local Government advocacy position on speed management is developed and endorsed.</i></p> <p>This matter is central to the new Speed Management Policy adopted by State Council in May 2023. Implementation strategy being considered.</p>	<p>Complete</p>	<p>Ian Duncan Executive Manager Infrastructure</p>
<p>7 December 2022 Item 5.1 2022 Annual General Meeting Resolutions</p>	<p>The following resolutions from the 2022 WALGA Annual General Meeting be referred to the relevant Policy Team for further work to be undertaken:</p> <p>3.2 Car Parking and Traffic Congestion Around Schools <i>That WALGA engages with the State Government on behalf of Local Government to review issues associated with car parking and traffic congestion around school sites including but not limited to:</i></p> <ol style="list-style-type: none"> <i>1. Reviewing car parking standards for schools;</i> <i>2. Ensuring sufficient land is set aside for the provision of parking on school sites;</i> <i>3. Reviewing the co-location of schools to avoid issues being exacerbated;</i> <i>4. Restricting school access from major roads;</i> 	<p>The Infrastructure Policy Team resolved: <i>That WALGA uses its role at the Safe Active Travel to School Working Group to advocate for these outcomes and provide advice back to the Local Government sector.</i></p>		<p>Ian Duncan Executive Manager Infrastructure</p>

Kimberley Country Zone: Minutes February 2025



	<p>5. <i>Developing plans to enable schools to manage school traffic;</i></p> <p>6. <i>Develop programs to educate drivers; and</i></p> <p>7. <i>Develop options and implement initiatives to encourage alternative modes of transport to school.</i></p> <p>RESOLUTION 394.8/2022</p>			
<p>7 December 2022 Item 5.1 2022 Annual General Meeting Resolutions</p>	<p>The following resolutions from the 2022 WALGA Annual General Meeting be referred to the relevant Policy Team for further work to be undertaken:</p> <p>3.3 Proposal for Regional Road Maintenance Contracts with Main Roads WA <i>That WALGA assist Local Governments and work with the Hon Minister Rita Saffioti to introduce a similar program that is currently in play in Queensland and introduce a sole invitee Program for Local Governments to engage in a Road Maintenance Performance Contract with Main Roads WA.</i></p> <p>RESOLUTION 394.8/2022</p>	<p>The Infrastructure Policy Team resolved: <i>That the opportunities and interest in contracting Local Governments to undertake maintenance and minor works on the State road network be explored in discussion with Main Roads WA.</i></p>	Complete	Ian Duncan Executive Manager Infrastructure
<p>1 December 2021 Item 5.3 2021 Annual General Meeting</p>	<p>That the following resolutions from the 2021 WALGA Annual General Meeting be endorsed for action:</p> <p>Cost of Regional Development <i>That WALGA makes urgent representation to the State Government to address the high cost of development in regional areas for both residential and industrial land, including the prohibitive cost of utilities headworks, which has led to market failure in many regional towns.</i></p>	<p>Advocacy Positions Manual updated.</p> <p>WALGA continues to advocate for policy changes and government investments to address the high cost of development in regional areas for both residential and industrial land in regional WA.</p>	Complete	Ian Duncan Executive Manager Infrastructure

Kimberley Country Zone: Minutes February 2025



	RESOLUTION 294.7/2021	<p>The 2025 State Election Priorities identifies measures required to address the high cost of development in regional areas.</p> <p>WA Labor has committed to a \$25 million Regional Housing Support Fund to provide grants to unlock and expedite housing across regional WA.</p> <p>WA Liberals has committed to a \$100 million regional housing infrastructure program and a \$300 million investment in enabling infrastructure such as sewerage, roads and water.</p> <p>WA Nationals have committed to a \$1 billion over 10 years Regional Headworks Fund.</p>		
--	-----------------------	--	--	--

1.5 COMPLETE ZONE STATUS REPORT

No outstanding items

Kimberley Country Zone: Minutes February 2025



Link to Key Pillar/s and Strategies:		Budget Implications	
<div> <div>People</div> <div>Place</div> <div>Prosperity</div> <div>Performance</div> </div>	<div> <div>Advocate</div> <div>Partner</div> <div>Promote</div> </div> <div> <div>Facilitate</div> <div>Fund</div> <div>Monitor</div> </div>	Nil	
Resolution/s		Action(s)	
<p>That the Kimberley Country Zone:</p> <ol style="list-style-type: none"> 1. Notes the report from the WALGA President 2. Notes the State Council Agenda Items as circulated 3. Supports the recommendations in the Matters for Decision contained within the State Council Agenda 4. Acknowledges the Items for noting 5. Acknowledges the Status Report on State Council Resolutions 		Executive Officer to provide WALGA with the KRG financial assistance grants final report	
Moved:	Shire of Broome	Responsible:	Executive Officer
Seconded:	Shire of Derby West Kimberley	Due date:	As appropriate
Carried:	4/0		

5. Conclusion of Zone Matters: 9:32AM



6. Draft Operational Procedure 113: Operational Boundaries and Asset Maintenance Responsibilities: Rural Regions

Item for Discussion

Submitted by: Mark Bondiotti, Policy Manager, Transport and Roads
Max Bushell, Senior Policy Advisor, Road Safety and Infrastructure

Attachment 3: Operational Procedure 113 Draft (attached separately)

Background

WALGA has received a draft copy of the MRWA *Operational Procedure 113: Operational Boundaries and Asset Maintenance Responsibilities, Rural Regions* (OP 113) for review and comment. The purpose of OP 113 is to provide principles and practical guidance for determining how the responsibility for maintaining the different parts of highways and main roads is to be allocated between Main Roads and Local Governments. As such, the document provides essential guidance for the limits of maintenance responsibilities for Local Governments and will be relied on to resolve disputes between the parties. It is therefore of high importance and careful scrutiny is encouraged.

OP 113 will effectively supersede the *Operational Responsibility for Public Roads in Western Australia, 2009* (OP 2009) which was the result of extensive negotiations between Main Roads WA, IPWEA and WALGA and covered both Metropolitan and Regional scenarios. This document was never formally adopted but has nevertheless guided decision making over the years.

In 2019, *Operational Procedure 112: Operational Boundaries and Asset Responsibilities, Metropolitan Region* was published by Main Roads after consultation with Metropolitan Regional Road Groups and WALGA. Operational Procedure 112 and 113 draw heavily on the content of the 2009 document and will effectively supersede it.

The document outlines the limits of responsibilities in the following situations:

- Highways in Built Up Areas
- Highways in Rural Areas
- Bridges, Pathways, and Drainage Structures
- Stormwater Infrastructure
- Lighting
- Public Transport Facilities
- Roadside Facilities
- Signs & Traffic Control Devices
- Fences
- Graffiti
- Vegetation Control in Built Up Areas
- Vegetation Control in Rural Areas.



Kimberley Country Zone: Minutes February 2025

Indicative drawings are also provided, indicating limits of responsibility.

Comment

The principles set out OP 2009 were broadly agreed by all parties at the time and WALGA has therefore reviewed OP 113 relative to OP 2009. Much of the text in OP 113 has been drawn directly from OP 2009 and the documents are in general alignment. However, WALGA has noted some discrepancies and concerns summarised below:

1. Introduction

Refers to additional works to be funded from the SRFLGA. Additional works are not defined, and any funding changes would be for SAC approval. WALGA recommends this principle be removed.

1.7 Maintenance Responsibility Guidelines

The draft OP 113 states that the “tangent point area” of a Local / State Road intersection will remain the responsibility of the LG. This principle was previously disputed and has not been tested. If the parties agree that Main Roads will maintain this area in accordance OP 113, then there is no necessity to include this statement.

Point (3) refers to funding for reseal works of the tangent area to be provided from the SRFLGA. Any changes to funding arrangements would be for SAC approval. For certain specified projects, funding could be allocated through Strategic Initiatives

2.1.4 & 2.2.5 Driveways

States that Main Roads is not responsible for the maintenance of private driveways. Main Roads is responsible for approvals and the private owner is responsible for maintenance. In built up areas Local Governments may be responsible to issue work permits. This clause needs to be expanded to confirm the role of Local Government.

2.5 Lighting

Add an additional section stating the costing arrangements as per OP 2009. In particular the principle that Main Roads will subsidise 50% of the installation, maintenance and operating cost when Local Governments install lighting on ordinary highways in built up areas.

2.6.2 Bus Passenger Facilities

Part (2) add “in accordance with the partnership agreement between WALGA and the PTA”

Figures 6,7,8,9,10,11,12 &13

The key to these figures states, “Main Roads Responsibility (resurfacing)”, resurfacing to be replaced with “maintenance”. According to the text and definitions, maintenance is defined as all works of any description required to keep the road serviceable, not just resurfacing.



Kimberley Country Zone: Minutes February 2025

Next Steps

Zones are requested to scrutinise OP 113 and provide feedback to WALGA in the following areas.

- Does current and desirable practice correspond to the principles outlined in the OP 113?
- Are there any areas of responsibility or principles not addressed in the OP 113?
- Do any of the proposed allocations of responsibility entail substantial budgetary impacts to Local Governments?
- Any additional concerns or comments.

Discussion at the Zone meeting is encouraged. Any written feedback should be provided by Friday, 28 February, to infrastructure@walga.asn.au.

This document and draft OP 113 have also been provided to all regional CEOs and Infrastructure Directors providing opportunity for feedback directly to WALGA.

Following the February 2025 round of Zone meetings, WALGA will collate all feedback and provide a consolidated submission back to Main Roads WA.

Resolution/s		Action(s)	
That the Kimberley Country Zone: 1. Notes Operational Procedure 113: Operational Boundaries and Asset Management Responsibilities, Rural Regions; 2. Notes that Local Governments may submit written feedback directly to WALGA for consideration; 3. Provide comments on Operational Procedure 113: Operational Boundaries and Asset Maintenance Responsibilities;		Members to provide any written feedback to WALGA for consideration by 28 February 2025.	
Moved:	Shire of Broome	Responsible:	Kimberley Zone Members
Seconded:	Shire of Derby West Kimberley	Due date:	28 February 2025
Carried:	4/0		



THE
KIMBERLEY
REGIONAL GROUP

Meeting Minutes

21 February 2025

Kimberley Regional Group: Minutes 21 February 2025



Table of Contents

1. MEETING OPEN:	3
2. ATTENDANCE AND APOLOGIES	3
3. DISCLOSURES, CONFLICTS AND DECLARATIONS OF INTEREST:	4
4. MINUTES OF THE LAST MEETING	4
5. CORRESPONDENCE	10
6. FINANCIAL REPORT	28
7. FORMAL PRESENTATIONS	33
8. FINANCIAL ASSISTANCE GRANTS REVIEW PROJECT	34
9. COMMUNITY SAFETY & CRIME PREVENTION INVESTMENT PACKAGE	42
10. KIMBERLEY HOUSING PIPELINE PROJECT	47
11. 2025-26 BUDGET SUBMISSION TO FEDERAL TREASURY	50
12. KRG BUSINESS PLAN 2021-25 STATUS UPDATE	52
13. ELECTION STRATEGY UPDATE	54
14. AROUND THE GROUNDS	59
15. KIMBERLEY REGIONAL GROUP PRIORITY ACTION LIST	60
16. EXECUTIVE OFFICER REPORT	65
17. GENERAL BUSINESS	70
18. MEETING CLOSURE:	86

Kimberley Regional Group: Minutes 21 February 2025



1. Meeting Open: 9:33AM

Chair acknowledged the Traditional Custodians of the different lands on which people met today, and paid respect to all the Elders past, present and emerging.

2. Attendance and Apologies

Name	Shire / Council / Organisation	Method
Members		
Cr David Menzel (Chair)	President, Shire of Wyndham East Kimberley	Zoom
Cr Peter McCumstie	President, Shire of Derby West Kimberley	Zoom
Cr Malcolm Edwards	President, Shire of Halls Creek	Zoom
Cr Chris Mitchell	President, Shire of Broome	Zoom
Observers		
Sam Mastrolembro	CEO, Shire of Broome	Zoom
Cr Geoff Haerewa (Deputy)	Deputy President, Shire of Derby West Kimberley	Zoom
Tamara Clarkson	Acting CEO, Shire of Derby West Kimberley	Zoom
Cr Brett Angwin	Councillor, Shire of Derby West Kimberley	Zoom
Cr Brian Ellison	Councillor, Shire of Derby West Kimberley	Zoom
Cr Tony Chafer	Deputy Shire President, SWEK	Zoom
Susan Leonard	CEO, Shire of Halls Creek	Zoom
Vernon Lawrence	CEO, Shire of Wyndham East Kimberley	Zoom
Executive Support Team		
Paul Rosair	Principal, NAJA Business Consulting Services	Zoom
Michelle Mackenzie	Principal, Mira Consulting	Zoom
Jane Lewis	Principal, Redit Research	Zoom
Rebecca Billing	Administrative Assistant, NAJA Business Consulting Services	Zoom
Presentations		
John Hutchison	Superintendent, Kimberley District Office WA Police	Zoom
Divina D'Anna MLA	Parliamentary Secretary to the Deputy Premier; Treasurer; Minister for Transport; Tourism.	Zoom
Apologies		

Kimberley Regional Group: Minutes 21 February 2025



3. Disclosures, Conflicts and Declarations of Interest:

Financial Interest / Impartiality			
Member	Item Number	Item	Nature of Interest

4. Minutes of the last meeting

Item for Decision

Submitted by: Secretariat

Attachment 1: Matters Arising and Outstanding Business

Confirmation of Previous Minutes

Resolution/s		Action(s) / Budget Implications	
That the Minutes of the Kimberley Regional Group held on 11 October 2024, as published and circulated, be confirmed as a true and accurate record of that meeting.		See Attachment 1 – Matters Arising and Outstanding Business	
Moved:	Shire of Broome	Responsible:	See Attachment
Seconded:	Shire of Derby West Kimberley	Due date:	As appropriate
Carried:	4/0		

Kimberley Regional Group: Minutes 21 February 2025



Attachment 1 Matters Arising and Outstanding Business

Date / Item	Action / Progress	Responsible
FBT Housing		
11/10/2024	<p>Action: Executive Officer to work with the KRG Chair, Secretariat and the CEO of the Shire of Broome to prepare a paper to take to Canberra regarding the impact of the increasing the FBT exemptions around remote area housing and childcare.</p> <p>Status / Progress: Complete: A Position Paper has been developed, and advocacy being undertaken on this issue</p>	Executive Officer / KRG Chair / KRG Secretariat / CEO of the Shire of Broome
Submission to Clearing Legislative Reform		
11/10/2024	<p>Action Executive officer to liaise with KRG CEOs to obtain necessary information, collate it, and submit to WALGA by the 13th December 2024</p> <p>Status/Progress Complete: Submitted 22nd December (extension received). Refer General Business</p>	Executive Officer / KRG CEOs
Administrative Matters		
11/10/2024	<p>Review of KRG Strategic Documents</p> <p>Action</p> <ol style="list-style-type: none"> Develop a strategic document framework Executive Team to provide status update on actions in the Business Plan at a KRG Meeting next year Executive Team to schedule a workshop to develop a new KRG Business Plan in 2025 <p>Status/Progress</p> <ol style="list-style-type: none"> In Progress. Complete: Refer item 12 In Progress. Refer item 12 	Executive Team
21/02/2024 & 23/08/2024	<p>Action:</p> <ol style="list-style-type: none"> Developing Northern Australia: Executive Officer to work with Dr Allan Dale regarding CRCNA. Executive Officer to invite Grey Mackay from the Land Alliance to the October KRG meeting to present on bushfire issues in the Kimberley. <p>Status / Progress:</p> <ol style="list-style-type: none"> In Progress. In Progress. 	Executive Team

5 | Page

Kimberley Regional Group: Minutes 21 February 2025



State and Federal Government Election Strategy		
4/10/2023 & 23/08/2024	Action: <ol style="list-style-type: none"> 20/06/2024 – Executive Team to execute election advocacy, communications & engagement plan for 2025 State and Federal elections Progress a round of KRG meetings in Canberra with key stakeholders on the 18th and 19th of November. Members to forward their priority meeting requests to the Executive Team as soon as possible. Executive Team to have 50 election packs printed and distribute to members. Status / Progress: <ol style="list-style-type: none"> In Progress. Complete. Complete. Complete. 	Executive Team
Advocacy Strategy Management & Maintenance of Social Housing		
16/02/2024	Action Executive Officer to develop a template for members to populate to support the advocacy strategy.	Executive Team
	Status / Progress: In Progress.	
Kimberley Housing Roundtable 2024		
23/08/2024 & 11/10/2024	Action <ol style="list-style-type: none"> Executive Team to progress next steps from the Roundtable with each Shire, in partnership with Housing Australia, the Department of Communities, Development WA, the Housing Supply Unit, WA Department of Treasury, and non-government agencies. Executive Team to reach out and organise a meeting with the CEO of Housing Australia as part of the visit to Canberra. Status / Progress: <ol style="list-style-type: none"> In Progress: The Executive Team continues to speak with Housing Australia, the Federal Minister for Housing and the Housing Supply Unit, Development WA and the Department of Communities as the pipeline work progresses – Refer to Housing Pipeline item Complete: meeting held in Sydney 	Executive Team

Kimberley Regional Group: Minutes 21 February 2025



Review of Financial Assistance Grants		
23/11/2023	Action: <ol style="list-style-type: none"> SWEK to run a procurement process and issue a RFQ Executive Officer to develop a Position Paper based on the FAGs review and use for advocacy. Status / Progress: <ol style="list-style-type: none"> Complete. Complete: The Review is on the February 2025 agenda for endorsement. Refer Item 8. 	Executive Team
Community Safety and Crime Prevention Investment Package		
23/11/2023	Action: <ol style="list-style-type: none"> SWEK to run a procurement process and issue a RFQ Executive Team to develop a community safety and crime prevention investment package Status / Progress: <ol style="list-style-type: none"> Complete. Complete: The investment package is on the February 2025 agenda for endorsement. Refer Item 9. 	Executive Team
Benchmarking		
23/11/2023	Action: <p>Spreadsheet to be sent for 2023/24 Actuals and 2024/25 Budget.</p> Status / Progress: <p>In Progress: Spreadsheets have been sent out and information to be returned by Councils to the Executive Team.</p>	Executive Team / Members
Shared Services		
20/06/2024	Action <ol style="list-style-type: none"> Executive Officer and CEOs to discuss next steps out of session and to report back to the KRG. Executive Officer to action a stocktake of current state / any planned enterprise initiatives across the 4 shires as a prelude to determining opportunities for collaboration. Executive Officer to organise a quarterly meeting with CEOs to progress workshop. Status / Progress: <ol style="list-style-type: none"> Complete: The 4 CEOs met in person on 30/07/24 in Broome. The discussion focussed on staffing challenges opportunities to explore together finance and enterprise platforms. 	Executive Officer / CEO's

7 | Page

Kimberley Regional Group: Minutes 21 February 2025



	2. In Progress. 3. In Progress: This was discussed at the Strategy Workshop.	
--	---	--

Watching Brief
Aboriginal Heritage Act: Now pending Department updates on rescinded legislation. On 15 November 2023, the <i>Aboriginal Heritage Act 1972</i> was restored as the legislation that manages Aboriginal heritage in Western Australia some amendments drawn from feedback from consultation. Approval is only required where there is potential for any harm to an Aboriginal site.
State government funding to support young people in the Kimberley. Cr McCumstie is the KRG observer member on the Aboriginal Youth Wellbeing Steering Committee (AYWSC) and will provide updates as required. Note the Aboriginal Regional Governance Group (ARRG) has been undertaking media expressing disappointment at the lack of government commitment to implement recommendations of reports into youth suicide in the Kimberley. New \$4M community-led Immediate Response Night Space (IRNS) service for young people in Broome. There is no overarching youth justice strategy for the region.
First Point of Entry (FPOE) Broome – Federal Government announced February 2024 that work will be undertaken for the enhanced FPOE status for Broome. Funding allocated in the WA State Budget. January 2025 First Point of Entry Status granted by Federal Government for Wyndham. State Labor election commitment to invest \$15.5M to upgrade facilities at Wyndham and Derby ports.
North West Defence and Border Security – April 2024 letter sent to State and Federal Government expressing concern. Response received from the Minister for Home Affairs on the 7 th July.
Planning Reform: EO monitoring reform status and will advise accordingly as issues arise
Local Government Elected Members Association with Tranche 2 Reforms: EO to monitor and advise accordingly
Aviation White Paper initiatives – the Aviation White Paper includes 56 policy settings for the direction of the Industry. The centrepiece is an independent Aviation Industry Ombuds Scheme and a new Charter of Customer Rights. Other initiatives include airlines having to show cause when flights delayed, disability standards and workforce and climate change initiatives. In relation to regional aviation – the government is responding to Rex Airlines voluntary administration and funding programs for remote airstrip upgrades and regional airports extended. The Productivity Commission will hold a review into regional airfares.

Kimberley Regional Group: Minutes 21 February 2025



Resolved
Media and Communications Policy and Stakeholder Engagement Plan
Letters of congratulations to new State Ministers
Audited statements circulated
KRG meeting dates set and circulated
Service Level Agreement
Policy Position Papers
Investment Prospectus 2023/24
Lord Mayors Distress Relief Funding
MOU finalised and signed
Insurance Costs relief as a result of flood impacts
Potential tourism opportunities for total eclipse events, provided by Kym Francesconi
Regional Road Group: Shire allocations
KRG Website and LinkedIn profile - operational
BBY and WKFEC invitation to present to KRG
National Housing and Homelessness Plan submitted 20/10/2023. Published DSS Engage Website
Service Level Agreement Assessment – 5% increase endorsed 23/11/2023
July – September quarterly report – 23 November 2023 meeting.
Simplified Governance Compliance Papers – endorsed 23 November 2023 meeting
Regional Road Group Road Projects Funding Allocation – wrote to WALGA outlining KRG's position
Emergency Management Policy Position – Wrote to Matt Reimer DFES
Members advised Cr Mitchell of their response to the Regional Road Group Project grant funding
Ministerial notes 15/02/24 – Minister Papalia, Minister Beazley, Premier. Sent to members 26/02/24
Requirements for the Deputy Chair position clarified and stands endorsed as per November 2023
Submissions to the Independent Review of Commonwealth Disaster Funding & the Senate Inquiry.
WA LEMA Review endorsed by SEMC August 2023 – uploaded on SEMC website
Emergency Services position paper endorsed 23 November 2023 meeting
Priority Action List – feedback provided by members, E.T allocate resources from contract hours
SDWK & SoHC provided bridge issues to EO. KRG wrote to State and Federal Government
State and Federal Government Election Strategy, RAI Summit 2024, position papers on website
Kimberley Housing Roundtable – Broome 29 July 2024
Advocacy Strategy Management & Maintenance of Social Housing - endorsed April 2024 meeting
SDWK provided Infill Housing and Investigations Report
Regional Volunteering Strategy 2020 endorsed at individual council meetings. EO actioned
RCAWA approved KRG to use the benchmarking template.
Inquiry into Local Government Sustainability submitted 30 May 2024
Tanami Road Funding – KRG Media release issued, SoHC leading work on a Activation Strategy
Relationship with Kimberley Development Commission
Alcohol Restrictions: EO monitored changes in alcohol restrictions and advised accordingly
Inquiry into Local Government Sustainability - EO presented at the Public Hearing 28 August 2024
EO Contract Renewal – Feedback discussed with Secretariat & new arrangements implemented

Kimberley Regional Group: Minutes 21 February 2025



5. Correspondence

Item for Noting

Submitted by: Secretariat

- Attachment 2:** Chris Water, Assistant Commissioner, Regional operations WEST
Attachment 3: Senator the Hon Jenny McAllister, Minister for Emergency Management, Minister for Cities
Attachment 4: Mala Haji-Ali JP, CEO, West Kimberley Futures
Attachment 5: The Hon Dr Tony Buti MLA, Minister for Education; Aboriginal Affairs; Citizenship and Multicultural Interests
Attachment 6: The Hon David Michael MLA, Minister for Mines and Petroleum
Attachment 7: The Hon Roger Cook MLA, Premier of WA
Attachment 8: The Hon Anthony Albanese MP; Prime Minister
Attachment 9: The Hon Roger Cook MLA, Premier of WA
Attachment 10: The Hon Roger Cook MLA, Leader of the WA Labor Party
Attachment 11: Ms Libby Mettam MLA, Leader of the WA Liberal Party
Attachment 12: Mr Shane Love MLA, Leader of the Nationals WA

Note: Correspondence considered of an administrative nature, such as meeting invites etc, will not be tabled unless they contain important information

Correspondence In	
Date	08/11/2024
From	Chris Water, Assistant Commissioner, Regional operations WEST
Topic	Meeting Request
Attachment	2
Date	11/11/2024
From	Senator the Hon Jenny McAllister, Minister for Emergency Management, Minister for Cities
Topic	Meeting Request
Attachment	3
Date	28/11/2024
From	Mala Haji-Ali JP, CEO, West Kimberley Futures
Topic	EC-West Strategic Plan & Annual Report
Attachment	4
Date	06/12/2024
From	The Hon Dr Tony Buti MLA, Minister for Education; Aboriginal Affairs; Citizenship and Multicultural Interests
Topic	Meeting Request & 2025 Election Priorities
Attachment	5

10 | Page

Kimberley Regional Group: Minutes 21 February 2025



Date	09/01/2025
From	The Hon David Michael MLA, Minister for Mines and Petroleum
Topic	Meeting Request & 2025 Election Priorities
Attachment	6
Date	11/02/2025
From	The Hon Roger Cook MLA, Premier of WA
Topic	2025/2026 Federal and State Budget Submission
Attachment	7
Correspondence Out	
Date	02/10/2024
From	Cr David Menzel, Chair KRG
To	The Hon Anthony Albanese MP, Prime Minister
Topic	Invitation to meet in Canberra or the Kimberley
Attachment	8
Date	05/02/2025
From	Cr David Menzel, Chair KRG
To	The Hon Roger Cook MLA, Premier of WA
Topic	Vision for the Kimberley
Attachment	9
Date	12/02/2025
From	Cr David Menzel, Chair KRG
To	The Hon Roger Cook MLA, Leader of the Labor Party
Topic	Vision for the Kimberley
Attachment	10
Date	10/02/2025
From	Cr David Menzel, Chair KRG
To	Ms Libby Mettam MLA, Leader of the WA Liberal Party
Topic	Unlocking the Kimberley
Attachment	11
Date	10/02/2025
From	Cr David Menzel, Chair KRG
To	Mr Shane Love MLA, Leader of the Nationals WA
Topic	Unlocking the Kimberley
Attachment	12

Kimberley Regional Group: Minutes 21 February 2025



Resolution/s		Action(s) / Budget Implications	
That the Correspondence be received and noted, and that the Executive Officer be directed on a response, if required.		Nil	
Moved:	Shire of Derby West Kimberley	Responsible:	
Seconded:	Shire of Halls Creek	Due date:	
Carried:	4/0		

Kimberley Regional Group: Minutes 21 February 2025



Attachment 2 Correspondence In: Chris Waters; Assistant Commissioner; Meeting Request

The Australian Border Force logo, featuring a crest with a star and the words 'Australian BORDER FORCE'.

Ref No: MC24-029148

David Menzel
Chair
Kimberly Regional Group
david.menzel@swek.wa.gov.au

Dear Mr. Menzel

Thank you for your correspondence on 20 August. I appreciate the time you have taken to bring this matter to the Minister's attention. The Minister thanks you for the congratulatory message and sends his apology as he is unable to meet. However, your correspondence has been referred to me as the matter falls within my remit.

As the Assistant Commissioner for West Command I would be happy to meet with you and your colleagues to discuss Australian border force's presence in the northwest and the protocols we currently have in place.

I look forward to hearing from you in due course to discuss. My direct link of contact is ACWest.ExecutiveSupport@abf.gov.au for further communication to arrange a time and place.

I would suggest that you would also meet with the Department of Agriculture, Fisheries and Forestry from a biosecurity angle. Contact: John Elson - Asst. Director - Biosecurity Operations Division John.Elson@aff.gov.au

Yours sincerely

A handwritten signature in black ink, appearing to read 'Chris Waters'.

CHRIS WATERS
Assistant Commissioner
Regional operations WEST

28 / 11 / 2024


Australian Border Force • 3 Molonglo Drive Canberra ACT 2609
Telephone: 02 6264 1111 • Fax: 02 6275 6750 • www.abf.gov.au

13 | Page

Kimberley Regional Group: Minutes 21 February 2025



Attachment 3 Correspondence In: Senator the Hon Jenny McAllister; Meeting Request


SENATOR THE HON JENNY MCALLISTER
MINISTER FOR EMERGENCY MANAGEMENT
MINISTER FOR CITIES

Ref No: MC24-024437

Councillor David Menzel
Chair
Kimberley Regional Group

david.menzel@swek.wa.gov.au

Dear Councillor

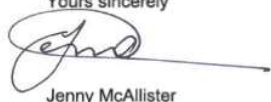
Thank you for your correspondence of 20 August 2024 regarding my appointment as the Minister for Emergency Management, and bringing information regarding the Kimberley Regional Group and observations around the Kimberley floods to my attention.

I acknowledge the challenges faced by the communities impacted by ex-Tropical Cyclone Ellie and the associated flooding that occurred across the Kimberley region in 2022 and 2023. The National Emergency Management Agency is continuing to work closely with the Cook Government to ensure assistance is available under the jointly funded Disaster Recovery Funding Arrangements (DRFA).

I note you have identified a key learning from the floods is investing in the resilience of critical services and infrastructure. As you will be aware, the Albanese and Cook Governments are cost-sharing a \$104.9 million Infrastructure Betterment program under the DRFA. This program will ensure essential public assets damaged by the Kimberley floods will be rebuilt to a stronger, more resilient standard intended to better withstand future natural disasters.

I also note that as part of my announcement about successful Disaster Ready Fund Round Two projects on 28 August 2024, the Kimberley Region will receive nearly \$6.3 million in Commonwealth funding across three projects. This includes \$5.37 million for the Eastern Community Resilience Centre in the Shire of Derby/West Kimberley.

Thank you for extending the opportunity to meet with the Kimberley Regional Group to discuss the matters you have raised. A meeting invitation will be considered through my diary process and my office will be in contact with you.

Yours sincerely

Jenny McAllister

11 / 11 / 2024

Parliament House Canberra ACT 2600 Telephone: (02) 6277 7290

Kimberley Regional Group: Minutes 21 February 2025



Attachment 4 Correspondence In: Mala Haji-Ali JP, CEO; EC-West Strategic Plan & Annual Report

From: Mala HajiAli <mala.hajiali@wkfec.org.au>
Sent: Thursday, 28 November 2024 10:23 AM
To: Michelle Mackenzie <michelle@mira-consulting.com.au>
Subject: UPDATE: EC-West Strategic Plan & Annual Report
Importance: High

Hi Michelle


Hope all is well and you have a nice break planned for the Christmas season.

I'm excited to share with you a number of valuable documents we have recently launched which provide opportunities for stronger collaboration between EC-West and the Kimberley Regional Group. Please view the attachments to consider Our One Page Plan and AGM highlights, as well as our most recent Annual Report and Strategic Plan, via the two links below.

- Strat plan 24/28 = [Strategic Plan Report](#)
- Annual report = [2023/24 Annual Report - Final](#)

Could you please circulate the four documents to the members of the KRG.

Thanks,

<p>Mala Haji-Ali JP Chief Operations Officer</p>  <p>West Kimberley Futures EMPOWERED COMMUNITIES</p>	<p>EC-West</p> <p>Shop 2, 2/158 Frederick Street Broome WA, 6725</p> <p>P: 08 9192 2894 M: 0419 757 182 E: mala.hajiali@wkfec.org.au W: www.wkfec.org.au</p>
--	--

Kimberley Regional Group: Minutes 21 February 2025



Attachment 5 Correspondence In: The Hon Dr Tony Buti; Meeting Request & Strategic Priorities



Hon Dr Tony Buti MLA
Minister for Education; Aboriginal Affairs;
Citizenship and Multicultural Interests

Our Ref: 80-18822

Ms Bec Billing
Corporate Services Manager

Via e-mail: info@naja.com.au

Dear Ms Billing

MEETING REQUEST WITH KIMBERLEY REGIONAL GROUP EXECUTIVE OFFICER

Thank you for your email on 6 November 2024, outlining the Kimberley Regional Groups (KRG) election priorities for 2025.

I note that KRG are proposing significant upgrades in support of improved access to quality services and employment for Communities. These developments will undoubtedly encourage economic growth and prosperity in the region.

Thank you for also providing your Investment Prospectus and I look forward to seeing the results of its implementation in the Kimberley region.

I will be in contact should I have any questions or require further information.

Yours sincerely,

A handwritten signature in blue ink, appearing to read 'Tony Buti'.

Dr Tony Buti MLA
MINISTER FOR ABORIGINAL AFFAIRS

06 DEC 2024

Level 5, Dumas House, 2 Havelock Street, West Perth, Western Australia 6005
Telephone: +61 8 6552 6400 Email: Minister.Buti@dpc.wa.gov.au

Kimberley Regional Group: Minutes 21 February 2025



Attachment 6 Correspondence In: The Hon David Michael MLA; Meeting Request & Strategic Priorities



**Minister for Mines and Petroleum; Ports; Road Safety;
Minister Assisting the Minister for Transport**

Our Ref: 83-06112

Mr Paul Rosair
NAJA Business Consulting

info@naja.com.au

Dear Mr Rosair,

Thank you for taking the time to write to me to share the Kimberley Regional Group's 2025 Election Priorities and Investment Prospectus. I appreciate the opportunity to learn more about the KRG's vision and the pillars that underpin your strategic focus.

The Kimberley region holds immense significance, both culturally and economically, and I commend the KRG's commitment to fostering equity, preserving heritage, and driving inclusive growth. Your proactive approach to addressing regional challenges and opportunities is commendable, and I value the dedication your team demonstrates in working collaboratively with local communities.

I will ensure your correspondence is given due consideration ahead of the upcoming election. As I am sure you can appreciate, I am unable to accommodate a meeting at this time.

Thank you again for your advocacy on behalf of the Kimberley Regional Group and taking the time to write to me to convey these priorities.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'David Michael'.

HON DAVID MICHAEL MLA
MINISTER FOR MINES AND PETROLEUM

9 January 2025

Level 9, Dumas House, 2 Havelock Street, West Perth, Western Australia, 6005.
Telephone +61 8 6552 5100 Email: Minister.Michael@dpc.wa.gov.au

Kimberley Regional Group: Minutes 21 February 2025



Attachment 7 Correspondence In: The Hon Roger Cook MLA; 2025/2026 Federal and State Budget Submission



Premier of Western Australia

Our Reference: 60-145202

Mr David Menzel
Chair
The Kimberley Regional Group
C/o – michelle@mira-consulting.com.au

Dear Mr Menzel

I acknowledge your correspondence received on 10 February 2025 to the Hon Roger Cook MLA, Premier of Western Australia, regarding your 2025/2026 Federal and State Budget Submission.

As you may be aware, a State Election will be held on 8 March 2025.

Following an election announcement on 6 February 2025 the Government assumed a caretaker role, ensuring that decisions are not made that would bind an incoming government or limit its freedom of action.

Given these circumstances, the Premier has asked me to reply on his behalf and advise that your correspondence will be held for the incoming Government following this State Election.

If you have any further enquiries regarding your correspondence, please refer to the reference number above.

Thank you for taking the time to contact our office.

Yours sincerely

A handwritten signature in black ink, appearing to read "V. Jeffery".

VERONICA JEFFERY
A/CHIEF OF STAFF


11 FEB 2025

2 Havelock Street, West Perth, Western Australia 6005
Telephone: +61 8 6552 5000 Facsimile: +61 8 6552 5001 Email: WA-Government@dpc.wa.gov.au
www.premier.wa.gov.au

Kimberley Regional Group: Minutes 21 February 2025



Attachment 8 Correspondence Out: The Hon Anthony Albanese MP; Meeting Request



The Hon Anthony Albanese MP
Prime Minister
Parliament House
Canberra ACT 2600

anthony.albanese.MP@aph.gov.au

2nd October 2024

Dear Prime Minister

Invitation to meet in Canberra or the Kimberley


On behalf of the Kimberley Regional Group of Local Governments, I would like to invite you to the Kimberley region of Western Australia to meet with the four Kimberley Shires and key stakeholders to discuss matters of mutual interest. Also, we would welcome the opportunity to meet with you when we are in Canberra on the 18th and 19th November 2024.

The Kimberley Regional Group (KRG) is an alliance of the four Shires in the Kimberley, being the Shires of Broome, Derby West-Kimberley, Halls Creek, and Wyndham East-Kimberley. Our vision is to maintain and enhance the rich diversity and liveability of the Kimberley for its people and the world. Collectively we support positive outcomes across the Kimberley through improved social and economic opportunities for all.


We would like to discuss with you a strategic package of enabling investment for the Kimberley that will deliver sustainable long term growth and prosperity. The four Shires have identified a range of projects to diversify our economy and create sustainable jobs through improved services and infrastructure. These projects build on the policy initiatives of your government, with a focus on regional liability, Closing the Gap, border security and tackling climate change. They will deliver positive outcomes not only for our region but the nation. A copy of this package is attached.

We would welcome the opportunity to meet with you in Canberra and/or the Kimberley to discuss this strategic package and how we can work with your government to deliver positive social and economic outcomes across the Kimberley region. Paul Rosair, our Executive Officer, will be in touch to progress a time for us to meet.

Your sincerely



Cr David Menzel
Chair
Kimberley Regional Group
Attach



Kimberley Regional Group and Kimberley Zone
459 Albany Hwy Victoria Park | 0419 930 467 | info@naja.com.au

Kimberley Regional Group: Minutes 21 February 2025



Attachment 9 Correspondence Out: The Hon Roger Cook MLA Premier; Vision for the Kimberley



The Hon Roger Cook
Premier
13th Floor Dumas House
2 Havelock Street
West Perth WA 6005

Via email - wa-government@dpc.wa.gov.au

5th February 2025

Dear Premier

Vision for the Kimberley

Congratulations on the release of WA Labor's Vision for the Kimberley, which builds on success and prepares the Kimberley for the future.

The Kimberley Regional Group is pleased to see a pipeline of investment to help the Kimberley reach its full potential. Investment in economic infrastructure including water, ports, roads, energy, education, arts and culture and health is critical for our region's development.

Also, we are delighted to see investment under a Cook Labor Government allocated to the Water Lily Place Housing Project in Kununurra, a Playground and Water Park in Halls Creek, a Multi-purpose Centre at Fitzroy Crossing and a safe night space in Kununurra. These will make a significant difference to the liveability of these communities.

We would like to present for your consideration a range of opportunities which will drive a shared vision for the Kimberley. These opportunities will create jobs, keep our economy strong and contribute towards Closing the Gap. They are designed to accelerate the rate of positive economic and social change across the Kimberley, delivering enduring value for our region, its people and the State. These opportunities include -

Kimberley Housing Pipeline – \$244M five-year program to deliver 311 new homes and release 950 residential lots across the Kimberley, leveraging land and private investment.

Kimberley Community Safety and Crime Prevention Package – \$51,167,500 over three years for evidence-based initiatives to prevent crime, keep our communities safer and to make our communities a more attractive place for business investment and tourism.

Project	Investment Sought
Kimberley Community Action Fund for place-based initiatives	\$5.5M
Improved Street Lighting in Broome and Kununurra	\$3.478M
New Public CCTV Infrastructure and maintenance activities	\$11.262M
Community Safety and Crime Prevention officers	\$3.282.5M
A review of Aboriginal Community by-Laws and Constitutions	\$3M
A suite of place-based youth diversionary programs across the region.	\$23.425M
A Sharps Collection and Clean up in Broome	\$600K
Vandalism Initiatives in Kununurra	\$350K
Security Rebates in Broome and Kununurra	\$270K

Kimberley Regional Group and Kimberley Zone
459 Albany Hwy Victoria Park | 0419 930 467 | info@naja.com.au

20 | Page

Kimberley Regional Group: Minutes 21 February 2025



Investment in place-based initiatives

We are pleased to present a suite of place-based initiatives for your consideration that will drive social and economic development and support the livability of Kimberley towns. This investment will unlock value, leveraging investment from government and the private sector.

Project	Investment sought
Tanami Road Activation Plan	\$700K
Tanami Road – Economic infrastructure and services	\$70M
Halls Creek Business Park	\$70M
Welcome to WA Centre, Kununurra	\$30M
Halls Creek Old Town Eco Tourist Park	\$20M
Fitzroy Crossing Airport and Access Road	\$40M
East Kimberley Regional Airport New Arrivals Terminal Building	\$20M
Halls Creek Airport and Aviation Services Expansion	\$60M
Derby Wharf Precinct Masterplan and Redevelopment	\$2M
Broome Regional Aquatic Centre Redevelopment	\$21.4M
Halls Creek Civic and Cultural Centre and Multi-purpose Evacuation Centre	\$50M
Fitzroy Crossing Multipurpose Complex and Evacuation Centre	\$25.2M
Broome Boating Facility	\$42M
Wyndham Playground and Splash Park	\$3M
Regional Resource and Recovery Park, Broome	\$21.8M
Halls Creek Recreation Centre and Oval Facilities Upgrade.	\$30M

Please find attached additional information on these projects. The Kimberley Regional Group would welcome the opportunity to discuss the Vision for the Kimberley and how together we can deliver new investment to support our region to develop and thrive.

Paul Rosair, our Executive Officer, will be in contact with your office to arrange a time to meet. Congratulations again on your Vision for the Kimberley. We look forward to meeting with you.

Yours sincerely

David Menzel
Chair
cc Divina D'Anna MLA, Member for the Kimberley

Attach.

Kimberley Regional Group and Kimberley Zone
459 Albany Hwy Victoria Park | 0419 930 467 | info@naja.com.au

Kimberley Regional Group: Minutes 21 February 2025



Attachment 10 Correspondence Out: The Hon Roger Cook MLA Leader of the WA Labor Party; Vision for the Kimberley



The Hon Roger Cook
Leader of the WA Labor Party

Via email - kwinana@mp.wa.gov.au

12th February 2025

Dear Premier

Vision for the Kimberley

Congratulations on the release of WA Labor's Vision for the Kimberley, which builds on success and prepares the Kimberley for the future.

The Kimberley Regional Group is pleased to see a pipeline of investment to help the Kimberley reach its full potential. Investment in economic infrastructure including water, ports, roads, energy, education, arts and culture and health is critical for our region's development.

Also, we are delighted to see investment under a Cook Labor Government allocated to the Water Lily Place Housing Project in Kununurra, a Playground and Water Park in Halls Creek, a Multi-purpose Centre at Fitzroy Crossing and a safe night space in Kununurra. These will make a significant difference to the liveability of these communities.

We would like to present for your consideration a range of opportunities which will drive a shared vision for the Kimberley. These opportunities will create jobs, keep our economy strong and contribute towards Closing the Gap. They are designed to accelerate the scale and pace of positive economic and social change across the Kimberley, delivering enduring value for our region, its people and the State. These opportunities include -

Kimberley Housing Pipeline – A \$244M five-year program to deliver 311 new homes and release 950 residential lots across the Kimberley, leveraging land and private investment.

Kimberley Community Safety and Crime Prevention Package – A \$51,417,500 three year program of evidence-based initiatives to prevent crime, keep our communities safer and to make our communities a more attractive place for business investment and tourism.

Project	Investment Sought
Kimberley Community Action Fund for place-based initiatives	\$5.5M
Improved Street Lighting in Broome and Kununurra	\$3.478M
New Public CCTV Infrastructure and maintenance activities	\$11.512M
Community Safety and Crime Prevention officers	\$3.282.5M
A review of Aboriginal Community by-Laws and Constitutions	\$3M
A suite of place-based youth diversionary programs across the region.	\$23.425M
A Sharps Collection and Clean up in Broome	\$600K
Vandalism Initiatives in Kununurra	\$350K
Security Rebates in Broome and Kununurra	\$270K

Kimberley Regional Group and Kimberley Zone
459 Albany Hwy Victoria Park | 0419 930 467 | info@naja.com.au

22 | Page

Kimberley Regional Group: Minutes 21 February 2025



Investment in place-based initiatives

We are pleased to present a suite of place-based initiatives for your consideration that will drive social and economic development and support the liveability of Kimberley towns. This investment will unlock value, leveraging investment from government and the private sector.

Project	Investment sought
Tanami Road Activation Plan	\$700K
Tanami Road – Economic infrastructure and services	\$70M
Halls Creek Business Park	\$70M
Welcome to WA Centre, Kununurra	\$30M
Halls Creek Old Town Eco Tourist Park	\$20M
Fitzroy Crossing Airport and Access Road	\$40M
East Kimberley Regional Airport New Arrivals Terminal Building	\$20M
Halls Creek Airport and Aviation Services Expansion	\$60M
Derby Wharf Precinct Masterplan and Redevelopment	\$2M
Broome Regional Aquatic Centre Redevelopment	\$21.4M
Halls Creek Civic and Cultural Centre and Multi-purpose Evacuation Centre	\$50M
Fitzroy Crossing Multipurpose Complex and Evacuation Centre	\$25.2M
Broome Boating Facility	\$42M
Wyndham Playground and Splash Park	\$3M
Regional Resource and Recovery Park, Broome	\$21.8M
Halls Creek Recreation Centre and Oval Facilities Upgrade.	\$30M

Please find attached additional information on these projects. The Kimberley Regional Group would welcome the opportunity to discuss the Vision for the Kimberley and how together we can deliver new investment to support our region to develop and thrive.

Paul Rosair, our Executive Officer, will be in contact with your office to arrange a time to meet. Congratulations again on your Vision for the Kimberley. We look forward to meeting with you.

Yours sincerely

David Menzel
Chair
cc Divina D'Anna MLA, Member for the Kimberley


Attach.

Kimberley Regional Group and Kimberley Zone
459 Albany Hwy Victoria Park | 0419 930 467 | info@naja.com.au

Kimberley Regional Group: Minutes 21 February 2025



Attachment 11 Correspondence Out: Ms Libby Mettam MLA; Unlocking the Kimberley



Ms Libby Mettam MLA
Leader of the WA Liberal Party
PO Box 516
Busselton WA 6280

Via email - libby.mettam@mp.wa.gov.au

10th February 2025

Dear Ms Mettam

Unlocking the Kimberley

The Kimberley Regional Group would like to present for your consideration a range of opportunities which will create jobs, keep our economy strong, build new homes, keep our communities safer and improve the amenity and liveability of our regional towns.

These initiatives are designed to accelerate the scale and pace of positive economic and social change across the Kimberley. They will deliver enduring value for our region, its people and for the State. The Kimberley Regional Group would welcome the support of the WA Liberal Party for these regional initiatives. These opportunities include -

Kimberley Housing Pipeline – A \$244M five-year program to deliver 311 new homes and release 950 residential lots across the Kimberley, leveraging land and private investment.

Kimberley Community Safety and Crime Prevention Package – A \$51,417,500 three year program of evidence-based initiatives to prevent crime, keep our communities safer and to make our communities a more attractive place for business investment and tourism.

Project	Investment Sought
Kimberley Community Action Fund for place-based initiatives	\$5.5M
Improved Street Lighting in Broome and Kununurra	\$3.478M
New Public CCTV Infrastructure and maintenance activities	\$11.512M
Community Safety and Crime Prevention officers	\$3.282.5M
A review of Aboriginal Community by-Laws and Constitutions	\$3M
A suite of place-based youth diversionary programs across the region.	\$23.425M
A Sharps Collection and Clean up in Broome	\$600K
Vandalism Initiatives in Kununurra	\$350K
Security Rebates in Broome and Kununurra	\$270K

Investment in place-based initiatives

We are pleased to present a suite of place-based initiatives for your consideration that will drive social and economic development and support the liveability of Kimberley towns. This investment will unlock value, leveraging investment from government and the private sector.

Kimberley Regional Group and Kimberley Zone
459 Albany Hwy Victoria Park | 0419 930 467 | info@naja.com.au

Kimberley Regional Group: Minutes 21 February 2025



Project	Investment sought
Tanami Road Activation Plan	\$700K
Tanami Road – Economic infrastructure and services	\$70M
Halls Creek Business Park	\$70M
Welcome to WA Centre, Kununurra	\$30M
Halls Creek Old Town Eco Tourist Park	\$20M
Fitzroy Crossing Airport and Access Road	\$40M
East Kimberley Regional Airport New Arrivals Terminal Building	\$20M
Halls Creek Airport and Aviation Services Expansion	\$60M
Derby Wharf Precinct Masterplan and Redevelopment	\$2M
Broome Regional Aquatic Centre Redevelopment	\$21.4M
Halls Creek Civic and Cultural Centre and Multi-purpose Evacuation Centre	\$50M
Fitzroy Crossing Multipurpose Complex and Evacuation Centre	\$25.2M
Broome Boating Facility	\$42M
Wyndham Playground and Splash Park	\$3M
Regional Resource and Recovery Park, Broome	\$21.8M
Halls Creek Recreation Centre and Oval Facilities Upgrade.	\$30M

Please find attached additional information on these projects. The Kimberley Regional Group would welcome the opportunity to meet with you to discuss these projects and how together we can deliver new investment to support our regions to develop and thrive.

Paul Rosair, our Executive Officer, will be in contact with your office to arrange a time to meet. We look forward to meeting with you.

Yours sincerely

David Menzel
Chair

Attach.

Kimberley Regional Group and Kimberley Zone
459 Albany Hwy Victoria Park | 0419 930 467 | info@naja.com.au

Kimberley Regional Group: Minutes 21 February 2025



Attachment 12 Correspondence Out: Mr Shane Love MLA; Unlocking the Kimberley



Mr Shane Love MLA
Leader of the Nationals WA
PO Box 216
Dongara WA 6525

Via email - shane.love@loop.wa.gov.au

10th February 2025

Dear Mr Love

Unlocking the Kimberley

The Kimberley Regional Group would like to present for your consideration a range of opportunities which will create jobs, keep our economy strong, build homes, keep our communities safer and improve the amenity and liveability of our regional towns.

These initiatives are designed to accelerate the scale and pace of positive economic and social change across the Kimberley. They will deliver enduring value for our region, its people and for the State. The Kimberley Regional Group would welcome the support of the National Party WA or these regional initiatives. These opportunities include -

Kimberley Housing Pipeline – A \$244M five-year program to deliver 311 new homes and release 950 residential lots across the Kimberley, leveraging land and private investment.

Kimberley Community Safety and Crime Prevention Package – A \$51,417,500 three year program of evidence-based initiatives to prevent crime, keep our communities safer and to make our communities a more attractive place for business investment and tourism.

Project	Investment Sought
Kimberley Community Action Fund for place-based initiatives	\$5.5M
Improved Street Lighting in Broome and Kununurra	\$3.478M
New Public CCTV Infrastructure and maintenance activities	\$11.512M
Community Safety and Crime Prevention officers	\$3.282.5M
A review of Aboriginal Community by-Laws and Constitutions	\$3M
A suite of place-based youth diversionary programs across the region.	\$23.425M
A Sharps Collection and Clean up in Broome	\$600K
Vandalism Initiatives in Kununurra	\$350K
Security Rebates in Broome and Kununurra	\$270K

Investment in place-based initiatives

We are pleased to present a suite of place-based initiatives for your consideration that will drive social and economic development and support the liveability of Kimberley towns. This investment will unlock value, leveraging investment from government and the private sector.

Kimberley Regional Group and Kimberley Zone
459 Albany Hwy Victoria Park | 0419 930 467 | info@naja.com.au

Kimberley Regional Group: Minutes 21 February 2025



Project	Investment sought
Tanami Road Activation Plan	\$700K
Tanami Road – Economic infrastructure and services	\$70M
Halls Creek Business Park	\$70M
Welcome to WA Centre, Kununurra	\$30M
Halls Creek Old Town Eco Tourist Park	\$20M
Fitzroy Crossing Airport and Access Road	\$40M
East Kimberley Regional Airport New Arrivals Terminal Building	\$20M
Halls Creek Airport and Aviation Services Expansion	\$60M
Derby Wharf Precinct Masterplan and Redevelopment	\$2M
Broome Regional Aquatic Centre Redevelopment	\$21.4M
Halls Creek Civic and Cultural Centre and Multi-purpose Evacuation Centre	\$50M
Fitzroy Crossing Multipurpose Complex and Evacuation Centre	\$25.2M
Broome Boating Facility	\$42M
Wyndham Playground and Splash Park	\$3M
Regional Resource and Recovery Park, Broome	\$21.8M
Halls Creek Recreation Centre and Oval Facilities Upgrade.	\$30M

Please find attached additional information on these projects. The Kimberley Regional Group would welcome the opportunity to meet with you to discuss these projects and how together we can deliver new investment to support our regions to develop and thrive.

Paul Rosair, our Executive Officer, will be in contact with your office to arrange a time to meet. We look forward to meeting with you.

Yours sincerely

David Menzel
Chair

Attach.

Kimberley Regional Group and Kimberley Zone
459 Albany Hwy Victoria Park | 0419 930 467 | info@naja.com.au



6. Financial Report

Item for Noting

Submitted by: Vernon Lawrence, KRG Secretariat

Attachment 13: Kimberley Regional Group Interim Financial Report to 31 December 2024

Attachment 14: Kimberley Regional Group Annual Budget 2024-2025 - Amended

Purpose

To update the KRG members on the financial position of the Group.

In summary

This report presents the Kimberley Regional Group Interim Financial Activity Statement for the period ended 31 December 2024. The report recommends that the Kimberley Regional Group (KRG) receives the Financial Activity Statement.

Background

Previous Considerations

The KRG adopted its annual budget for the 2024/25 Financial year at the meeting on 23 August 2024. At this meeting an interim report relating to the finances for the financial year to 30 June 2024 was approved by the KRG. The report reflected a surplus for the year over budget of \$67,513 and a cash balance of \$329,989. These figures were based on estimates available at the time of drafting the report. After processing data for the financial year end the surplus for the financial year ended 30 June 2024 has been revised up to \$80,802 and the cash balance to be carried forward to the 2024/2025 financial year revised up to \$343,278. The main reason for revising the data is due to the allocation of interest. Interest was estimated initially at \$3,069 for the financial year and after the year end allocations this has been revised to \$14,858. Refer to Attachment 2 to this report.

This report is for the financial activity for Quarter 2 of the 2024/25 financial year. Quarterly reports will be tabled at meetings as soon after the end of each quarter as is practical.

Comment

The Financial Activity Statement presents a current surplus position of \$180,120 which is represented by a cash balance held in a Reserve with the Shire of Wyndham East Kimberley. This amount is low due to the invoices for members contribution not being sent out at the time of the drafting of this report. Total members contributions to be collected is \$180,000.

Operating expenses for the year to date total \$163,158. This includes project work and Canberra trip expenses. The Canberra trip expenses include a contribution by the KRG for members to attend the Regional Australia Institute Conference and associated expenses for the secretariat to attend meetings. These amounts were not budgeted for in the original budget but members agreed the disbursement to attend the conference and meetings in Parliament House.



Kimberley Regional Group: Minutes 21 February 2025

Project expenses for the year to date total \$74,329 and comprise the following:

Benchmarking report	\$ 5,945 (budget \$15,000)
Election Document & Strategy	\$ 17,009 (budget \$7,600)
FA Grants	\$ 24,188 (budget \$24,500)
Fringe Benefits Tax policy paper	\$ 2,000 (no Budget)
Community safety	\$ 7,688 (Budget \$18,000)
Housing Roundtable	\$ 17,500 (no budget)

The budget for the financial year is \$50,000. This was determined by estimating the original budget approved for project work of \$65,000 less expenses during the 2023/24 financial year of \$14,371. The \$65,000 was comprised of \$20,000 from the original 2023/24 budget plus an amount of \$45,000 from reserves. An additional disbursement will be requested from reserves to formally fully fund the project work once the projects underway are completed.

CONSULTATION

Nil.

STATUTORY ENVIRONMENT

Local Government Act 1995

Financial Implications

As at the 31 December 2024 the Kimberley Regional Group cash balance \$180,120 and members contributions to be invoiced of \$180,000. Once collected this will return the reserve to a healthy cash balance.

For the period ending 31 December 2024 Expenses of \$163,158 were paid against a year-to-date budget of \$114,250. No disbursements have been made against a number of expense items. An amount of \$74,329 has been disbursed for Projects against a year-to-date budget of \$25,000. The reasons for the difference have been detailed above. Two projects undertaken did not have a budget allocation but were undertaken with the consent of the members totalling \$19,500. Three projects have costs outstanding and work still to be completed during the financial year.

The year-to-date budget income is \$114,250 while the actual income is NIL due to members contributions not being invoiced and interest on the reserve account not yet determined.

The year-to-date actual budget deficit is \$163,158.

The total Kimberley Regional Group cash balance at 31 December 2024 is \$180,120 which represents the total of the Members interests at that date.

Strategic Implications

Governance Goal – A collaborative group demonstrating strong regional governance:

Effective governance protocols and systems for business efficiency and improved services through collaboration

Secure funding for regional initiatives

Kimberley Regional Group: Minutes 21 February 2025



Link to Key Pillar/s and Strategies:		Budget Implications	
<div> <div>People Place Prosperity Performance</div> <div> <div>Advocate</div> <div>Facilitate</div> <div>Partner</div> <div>Fund</div> <div>Promote</div> <div>Monitor</div> </div> </div>			
Resolution/s		Action(s)	
<p>That the Kimberley Regional Group notes:</p> <ol style="list-style-type: none"> 1. the Interim Financial Report to 31 December 2024; 2. the \$163,158 year to date budget surplus; 3. members contributions totalling \$180,000 will be invoiced during Q3; and 4. the total member interests of \$180,120 at 31 December 2024 is represented by cash held in Reserves. 			
Moved:	Shire of Broome	Responsible:	
Seconded:	Shire of Derby West Kimberley	Due date:	
Carried:	4/0		

Kimberley Regional Group: Minutes 21 February 2025



Attachment 13: Kimberley Regional Group Interim Financial Report to 31 December 2024

Kimberley Regional Group - Interim Financial Activity Statement for the period ending 31 December 2024	Annual Budget 2024/25	Adjusted Annual Budget 2024/25	Budget Year to Date	Actual Year to Date
Expenditure				
Kimberley Regional Group - Zone & RCG Meeting Expenses	6,000	6,000	3,000	3,747
Kimberley Regional Group - Canberra Delegation Expenses	10,000	10,000	5,000	21,104
Kimberley Regional Group - Annual Financial Audit	5,000	5,000	2,500	-
Kimberley Regional Group - IT Support	1,000	1,000	500	-
Kimberley Regional Group - Sundry Expenses	1,000	1,000	500	-
Kimberley Regional Group - Policy creation	4,000	4,000	2,000	-
Kimberley Regional Group - Website upgrade	2,000	2,000	1,000	660
Kimberley Regional Group - Projects	50,000	50,000	25,000	74,329
Kimberley Regional Group - Executive Consultancy	139,500	139,500	69,750	63,318
Kimberley Regional Group - Executive Consultancy - reimbursable costs	5,000	5,000	2,500	-
Kimberley Regional Group - North West Defence Alliance	5,000	5,000	2,500	-
	<u>228,500</u>	<u>228,500</u>	<u>114,250</u>	<u>163,158</u>
Income				
Kimberley Regional Group - Reimbursement Zone & RCG Meetings Expenses - Op Inc	- 2,000	- 2,000	- 1,000	-
Kimberley Regional Group - Members Contribution Secretariat Costs - Op Inc	- 180,000	- 180,000	- 90,000	-
Kimberley Regional Group - Disbursement from Reserve.	- 43,500	- 43,500	- 21,750	-
Kimberley Regional Group - Interest on Reserve - Op Inc.	- 3,000	- 3,000	- 1,500	-
	<u>- 228,500</u>	<u>- 228,500</u>	<u>- 114,250</u>	<u>-</u>
Net Operating Result	<u>-</u>	<u>-</u>	<u>-</u>	<u>163,158</u>
Opening Cash Balance	343,278	343,278	343,278	343,278
Outstanding Contributions				
Appropriation from Reserve	- 43,500	- 43,500	- 21,750	
Closing Cash Balance	<u>299,778</u>	<u>299,778</u>	<u>321,528</u>	<u>180,120</u>

Kimberley Regional Group: Minutes 21 February 2025



Attachment 14: Kimberley Regional Group Annual Budget 2024-2025 - Amended

Kimberley Regional Group - Proposed Annual Budget for the period ending 30 June 2025	Annual Budget 2023/24	Interim Actual 2023/24	Annual Budget 2024/25
Expenditure			
Kimberley Regional Group - Zone & RCG Meeting Expenses	6,000	1,102	6,000
Kimberley Regional Group - Canberra Delegation Expenses	7,000	9,000	10,000
Kimberley Regional Group - Annual Financial Audit	6,000	5,000	5,000
Kimberley Regional Group - IT Support	1,000	-	1,000
Kimberley Regional Group - Sundry Expenses	1,000	-	1,000
Kimberley Regional Group - Policy creation	4,000	-	4,000
Kimberley Regional Group - Website upgrade	2,000	2,178	2,000
Kimberley Regional Group - Projects	65,000	14,371	50,000
Kimberley Regional Group - Executive Consultancy	120,000	125,873	139,500
Kimberley Regional Group - Executive Consultancy - reimbursable costs	8,000	4,031	5,000
Kimberley Regional Group - North West Defence Alliance	10,000	-	5,000
	<u>230,000</u>	<u>161,556</u>	<u>228,500</u>
Income			
Kimberley Regional Group - Reimbursement Zone & RCG Meetings Expenses - Op Inc	- 2,000	- 2,500	- 2,000
Kimberley Regional Group - Members Contribution Secretariat Costs - Op Inc	- 180,000	- 225,000	- 180,000
Kimberley Regional Group - Disbursement from Reserve.	- 45,000	-	- 43,500
Kimberley Regional Group - Interest on Reserve - Op Inc.	- 3,000	- 14,858	- 3,000
	<u>- 230,000</u>	<u>- 242,358</u>	<u>- 228,500</u>
Net Operating Result	<u>-</u>	<u>80,802</u>	<u>-</u>
Opening Cash Balance	262,476	262,476	343,278
Outstanding Contributions	45,000	-	
Appropriation from Reserve	- 45,000	-	- 43,500
Closing Cash Balance	<u>262,476</u>	<u>343,278</u>	<u>299,778</u>

Kimberley Regional Group: Minutes 21 February 2025



7. Formal Presentations

Item for Discussion

Submitted by: Executive Team

Purpose

To provide a forum for guests to address the KRG on relevant topics.

Attendees

Time	Name	Position	Organisation
10:45 – 11:00am	John Hutchison	Superintendent	Kimberley District Office WA Police
11:00 – 11:15am	Divina D'Anna MLA	Parliamentary Secretary to the Deputy Premier; Treasurer; Minister for Transport; Tourism.	

Link to Key Pillar/s and Strategies:		Budget Implications
<div> People Place Prosperity Performance </div>	<div> Advocate Partner Promote </div> <div> Facilitate Fund Monitor </div>	Nil
Resolution/s		Action(s)
For noting		EO to reach out and invite Hon Melissa MP to a KRG meeting. EO to keep KRG members informed about any upcoming meetings with politicians. Members to notify the EO if they wish to attend accordingly.



8. Financial Assistance Grants Review Project

Item for Decision

Submitted by: Executive Team

Attachment 15: KRG Financial Assistance Grant Report (separately attached)

Attachment 16: Financial Assistant Grants Position Paper

Purpose

To approve the release of the KRG Financial Assistance Grant (FA Grant) Review and stakeholders for release.

In summary

- A RFQ was issued by the Shire of Wyndham East Kimberley on behalf of the KRG to undertake a Review of the Financial Assistants Grant, which was awarded to NAJA Business Consulting.
- The Financial Assistance Grant Report is finished.
- The Report contains eight recommendations for the Australian Government and seven for the WA Government. In addition, there are recommendations for the Shires of Broome and Wyndham East Kimberley.
- A Position Paper has been developed based on the review findings.
- Once approved for release and distributed to key Stakeholders the report will be uploaded onto the KRG Website with a media release issued and a Linked In Post.

Background

- Whilst the roles and responsibilities of local government have grown significantly over time, its revenue base has not. A number of councils, particularly in the Perth Metro region, have the means to recover sufficient revenue to cover their expenses without relying on grants. However, like other remote areas in Western Australia, Kimberley councils have limited revenue-raising capacity to maintain or upgrade critical infrastructure or provide the level of services required and therefore remain dependent on grant funding.
- The current methodology delivers funding results that end to favour higher population centres with a greater ability to raise funds as opposed to regional areas with limited ability to raise funds.
- The Report presents recommendations for changes to the quantum of funding, the policy and allocation of the FAGs methodology to better support the principle of horizontal equalisation enabling rural and regional Councils to become more financially sustainable.

Details

The following are the Report's recommendations are proposed to improve the FA grant model for the Kimberley local governments:

- That the KRG advocate for the **Australian Government** to:
 - ✓ review the **quantum of the Financial Assistance Grant**. Consideration be given to increasing the total Financial Assistance Grant pool to at least 1% Commonwealth Tax Revenue to ensure sustainable funding for local governments, especially in regional and

34 | Page

Kimberley Regional Group: Minutes 21 February 2025



remote areas and restoration of the Financial Assistance Grant funding lost following the 2014-15 to 2016-17 indexation freeze

- ✓ develop an **appropriate indexation methodology** to ensure that Financial Assistance Grants keep up with the cost pressures faced by local governments, whilst also providing consistency to the funding to enable local governments to better forward plan and budget
 - ✓ '**reset the payment cycle**' with an additional once-off payment to correct the current practice of bringing payments forward and then implement a standard payment schedule that doesn't change each year.
 - ✓ change the method of **distribution of funds to the States** from the current method, which is primarily based on population, to one that will enable every local government to provide a similar level of service to their community by considering factors beyond population size.
 - ✓ Consider the guiding principle of **Effort Neutrality** in the allocation of funds.
 - ✓ review the National Principle relating to **Minimum Grant Funding**. Consideration should be given to either removing the 30% requirement or allowing state or territory grant commissions to adjust the minimum grant percentage based on need. For example, a range between 10% and 30% could be established. Reducing or eliminating the 30% minimum would enable a greater allocation of funds to local governments that need it most to achieve horizontal equalisation
 - ✓ strengthen the National Principle for **Aboriginal People and Torres Strait Islanders** to make it explicit that the needs of Aboriginal people must be recognised in equalisation assessments and to take into account the number of remote Aboriginal communities in a State or Territory when distributing the FA Grant funding.
 - ✓ change the minimum grant principle to be "ensuring a local government's combined General Purpose Grant and Local Road Grant cannot be less than 30% of the amount it would have received if the Grant were calculated on a per capita basis".
- That the KRG advocate for the **Western Australian Local Government Grants Commission** to:
 - ✓ review the Aboriginality cost adjustor calculation
 - ✓ provide feedback from the Commission on the inclusion of Aboriginal Communities into the population dispersion calculations
 - ✓ review the population dispersion calculation to consider the asset base required by local governments with additional townsites
 - ✓ review the climate cost adjustor to consider the wet season rainfall impacts and humidity in the calculation, and review the population weighting
 - ✓ review the location cost adjustor weighting to increase the weighting based on the ARIA+ score and reduce the weighting attributed to population, i.e. 80% based on the ARIA+ score and 20% based on population
 - ✓ review the socio-economic cost adjustor so that only local governments with an ARIA+ score of more than 4 are eligible.
 - ✓ include the capacity of a local government to raise its own funds for road renewal works
 - Shires of Broome and SWEK make a submission to the WA Grants Commission to be classified as Regional Centres

Kimberley Regional Group: Minutes 21 February 2025



- That the KRG ensure accurate information is provided to the Grants Commission when requested as part of their annual return to ensure their grant allocation is adjusted accordingly
- Consideration of additional loading for disaster relief funding requirements for local governments in high risk areas

The KRG recognizes that some recommendations, especially adjustments to minimum grant allocations, could have unforeseen negative effects on other WA local governments. To address this, the KRG supports a graduated implementation of any changes. For example, if the Australian Government decides to expand the funding pool and revise the minimum grant allocations, the KRG would advocate for preserving the previous year's minimum grant amounts for local governments currently receiving them. This approach would allow any additional funds added to the National FA Grant pool to be allocated to non-minimum grant recipients in future years, whilst ensuring that local governments with minimum grants remain unaffected in the short term.

Key stakeholders for report release

The following are the key stakeholders that will receive a copy of the Report. A media release will be issued once stakeholders have received the Report, along with a Linked In Post and the report being uploaded to the KRG website.

Stakeholder	Position
Hon Kristy McBain MP	Minister for Regional Development, Local Government and Territories
Melissa Price MP	Federal Member for Durack
Glenn Sterle	Senator for WA
Patrick Gorman MP	Assistant Minister to the Prime Minister, Assistant Minister for the Public Service, and Assistant Minister to the Attorney-General
Mr. Michael Callaghan AM PSM	Chair Commonwealth Grants Commission
Amy Crawford	CEO ALGA
Hon Hannah Beazley MLA	Minister for Local Government
Hon Rita Saffiotti	Treasurer
Hon Divina D'Anna	Member for the Kimberley
Hon Don Punch MLA	Minister for Regional Development
Libby Mettam MLA	Leader of the Liberal Party
Shane Love MLA	Leader of the Opposition
Steve Martin MLC	Shadow Treasurer
Neil Thompson MLC	Member for Mining and Pastoral Region
Lanie Chopping	DG Department of Local Government
Michael Barnes	Under Treasurer
Luke Stevens	A/Chair WA Grants Commission
Nick Sloan	CEO WALGA

Kimberley Regional Group: Minutes 21 February 2025





Risk

- **Financial:** Without an increase in Financial Assistance Grants it will become increasingly difficult for Kimberley Councils to undertake core operational functions
- **Reputational:** A review of Financial Assistance Grants will indicate to State and Federal Governments that the KRG are actively considering ways to ensure that they are financially sustainable.

Link to Key Pillar/s and Strategies:		Budget Implications	
People Place Prosperity Performance	Advocate Partner Promote	Facilitate Fund Monitor	As per project budget
Resolution/s		Action(s)	
That the KRG approve the Financial Assistance Grant Report and endorse its release.		Executive Officer to distribute the report to key stakeholders, upload it to the KRG website, issue a media release, and create a LinkedIn post.	
Moved:	Shire of Wyndham East Kimberley	Responsible:	Executive Officer
Seconded:	Shire of Derby West Kimberley	Due date:	As appropriate
Carried:	4/0		

Attachment 16: Financial Assistance Grants Position Paper



POSITION PAPER FINANCIAL ASSISTANCE GRANTS

NOVEMBER 2024

ABOUT THE KIMBERLEY REGIONAL GROUP

The Kimberley Regional Group (KRG) is an alliance of the four Kimberley Shires, being the Shire of Broome, the Shire of Derby West Kimberley, the Shire of Halls Creek and the Shire of Wyndham East Kimberley. Our Vision is to maintain and enhance the rich diversity and liveability of the Kimberley for its people and the world. Collaboratively the group seeks to drive positive impact across the region through improved social, economic and cultural outcomes. This paper is designed to highlight the issues as known to Local Government at the time of writing and the potential pathways that are supported.

CONTEXT

A Financial Assistance Grant (FA Grant) is funding provided by the Australian Federal Government to Local Governments to support the delivery of essential services and infrastructure. The two components are:

- 1. General Purpose Component: Distributed to States and Territories based on population, providing flexible funding for Local Governments to use according to their specific requirements.**
- 2. Identified Local Road Component: Allocations based on historical shares, specifically supporting the maintenance and development of local roads.**

The grant's value has declined over time, as it is now only 0.5% of Commonwealth Tax Revenue (CTR), compared to the original 2% of Federal Governments personal income tax revenue, then 1% CTR. Freezes on grant indexation (2014-2017) further compounded this problem.

This reduction has negatively impacted Local Governments, particularly in remote areas, because of the following reasons:

Dependence on Grants: Remote Local Governments, in particular, rely heavily on FA Grants for revenue as they have limited capacity to raise their own source revenue. For example, grants constitute 67% of revenue for the Shire of Halls Creek, far above the national average of 14%.

High Costs of Service Delivery: Infrastructure and services are significantly more expensive in remote areas to deliver; for example, construction costs in Kununurra are at least 60% higher than in metropolitan Perth, and up to 400% when working remotely from town centres.

KRG Position Papers 2024 | www.kimberleyrg.com.au

Kimberley Regional Group: Minutes 21 February 2025



A report commissioned by the Kimberley Regional Group identified Equalisation and Allocation Issues with FA Grants:

The current funding does not cover assessed needs; in 2023-24, only 64% of the funding needs in Western Australia were met.

The population-based allocation favours densely populated states, whilst the minimum grant principle diverts funds from higher-need Local Governments.

OBJECTIVE

- » To propose improvements to the FA Grant model to both the Australian Government and the WA Grants Commission which addresses the inequitable assessment of regional and remote Local Government's equalisation requirements.

GUIDING PRINCIPLES

The following guiding principals should inform a proposed adjustment to the current FA Grant model:

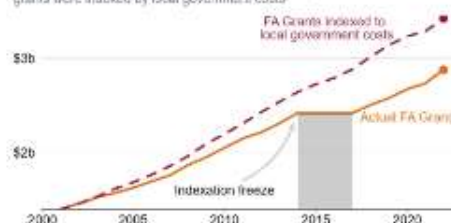
- State and Federal Governments be open to exploring revised grant allocations which are more aligned to genuine horizontal equalisation principals and deliver parity between like for like Councils across jurisdictions
- Cost per capita to deliver essential serves in sparsely populated areas should be taken into consideration
- Appropriate recognition of the needs of remote First Nation communities
- FA grant adjustments be implemented in a staged way and in a manner which does not impact negatively on any Local Government in the short term

POLICY PRIORITIES

The following recommendations are proposed to improve the FA grant model for the Kimberley Local Governments:

- **That the Australian Government:**
 - » review the quantum of the Financial Assistance Grant. Consideration be given to increasing the total Financial Assistance Grant pool to at least 1% Commonwealth Tax Revenue to ensure a more sustainable funding pool for Local Governments and restoration of the Financial Assistance Grant funding lost following the 2014-15 to 2016-17 indexation freeze
 - » develop an appropriate indexation methodology to ensure that Financial Assistance Grants keep up with the cost pressures faced by Local Governments, whilst also providing consistency to the funding to enable Local Governments to better forward plan and budget
 - » 'reset the payment cycle' with an additional once-off payment to correct the current practice of bringing payments forward and then implement a standard payment schedule that doesn't change each year.

Value of the Financial Assistance Grants (2001-2022). Actual versus if grants were indexed by local government costs

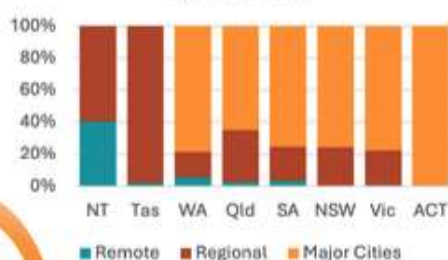


Kimberley Regional Group: Minutes 21 February 2025



- change the method of distribution of funds to the States from the current method, which is primarily based on population, to one that will enable every Local Government to provide a similar level of service to their community by considering factors beyond population size.
 - reconsider the guiding principle of Effort Neutrality in the allocation of funds.
 - review the National Principle relating to Minimum Grant Funding. Consideration should be given to either removing or reducing the 30% requirement or allowing state or territory grant commissions to adjust the minimum grant percentage based on need. For example, a range between 10% and 30% could be established.
 - Reducing or eliminating the 30% minimum would enable a greater allocation of funds to Local Governments that need it most to achieve horizontal equalisation
 - strengthen the National Principle for Aboriginal People and Torres Strait Islanders to make it explicit that the needs of Aboriginal people must be recognised in equalisation assessments and to take into account the number of remote Aboriginal communities in a State or Territory when distributing the FA Grant funding.
 - change the minimum grant principle to be "ensuring a local government's combined General Purpose Grant and Local Road Grant cannot be less than 30% of the amount it would have received if the Grant were calculated on a per capita basis"
- That the Western Australian Local Government Grants Commission:**
- review the Aboriginality cost adjustor calculation
 - provide feedback from the Commission on the inclusion of Aboriginal Communities into the population dispersion calculations
 - review the population dispersion calculation to consider the asset base required by Local Governments with additional townsites
 - review the climate cost adjustor to consider the wet season rainfall impacts and humidity in the calculation, and review the population weighting
 - review the location cost adjustor weighting to increase the weighting based on the ARIA+ score and reduce the weighting attributed to population, i.e. 80% based on the ARIA+ score and 20% based on population
 - review the socio-economic cost adjustor so that only Local Governments with an ARIA+ score of more than 4 are eligible.
 - include the capacity of a Local Government to raise its own funds for road renewal works
 - Consideration of additional loading for disaster relief funding requirements for Local Governments in high risk areas

Share of Population by Remoteness and State 2021



FA Grant per capita by Remote Councils 2021



KRG Position Papers 2024 | www.kimberleyrg.com.au

Kimberley Regional Group: Minutes 21 February 2025



Case Study: Shire of Wyndham East Kimberley (WA) versus Cobar Shire (NSW)

Shire of Wyndham East Kimberley	Cobar Shire
8,209 people 43.5% Aboriginal and Torres Strait Islander	4,078 people 33% Aboriginal and Torres Strait Islander
ABS Remoteness Area - Very Remote 121,000 sq km (Size) 800km from Darwin	ABS Remoteness Area - Very Remote 45,579 sq km (size) 650km from Dubbo
SIEFA Score 934 SIEFA Rank 192	SIEFA Score 937 SIEFA Rank 203
2,802 Rateable properties	2,502 rateable properties
2 airports	1 airport
2 swimming pools 2 public libraries	1 swimming pool 1 public library

Examining the 2022-23 General Purpose Grant figures, the average funding per capita for remote Local Governments in NSW was \$1,742.85. The average funding per capita for the Kimberley Local Governments was \$515.84.

In 2022-23, the Cobar Shire in NSW, received \$5,150,785 in General Purpose funding, equating to \$1,180.02 per capita. In contrast, the Shire of Wyndham East Kimberley (SWEK), received \$2,733,635, or \$372.58 per capita.

Despite both shires both being classified as Very Remote, having similar SIEFA scores and a comparable number of rateable properties, Cobar's per capita General Purpose funding was three times higher than SWEK's.

Additionally, SWEK's larger area (121,000 km² vs. Cobar's 45,579 km²) also requires more infrastructure, including two airports, two swimming pools and two libraries, compared to Cobar's single facilities.

ENDNOTES

Sources: Department of Infrastructure, Transport, Regional Development, Communications and the Arts 2023a, The South Australian Centre for Economic Studies 2023, ABS 1999, Grattan Institute 2023
Analysis of FA Grants indexation from Grattan Institute. Source: Grattan Institute - Potholes and Pitfalls How to fix local roads report 2023
Analysis of GA Grants by Remoteness and State 2021. Source: Grattan Institute 2023



9. Community Safety & Crime Prevention Investment Package

Item for Decision

Submitted by: Executive Team

Attachment 17a: Community Safety and Crime Prevention Investment Package

Attachment 17b: Draft KRG Community Safety and Crime Prevention Package (separately attached)

Purpose

To approve the KRG community safety and crime prevention investment package.

In summary

- A RFQ was issued by the Shire of Wyndham East Kimberley on behalf of the KRG to develop this Kimberley Community Safety and Crime Prevention Package, which was awarded to NAJA Business Consulting.
- The package is informed by desktop research, stakeholder engagement, and priority community safety and crime prevention projects from each Shire.
- It was hoped that economic modelling on the cost of crime to Kimberley councils could be included in this report. This could not be done as only one Council provided their expenditure data.
- It was hoped that there would be a range of case studies in the report showing the work undertaken by Kimberley Councils. Only one Council provided a case study for the Report.
- \$51,417,500 over three years is sought for investment. Note this is different to the requested funding in the Pre-Budget Submission sent to Federal Treasury as the Shire of Wyndham East Kimberley provided revised figures after the Treasury Submission was sent.
- \$11.512M of the package is for CCTV - A re-elected Cook Labor Government has committed to invest \$407K for 20 additional CCTV cameras in priority Kimberley locations, a New Regional Policing Incentive Program to keep more officers in regional WA and \$1 million for the Kununurra and Broome Police and Community Youth Centres (PCYC)¹.
- There is the opportunity to create an Executive Summary of this document for advocacy purposes once approved.

Background

- The Kimberley region has seen a rise in the rate of crime which has resulted in increased expenditure for local governments. In response, many local authorities have implemented crime prevention strategies and had to replace stolen or damaged assets placing pressure on budgets.
- The investment package is based on feedback from Councils, WA Police and research on the best practice.

¹ <https://rogercook.com.au/media/wa-labor-s-cctv-and-policing-boost-to-keep-the-kimberley-safe>

Kimberley Regional Group: Minutes 21 February 2025



Details

\$51.417M over three years is sought for this investment in security rebates, security patrols, CCTV, street lighting and youth diversionary activities. This is for activities as follows:

- \$5.5M – Kimberley Community Action Fund
- \$3.478M – Improved Street Lighting
- \$11.512M – Public CCTV Infrastructure and maintenance costs
- \$2.282.5M for Community Safety and Crime Prevention Officers
- \$3M – Review of Aboriginal Community by-Laws and Constitutions
- \$23.425M – Youth Diversionary Programs
- \$600K – Sharps Collection and Clean up
- \$350K for vandalism initiatives
- \$270K – Security Rebates

The allocation for funding under this package is as follows -

- \$5.5M – whole of Kimberley
- \$5.930.5M – Shire of Broome
- \$9.7M – Shire of Derby West Kimberley
- \$16.9M – Shire of Halls Creek
- \$14.057M – Shire of Wyndham East Kimberley

Risk

- **Reputational:** Ongoing damage caused by vandalism/property crime, impact on the reputation of Shires and communities as safe and attractive places to live, work and invest
- **Financial:** Without additional funding, Shires will continue to be out of pocket for crime prevention strategies.

Kimberley Regional Group: Minutes 21 February 2025



Link to Key Pillar/s and Strategies:		Budget Implications	
<div> People Place Prosperity Performance </div>	<div> Advocate Partner Promote </div> <div> Facilitate Fund Monitor </div>	\$1,600 plus printing will be required if a desktop published Executive Summary is to be produced.	
Resolution/s		Action(s)	
That the KRG 1. Approve the Community Safety and Crime Prevention Package. 2. Approve the development of the desktop published Executive Summary		Executive Officer to proceed with the development of the desktop published Executive Summary of this document for advocacy purposes.	
Moved:	Shire of Broome	Responsible:	Executive Officer
Seconded:	Shire of Derby West Kimberley	Due date:	As appropriate
Carried:	4/0		

Kimberley Regional Group: Minutes 21 February 2025



Attachment 17a: Community Safety and Crime Prevention Package

Activity	Amount
Kimberley Community Action Fund - 3 years	\$5,500,000
Street Lighting	
Bright Lights Program (entire Broome Townsite)	\$2,278,000
Upgraded street lighting at crime hotspots, Kununurra	\$1,200,000
Sub Total	3,478,000
Public CCTV Infrastructure	
Broome Public Infrastructure CCTV (five-year annual upgrade and maintenance cost totalling \$866,000, along with \$250,000 for the installation of CCTV infrastructure at Cable Beach)	\$1,410,000
Derby Public Infrastructure CCTV - 14 new cameras and system upgrade	\$1,100,000
Derby Public Infrastructure CCTV - five-year annual upgrade and maintenance costs	\$1,000,000
Fitzroy Crossing Public Infrastructure CCTV - 7 new cameras	\$400,000
Fitzroy Crossing Public Infrastructure CCTV - five-year annual upgrade and maintenance costs	\$600,000
Public Infrastructure CCTV - 20 new cameras and system upgrade Halls Creek	\$1,500,000
Public Infrastructure CCTV - five-year annual upgrade and maintenance costs Halls Creek	\$750,000
Public Infrastructure CCTV - expansion of network to include WAPOL priorities such as entrances to town, new locations for camera's, Kununurra	3,000,000
Public Infrastructure CCTV - support of current system, operating costs and planned renewals on average per year. (3 years), Kununurra and Wyndham	252,000
Public Infrastructure CCTV - expansion of network and include monitor access in police station, Wyndham	1,500,000
Sub total	\$11,512,000
Community Safety and Crime Prevention Officers	
Additional 2 FTE Community Safety Officers (\$210,000 per year) Broome	\$630,000
Light vehicle running costs associated with Community Safety Officer Position (\$17,500 per year) Broome	\$52,500
Purchase of Dual Cab 4x4 Ute for Community Safety Officer Position Broome	\$60,000
Community Safety Officers x 4 (3 years) Halls Creek	\$800,000
Purchase of 2 Troop Carriers for Community Safety Officer positions Halls Creek	\$240,000
Security Patrols to assist with prevention of anti-social behaviour in town centre - includes public drinking, littering, aggressive behaviour etc. Kununurra	\$1,500,000
Subtotal	\$3,282,500

45 | Page

Kimberley Regional Group: Minutes 21 February 2025



Review of remote Aboriginal community By-Laws and Corporation Constitutions to embed community safety and crime prevention	\$3,000,000
Youth diversionary activities	
Sporting Chance (3 year funding request \$250,000 per year)	\$750,000
Immediate Response Youth Night Space and patrol Derby	\$6,000,000
Youth sport and recreation co-ordinator Fitzroy Crossing (3 years)	\$600,000
Halls Creek Immediate Response Youth Night Space and patrol (3 years)	\$6,000,000
Youth sport and recreation co-ordinator (3 years) and afternoon programs Halls Creek	\$600,000
Youth and Recreation Officers x 2 (3 years) Halls Creek	\$600,000
Purchase of 2 Troop Carriers for Youth Officer positions Halls Creek	\$240,000
Establishment of PCYC, staffing and oncosts Halls Creek	\$2,500,000
Immediate Response Youth Night Space and patrol (3 years) Kununurra	\$6,000,000
Youth recreation officer and afternoon programs Wyndham	\$135,000
Subtotal	\$23,425,000
Sharps collection and clean up (\$200,000 per year)	\$600,000
Vandalism repairs	\$350,000
Security Rebate Scheme	
3 year program Broome	\$150,000
3 year program Kununurra	\$120,000
Sub total	\$270,000
TOTAL INVESTMENT	\$51,417,500



10. Kimberley Housing Pipeline Project

Item for Discussion

Submitted by: Executive Team

Attachment 18: Overview Indicative Kimberley Housing Pipeline by Town

Purpose

To provide an update on the Kimberley Housing Pipeline and to seek advice on whether any key projects are missing or need to be removed.

In summary

- The Kimberley Housing Pipeline is an outcome of the Kimberley Roundtable which was held in Broome on the 29th July 2024.
- Housing Australia requested an indicative list of shovel ready Kimberley projects which was provided in September 2024
- Subsequent discussions with the Federal Minister for Housing and Housing Australia staff indicate they are giving thought to a rural and regional funding round.
- The Pipeline is a co-ordinated package of works across the Kimberley which will: deliver 311 Homes: release 970 residential lots: and cost \$244.6M
- The WA Government's Housing Supply Unit supports the pipeline approach and is keen to understand demand data and project timelines to understand when government investment will be required.
- A document is under development with information on housing demand, and further project information such as project timeframes for presentation to State and Federal Housing Ministers.
- Information has been requested from Councils to inform the implementation of the package.

Background

- As above

Details

The Pipeline is a co-ordinated package of works across the Kimberley which will: .

- Deliver 311 new homes
- Release 970 residential lots
- Cost \$244.6M

The benefit of the pipeline is that it will:

- Increase housing supply supporting worker attraction and retention, support better health and education outcomes and the liveability of Kimberley towns.
- Support emissions reduction through renewable technologies and building design
- Leverage expertise and funds
- Delivers economies of scale
- Unlock private investment by de-risking business investment
- Create new jobs, and a pipeline of work for apprentices and trainees
- Support local businesses

Kimberley Regional Group: Minutes 21 February 2025



Risk

- **Reputational:** If there are no outcomes from the Kimberley Housing Roundtable

Link to Key Pillar/s and Strategies:		Budget Implications	
People Place Prosperity Performance	Advocate Partner Promote	Facilitate Fund Monitor	Nil
Resolution/s		Action(s)	
That the KRG note the progress of the Kimberley Housing Pipeline.		Executive Team to continue advocacy for the Kimberley Housing Pipeline.	
Moved:	Shire of Broome	Responsible:	KRG members and Executive team
Seconded:	Shire of Halls Creek	Due date:	ASAP
Carried:	4/0		

Kimberley Regional Group: Minutes 21 February 2025



Attachment 18: Overview Indicative Kimberley Housing Pipeline by Town

Proponent	Project	Project Status	Proponent Contribution	Investment sought
Shire of Broome	Sanctuary Village – 91 affordable homes	Shovel ready	\$7.6M	\$25M
Shire of Broome	McMahon Estate – 120 Affordable/Social/Private	Subdivision, headworks and 48 affordable and key worker homes	Brokering Land	\$36.2M
Shire of Broome	14 affordable rentals	Shovel ready	\$3.5M	\$8.6M
Nyamba Buru Yawuru	Birragun Buru Estate Stage 2 – 12 homes	Shovel ready	Land	\$7M
Nyamba Buru Yawuru	Lot 502 Gubinge Road – 650 /750 block land release	Planning and headworks	Land	\$15M
Nyamba Buru Yawuru	Specialist Disability Accommodation –10 affordable homes	Shovel ready	Land	\$6.5M

Derby and Fitzroy Crossing

Shire of Derby West Kimberley	30 Service Worker Units	Planning and construction	Brokering Land	\$25M
-------------------------------	-------------------------	---------------------------	----------------	-------

Halls Creek

Shire of Halls Creek	Stage one infill social housing - 30 social homes	Shovel ready	Brokering Land	\$30M
Shire of Halls Creek	9 affordable rentals	Shovel ready	Land	\$8.5M
Shire of Halls Creek	New land release – 80 lots - Social, affordable, for purchase	Planning and Headworks	Brokering Land	\$40M
Kimberley Language Resource Centre	4 affordable rentals	Shovel ready	Land	\$3.6M
Yarliyiil Arts Centre	2 affordable rentals	Planning and construction	Land	\$3M
Jungarni Jutiya	3 affordable rentals	Planning and construction	Land	\$3.5M

Kununurra

Shire of Wyndham East Kimberley	16 affordable rentals - Water Lily Place	Shovel ready	Land	\$8M
Wunan Aboriginal Corporation	Bloodwood Drive 42 affordable homes	Planning and construction	Land	\$24.7M



11. 2025-26 Budget Submission to Federal Treasury

Item for Noting

Submitted by: Executive Team

Attachment 19: KRG 2025 Budget Submission Federal Department of Treasury (separately attached)

Purpose

To advise members that a 2025-26 Budget Submission was made to the Federal Treasury.

In summary

- The Albanese Government invited individuals, businesses and community groups to submit their ideas and priorities for the 2025/26 Budget.
- The Executive Officer obtained approval from the Secretariat and CEO of the Shire of Broome for up to \$3K - \$4K to design a desktop-published document. \$1.9K was spent in accordance with approval.
- Further information can be found at <https://treasury.gov.au/consultation/2025-26-pre-budget-submissions>.
- The Government states that it places significant importance on receiving submissions in developing its budget policies and strategy.
- The KRG Submission was informed by the Position Papers, Investment Prospectus, Kimberley Housing Pipeline and Community Safety and Crime Prevention Package and new project information from Councils.
- The Submission includes a suite of policy and investment recommendations.
- The KRG submission will be published on the Australian Treasury Website and uploaded onto the KRG website.
- The Submission informed the updated advocacy document in advance of the State and Federal Elections.
- Note this figure requested in the Submission is different to that in the community safety and crime prevention package and pre-election submission as figures from two Shires were updated after this treasury submission was lodged.

Details

Policy Recommendations

- Changes to Financial Assistance Grants as per the Position Paper
- Changes to FBT Housing as per the Position Paper
- That the Australian government invests to upgrade military assets and to increase its military presence in North West Australia

Investment Sought

Project	Amount
Kimberley Housing Pipeline	\$ 244,600,000.00
Crime Prevention and Community Safety Package	\$ 48,000,000.00

50 | Page

Kimberley Regional Group: Minutes 21 February 2025



Tamami Road Activation Plan	\$ 500,000.00
Infrastructure and service to activate sealing of the Tanami Road	\$ 70,000,000.00
Halls Creek Business Park	\$ 70,000,000.00
Welcome to WA Centre	\$ 30,000,000.00
Halls Creek Eco-Tourism Park	\$ 20,000,000.00
Fitzroy Crossing Airport and Access Road	\$ 30,000,000.00
East Kimberley Regional Airport Arrivals Terminal	\$ 20,000,000.00
Halls Creek Airport Upgrade and Aviation Services	\$ 60,000,000.00
Derby Wharf Precinct and Masterplan	\$ 2,000,000.00
Broome Recreation and Aquatic Centre Upgrade	\$ 21,400,000.00
Hall Creek Civic, Cultural Centre and Multi-Purpose Evacuation Facility	\$ 50,000,000.00
Fitzroy Crossing Multipurpose Complex and Evacuation Centre	\$ 35,200,000.00
Broome Boating Facility	\$ 42,000,000.00
Wyndham Playground and Splash park	\$ 3,000,000.00
Hall Creek Splash pad	\$ 4,000,000.00
Broome Regional Resource Recovery Centre	\$ 21,800,000.00
Halls Creek Recreation Centre and Oval Facilities Upgrade	\$ 30,000,000.00
TOTAL	\$ 802,500,000.00

Risk

- **Reputational:** Making a submission is part of the KRGs regional advocacy role and doing this in an election year is important.

Link to Key Pillar/s and Strategies:		Budget Implications	
<div> <div>People</div> <div>Place</div> <div>Prosperity</div> <div>Performance</div> </div>	<div> <div>Advocate</div> <div>Partner</div> <div>Promote</div> </div> <div> <div>Facilitate</div> <div>Fund</div> <div>Monitor</div> </div>	The Executive Officer obtained approval from the Secretariat and CEO of the Shire of Broome for up to \$3K - \$4K to design a desktop-published document. \$1.9K was spent in accordance with approval.	
Resolution/s		Action(s)	
That the KRG note that a submission has been made to the 2025-26 Australian Treasury.			
Moved:	Shire of Derby West Kimberley	Responsible:	
Seconded:	Shire of Broome	Due date:	
Carried:	4/0		



12. KRG Business Plan 2021-25 Status Update

Item for Noting

Submitted by: Executive Team

Attachment 20: KRG Business Plan 2021-2025 Status Update (separately attached)

Purpose

To provide an update on the status of the KRG Business Plan 2021-2025.

In summary

- The KRG Business Plan 2021-2025 formed the basis of a KRG workshop held in November 2022 to prioritise actions to be progressed by the new KRG Executive Team.
- These prioritised actions are progressing with their status reported at each KRG meeting.
- At a planning workshop in October 2024, members discussed KRG operational and governance issues.
- Members discussed the merits of having a ten year community plan, a 5 year business plan, a communications and media plan and stakeholder engagement strategy. The Executive Team was tasked to develop a framework and consolidate the KRG Strategic Documents
- At the October 2024 workshop an updated status of the Business Plan was requested. This is attached. Also requested was that a workshop be scheduled in 2025 to develop a new KRG Business Plan – this will be progressed by the Executive Team.

Background

- The KRG has a number of strategic documents. This includes:
 - Governance Charter and MOU
 - Strategic Community Plan 2021 -2031
 - Business Plan 2021-2025
 - Strategic Framework for Young People, 2018 and Youth Strategy Update 2020
 - Investment Prospectus 2024/25
 - Nine Position Papers
 - Media and communications plan
 - Stakeholder engagement plan and list
- NAJA, as a new Executive Team supporting the KRG, held a member workshop in November 2022 to review the Business Plan and determine priority actions to be progressed.
- From this workshop a Priority Action List was developed. An update of priority actions has been presented to each KRG meeting.
- At an October 2024 workshop there was discussion on the merits of having a ten year community plan, a 5 year business plan, a communications and media plan and stakeholder engagement strategy. Also, on how contemporary these documents are.
- It was agreed to rationalise and update the documents with the Executive Team tasked to develop a framework and consolidate the KRG Strategic Documents.

Kimberley Regional Group: Minutes 21 February 2025



Details

- As above

Risk

- **Reputational:** with clarity on an agreed strategic direction KRG members may not be aligned.
- **Financial:** time and funding could be allocated to non-priority projects.

Link to Key Pillar/s and Strategies:		Budget Implications	
<div> <div>People</div> <div>Place</div> <div>Prosperity</div> <div>Performance</div> </div>	<div> <div>Advocate</div> <div>Partner</div> <div>Promote</div> </div> <div> <div>Facilitate</div> <div>Fund</div> <div>Monitor</div> </div>	Nil	
Resolution/s		Action(s)	
<p>That the KRG note</p> <ol style="list-style-type: none"> 1. The status of actions in the KRG Business Plan 2021-2025 2. That executive team will develop a framework and consolidate the KRG Strategic Documents for KRG consideration. 3. That an updated Business/Action plan will be developed as part of this exercise. 		Executive Team to continue developing a framework and consolidating the KRG Strategic Documents.	
Moved:	Shire of Broome	Responsible:	Executive Team
Seconded:	Shire of Halls Creek	Due date:	As appropriate
Carried:	4/0		



13. Election Strategy Update

Item for Discussion

Submitted by: Executive Team

Purpose

To provide an update on the Kimberley Regional Group State and Federal government election strategy and determine whether the KRG wants to host an election forum/s within in person or online for Kimberley State and Federal Candidates. Also to invite journalists to visit the Kimberley.

In summary

- The State Election is on the 8th of March 2025: Caretaker period commences 5th February 2025.
- The Federal election date is not yet decided.
- The KRG endorsed an election strategy in November 2023 meeting with the aim of gaining election commitments for investment in Kimberley infrastructure and services.
- Up to \$7,600 was allocated by the KRG towards this strategy.
- An Election Advocacy, Communications and Engagement Plan was endorsed in June 2024.
- The KRG's stakeholder engagement approach was discussed at the KRG October 2024 workshop
- The Investment Prospectus 2024/25 has been used to advocate for election commitments, along with the Position Papers.
- Meetings have been held with State and Federal members of Parliament in Canberra, Perth and the Kimberley.
- A budget submission was lodged in January 2025 with the Federal Treasurer based on the Prospectus, Housing Pipeline and Community Safety and Crime Prevention Package.
- The hosting of a journalist tour has not progressed
- The hosting of forums with candidates has not progressed – noting that the Chambers of Commerce are undertaking this.
- WA Labor has released its Vision for the Kimberley which outlines a suite of election promises.
- A KRG pre-election submission which incorporates the Housing Pipeline, Community Safety and Crime Prevention Package and updated projects and costs has been developed. This was sent to the WA Labor, Liberal and National parties in advance of the WA election.

Background

Collateral for the Election Strategy

The Election Document includes a KRG folder with a Kimberley statistical snapshot. Inside this is a summary document with KRG advocacy positions and investment projects, the 2024/25 Investment Prospectus and the Position Papers.

Advocacy, Communications and Engagement Plan

The KRG endorsed the following strategy. The is presented to enable the KRG to note progress.

Kimberley Regional Group: Minutes 21 February 2025



Action	By When	Channel/ Tool	Status
Position papers onto website	7 June 2024	Linked in Post	Complete
Prospectus onto website	20 June 2024	Linked in Post	Complete
Formally Launch Prospectus	29 August 2024	Kimberley Economic Forum <ul style="list-style-type: none"> Overview by KRG Chair Media release Linked in Post 	Complete
Meet with key stakeholders in Canberra	August 2024	Meetings in Canberra at RAI National Summit and parliamentarians	Complete
Distribution of Prospectus and Position Papers to key stakeholders - Invite Prime Minister, LOOP & Premier and LOOP and invite them to visit Kimberley	Sept/ Oct 2024	Letter to key stakeholders with copy / link to documents	Complete
		Information on Council social media	On track
		CEO emails to Council staff	On track
		Information in Council social media / comms	On track
Meet with key stakeholders in Perth	Ongoing	Executive officer / Members	Ongoing
Opinion Piece for West Australian and The Australian	Jan/Feb 2025	Opinion Piece under Chair's name	Complete
Host journalist tour of Kimberley	Nov - Feb 2025		Pending discussion
Meetings in Canberra	Nov 2024	Meet with Federal parliamentarians	Complete
Highlight projects on Linked-In	Oct – March 2024		Ongoing
Host Election forum/s - Kimberley State Candidates & Federal Candidates (note these could be online or in person)	Feb 2025	Shires to host forum	Pending discussion - CCI's are doing this
A pre-election document which incorporates the Housing Pipeline, Community Safety and Crime Prevention Package and updated projects and costs.	February 2025	A pre-election submission to the State and Federal Government has been produced for advocacy purposes.	New initiative

Details

Kimberley funding announcements and election commitments

The following is an overview of Kimberley funding announcements or commitments at the time of preparing this agenda paper.

Kimberley Regional Group: Minutes 21 February 2025



Projects in the KRG Infrastructure Prospectus 2024 2025

Project	Funded/Commitment
Wyndham Boat Launching Facility	Federal funding
Walmanyum Cable Beach Foreshore Redevelopment	State funding
Fitzroy Eastern Flood and Fire Resilience Hub	Federal funding
Fitzroy Crossing Multipurpose Complex and Evacuation Centre	WA Labor Commitment
Zero Depth Water Splash Pad, Halls Creek	WA Labor Commitment

Other Government funding announcements

State

- \$1.4M to upgrade emergency service responses in the East Kimberley

Federal (including rPPP and Growing Regions funding)

- First Port of Entry Status – Wyndham
- \$19.6 million for the Wyndham Multi-Purpose Community Hub in East Kimberley,
- \$1.9 million for concept planning and an implementation strategy for the Kununurra Nganjileg lambagem 'Riverbank Recreation' waterfront precinct
- \$13.2 million for the Wyndham Community Boat Launching Facility

Kimberley Specific Election Commitments

The following is an overview of known election commitments at the time of preparing this agenda paper.

State Labor – Total Kimberley Promise \$80.502M

WA Labor has produced their Vision for the Kimberley Document², which includes election commitments. The advice is that this document will be updated as required. Also updated Kimberley election commitments can be found on the Kimberley MLA's Facebook page <https://www.facebook.com/DivinaDAnnaKimberley>. The following commitments were made at the time of writing this item:

Whole of Kimberley - Total \$23.997M

- \$8M infrastructure upgrades at remote community schools
- \$15.5 M Upgrade Derby and Wyndham Ports
- \$407K for 20 additional CCTV cameras – 6 in Broome, 4 in Kununurra, 4 in Halls Creek and 3 in Fitzroy Crossing - (as part of a \$22.5M Statewide Crime Package)
- Supplies for women's refuges and safe houses
- \$45K for all Kimberley animal welfare organisations
- \$45K for basketball competitions across the Kimberley

Shire of Wyndham East Kimberley - Total \$12.645M

- \$5M Water Lily Place Housing Project Kununurra
- \$5.9M Kununurra Night Space
- \$120K to upgrade the Kununurra Picture Gardens
- \$75K for a new bus for the Port Wyndham Crocs Football Team

² <https://www.rogercook.com.au/media/cook-labor-government-doing-what-s-right-for-the-kimberley>



Kimberley Regional Group: Minutes 21 February 2025

- \$1.5M over 4 years - Kununurra PCYC (as part of PCYC Statewide Package)
- \$50K -Wyndham Youth Aboriginal Corporation Training and Works loader

Shire of Derby West Kimberley – Total \$24.050M

- \$5.3M to expand dialysis unit at Fitzroy Crossing
- \$8.7M towards Derby Wellness Centre
- \$10M Fitzroy Crossing Multipurpose Complex and Evacuation Centre
- \$50K for a community works tractor in Looma

Shire of Broome – Total \$15.785M

- \$500K for planning towards Yawuru Cultural Center, Broome
- \$11M modern clinic for Broome Aboriginal Medical Services
- \$2M to plan for low to medium detox center Broome
- \$1.5M over 4 years Broome PCYC (as part of PCYC Statewide Package)
- \$250K for Men's Safe Space in Djarindjin Community
- \$30K to Goolarri Media Enterprises for archiving equipment
- \$500K for a business case to plan for a future passenger terminal in Broome³
- \$5K Broome Volunteer Fire and Rescue

Shire of Halls Creek – Total \$4.025M

- \$4M Zero Depth Water Splash Pad, Halls Creek
- \$25K to the Jungarni Jutiyya Community Resource Centre Halls Creek (part of a Statewide CRC Package)

State Liberal, Nationals and Greens

- No specific Kimberley announcements

Federal Liberal, Nationals and Greens

- No specific Kimberley announcements

Status of previous Kimberley state government election commitments

The ABC identified ten commitments to the Kimberley since 2019 the government has failed to meet⁴. The Premier responded that these all in progress. It's a complex area, both geographically, culturally ... and they are difficult builds to do. These commitments are:

Family and Domestic Violence:

- \$16.2 million family and domestic violence one stop hub announced in 2022 due to open 2023.
- \$5.6 million Aboriginal-led specialist family and domestic violence court in Broome committed in the 2021-2022 State Budget and due to be operational mid-2023.

Health:

- \$9.2 million Kimberley alcohol and other drug youth centre committed in 2019-2020 State Budget due to be operational in 2021.
- \$10.7 million Broome sobering up centre allocated in 2021 with location yet to be determined.

³ <https://www.rogercook.com.au/media/future-proofing-broome-port-and-tourism-into-the-kimberley-and-wa>

⁴ https://www.abc.net.au/news/2025-01-18/kimberley-promises-not-yet-delivered-by-labor-wa-state-election/104821248?utm_source=sfmc&utm_medium=email&utm_campaign=abc_regloc_kimberley_sfmc_20250121&utm_term=&utm_id=2488854&sfmc_id=368705982

Kimberley Regional Group: Minutes 21 February 2025



- \$9.4 million Step Up/Step Down centre, first committed by the Liberal government in 2016, and now earmarked to be part of a Yawuru-run Broome health and wellbeing campus, which is delayed.
- \$24 million Halls Creek renal dialysis centre committed in 2021 due to be operational 2024/25.

Justice:

- \$1.4 million planning for new Broome prison committed in 2019-20 State Budget

Youth:

- \$15 million Marlamanu on-country youth diversionary facility announced in 2022, due for completion 2023, delayed until mid-2025.

Other:

- \$36.3 million Broome boating facility committed in 2021-22 State Budget, pending additional funding for the \$77 million project.
- \$20 million Aboriginal short stay hostel Kununurra announced in 2020, location still to be decided.

Risk

- **Operational and Reputational:** without the execution of an election strategy, opportunities to drive the KRG's policy and advocacy agenda may be missed.

Link to Key Pillar/s and Strategies:		Budget Implications	
People Place Prosperity Performance	Advocate Partner Promote	Facilitate Fund Monitor	There may be an additional cost for hosting election forums with State and Federal Candidates in person. Online forums can be managed within Executive Team Core hours.
Resolution/s		Action(s)	
That the KRG 1. note the progress of the Election Strategy 2. continue advocacy at a federal level.		Executive Officer to reach out to the Federal candidates to arrange a briefing on March 5 th and update members once confirmed.	
Moved:	Shire of Wyndham East Kimberley	Responsible:	Executive Officer
Seconded:	Shire of Broome	Due date:	As appropriate
Carried:	4/0		



14. Around the Grounds

Item for Discussion

Submitted by: Executive Team

Purpose

This session provides an opportunity for members to share information of a local or regional nature that may provide opportunities for collaboration or may serve the purposes of sharing a learning that could impact the region as a whole.

In summary

- Since the inception of this agenda item in February 2023, two events were deemed major enough to steer discussion: the floods and the Canberra visit.
- For this meeting, it has been left to each Shire to introduce a topic/s of their choice that they deem relevant for the group. It is the intention that each Shire can hold the floor for up to 5 minutes, after which the item can either be followed up out of session or raised as an agenda item for the next meeting.

Background

As above.

Risk

Operational and reputational: if key issues facing KRG members are not understood by the KRG.

Link to Key Pillar/s and Strategies:		Budget Implications
People Place Prosperity Performance	Advocate Partner Promote	Facilitate Fund Monitor
Resolution/s		Action(s)
For information only		TBD

Kimberley Regional Group: Minutes 21 February 2025



15. Kimberley Regional Group Priority Action List

Item for Noting

Submitted by: Executive Team

Attachment 21: Status Report, KRG Prioritised Action List

Purpose

To provide a status update on action items.

In summary

- The Priority Action List 2023/24, developed November 2022, is a standing agenda item.
- Priority Actions do not preclude other activities or seizing opportunities as they arise.

Background

As above

Details

As above

Risk

Operational: Without agreement on the priority work to be progressed by KRG members and the Executive Team opportunities may be missed.

Link to Key Pillar/s and Strategies:		Budget Implications	
People Place Prosperity Performance	Advocate Partner Promote	Facilitate Fund Monitor	Additional consultancy money to progress some actions to be considered after a scope of works is presented for endorsement
Resolution/s		Action(s)	
That the KRG notes progress of the priority action items.			
Moved:	Shire of Broome	Responsible:	Executive Team
Seconded:	Shire of Derby West Kimberley	Due date:	As appropriate
Carried:	4/0		

60 | Page

Kimberley Regional Group: Minutes 21 February 2025



Attachment 21: KRG Prioritised Action List Status February 2025

Legend

Ongoing	Complete	On track	Pending	Behind
Type of Activity	Actions		Within contract scope	Status Update
Facilitate and partner	<ul style="list-style-type: none"> Develop a collective Kimberley Housing Investment Strategy 		No	<ul style="list-style-type: none"> Housing Advocacy Strategy endorsed at November 2023 meeting. Discussion with Housing Australia to develop of a 5-year Kimberley Housing Pipeline Discussion with the WA Treasury Housing Supply Unit who support the pipeline approach Pipeline projects identified by each Shire. Work is progressing on demand data and pipeline schedule – once this complete it will be sent to key government stakeholders.
Advocate	<ul style="list-style-type: none"> Housing Maintenance Advocacy Strategy 		Yes	<ul style="list-style-type: none"> Strategy to be developed for KRG endorsement
Advocate	<ul style="list-style-type: none"> Review KRG land policy and strategy Advocate for policy changes to the transfer of Crown land to freehold for the provision of housing, with savings allocated for headworks or other activities to facilitate development. 		Yes	<ul style="list-style-type: none"> Paper scheduled for April meeting
Partner	<ul style="list-style-type: none"> Develop a joint project to quantify shire expenditure on vandalism/property crime. Develop a Local Government community safety package for investment i.e., Street lighting (LED), CCTV, infrastructure, policing, preventative services. 		No	<ul style="list-style-type: none"> Scope of works endorsed at November 2023 meeting. RFQ released by SWEK NAJA engaged Projects sought from each Shire along with case studies. Engagement undertaken key stakeholders undertaken to inform the package. Draft package on February 2025 Agenda
Improve performance	<ul style="list-style-type: none"> Improving performance by learning from others (Benchmarking Project) 		No	<ul style="list-style-type: none"> Benchmarking project endorsed November 2023 meeting. Templates provided to Councils for input and awaiting a response

Kimberley Regional Group: Minutes 21 February 2025



Monitor and Advocate	<ul style="list-style-type: none"> Research on the Financial Assistance Grants (FA Grants) methodology with recommendations for changes to the funding allocation. 	No	<ul style="list-style-type: none"> Scope of works endorsed at November 2023 meeting. RFQ released by SWEK and NAJA engaged FAGS report on February 2025 Agenda
Advocate	<ul style="list-style-type: none"> Undertake Pre-election advocacy 	Yes (unless Canberra)	<ul style="list-style-type: none"> Election strategy being executed
Performance	<ul style="list-style-type: none"> Explore Shared Services Opportunities 	No	<ul style="list-style-type: none"> CEOs met 30th July Clarity needed on role of Executive to support this
Advocate	<ul style="list-style-type: none"> Expansion of mental health services. Expansion of family and domestic violence services. Expansion of aged care services. Health facilities that are fit for purpose in Aboriginal communities. 	Yes	<ul style="list-style-type: none"> Data needed – an opportunity to lead joint advocacy with NGOs
Advocate	<ul style="list-style-type: none"> Advocate for whole of family approach and wrap around services to be located in the Kimberley. 	Yes	<ul style="list-style-type: none"> Rolled into pre-election strategy. Benchmarking exercise to assist with this.
Advocate	<ul style="list-style-type: none"> Develop a stakeholder engagement, communications and advocacy strategy in line with the Policy Papers 	Yes	<ul style="list-style-type: none"> Complete
Advocate	<ul style="list-style-type: none"> Develop advocacy strategies to encourage economic diversification including mining; tourism; agriculture; defence; creative Industries; small business; Indigenous business growth 	Yes	<ul style="list-style-type: none"> Ongoing advocacy and engagement
Advocate	<ul style="list-style-type: none"> Advocate for MOG initiatives around better place based regional service delivery to be progressed. 	Yes	<ul style="list-style-type: none"> Ongoing advocacy and engagement.
Advocate	<ul style="list-style-type: none"> Submission to the Federal Inquiry into Local Government Sustainability. 	Yes	<ul style="list-style-type: none"> Submission Framework on the April 2024 agenda for discussion and input. Submission lodged 30th May 2024 Attended public hearing August 2024.
Advocate Facilitate	<ul style="list-style-type: none"> Gather government election priorities 	Yes	<ul style="list-style-type: none"> Reviewed government commitments
Advocate Facilitate	<ul style="list-style-type: none"> Create Investment Prospectus 2023 		<ul style="list-style-type: none"> Complete
Advocate Facilitate	<ul style="list-style-type: none"> Create Investment Prospectus 2024 	No	<ul style="list-style-type: none"> Funding allocated by KRG. Information obtained from Councils. Item of April 2024 agenda. for endorsement
Advocate	<ul style="list-style-type: none"> Develop pre-election summary document 	No	<ul style="list-style-type: none"> Complete

Kimberley Regional Group: Minutes 21 February 2025



Advocate Facilitate	<ul style="list-style-type: none"> Develop communication and advocacy plan 	Yes	<ul style="list-style-type: none"> Key messages / key stakeholders
Advocate	<ul style="list-style-type: none"> Develop White Paper with clear positions 	Yes	<ul style="list-style-type: none"> Complete – Instead of White Paper Position Papers Developed- Prosperous and Diverse Economy Housing Management of Alcohol and Other Drugs Juvenile Justice Community Safety and Crime Prevention Provision of Government Services Emergency Management
Advocate	<ul style="list-style-type: none"> Increase support for mitigation measures, infrastructure replacement to be more resilient. Removal of the distinction between ordinary and additional costs in NDR payments. Streamlined contracting and procurement processes, surety to payments, and immediate access to NDR funds. 	Yes	<ul style="list-style-type: none"> Independent Review of Commonwealth Disaster Funding Submission endorsed and submitted. Senate Inquiry submission submitted. EM Policy Paper submitted. <p>These points included in submissions and EM Policy Paper.</p>
Facilitate and Partner	<ul style="list-style-type: none"> Develop strong relationships with NHFIC (National Housing Finance Investment Corporation), Development WA and the Department of Communities – invite CEOs to KRG meeting to discuss partnership opportunities. 	Yes	<ul style="list-style-type: none"> NHFIC, now Housing Australia, attended November 2023 meeting. <p>Will be engaged through Housing Advocacy Strategy.</p>
Advocate	<p>Develop a stakeholder engagement and communications plan, and advocacy strategy, to drive the actions identified in the Housing Policy Position, i.e.:</p> <ul style="list-style-type: none"> State and federal social and affordable housing investment programs target the Kimberley Community housing partnerships. The DPLH support Shires to review housing needs in each town. Changes to Government Regional Officer Housing and Home Ownership Subsidy Scheme policies Government incentives for new supply Changes to finance lending practices for home purchase 	Yes	<p>Endorsed November 2023 meeting</p>
Advocate	<ul style="list-style-type: none"> Submission to Aviation Green Paper 	Yes	<ul style="list-style-type: none"> Submission endorsed at November 2023 meeting and submitted
Performance	<ul style="list-style-type: none"> Review KRG Governance Documents 	Yes	<ul style="list-style-type: none"> Governance documents endorsed at November 2023 meeting.
Advocate	<ul style="list-style-type: none"> Submission to National Housing and Homelessness Plan 	Yes	<ul style="list-style-type: none"> Submission lodged based on Housing Policy Position

Kimberley Regional Group: Minutes 21 February 2025



Advocate	<ul style="list-style-type: none"> First Port of Entry Status 	Yes	<ul style="list-style-type: none"> Letters sent to State and Federal Government Ministers – continued to be raised in meetings with government. Expanded FPOE status progressed for Broome Wyndham First Port of Entry Status Federally approved 17 January 2025
Advocate	<ul style="list-style-type: none"> Defense and Border Security 		<ul style="list-style-type: none"> Letters to Ministers Support for North West Defence Alliance
Advocate	<ul style="list-style-type: none"> Alcohol Management – Letters and submissions on the Banned Drinkers Register 	Yes	<ul style="list-style-type: none"> Submissions made on proposed changes to the Banned Drinkers Register
Advocate	<ul style="list-style-type: none"> Potential summit with Regional Australia Institute, 14-15 August, Canberra 	Yes	<ul style="list-style-type: none"> NAJA negotiated reduced conference package and opportunities KRG sponsor of National Summit recognised through branding and dedicated session.
Facilitate and Partner	<ul style="list-style-type: none"> Host a Kimberley Housing Roundtable 	No	<ul style="list-style-type: none"> Held in Broome July 2024.
Advocate	<ul style="list-style-type: none"> Launch Pre-election document 	Yes	<ul style="list-style-type: none"> Formal launch at August 2024 Kimberley Economic Forum.
Advocate	<ul style="list-style-type: none"> Tanami Activation Strategy 	No	<ul style="list-style-type: none"> KDC leading this work - application lodged for precinct funding under rPPP Activation strategy is included in the Investment Prospectus and Election Strategy

Kimberley Regional Group: Minutes 21 February 2025



16. Executive Officer Report

Item for Noting

Submitted by: Executive Officer

Attachment 22: EO Report January 2025

Purpose

To update the KRG on the Executive Officer services provided for the period September 2024 inclusive.

Background

The attached report provides information about the services provided, activities undertaken and time allocation over the past two months.

Details

As in included attachment.

Risk

Nil

Link to Key Pillar/s and Strategies:		Budget Implications	
People Place Prosperity Performance	Advocate Partner Promote	Facilitate Fund Monitor	
Resolution/s		Action(s)	
That the Executive Officers Report be received and endorsed		As per Outstanding Actions	
Moved:	Shire of Broome	Responsible:	-
Seconded:	Shire of Derby West Kimberley	Due date:	-
Carried:	4/0		

Kimberley Regional Group: Minutes 21 February 2025



Attachment 22: EO Report – January 2025

Project Work / Activity

Refer to business arising and KRG action lists for all activities the Executive is working on.

Project / Activity	Status	Item
Administrative Matters and Meetings	Ongoing	-
Website and social media	LinkedIn posts continuing	-
State and Federal Government Election Strategy	Implementing Strategy	13
Strategic Planning	Implementation of the KRG Prioritised Action List	15
Advocacy Strategy Management of Social Housing	In Progress	-
Financial Assistance Grants Review Project	Report is complete and is in the February 2025 agenda for endorsement.	8
Community Safety & Crime Prevention Investment Project	Investment package is complete and is in the February 2025 agenda for endorsement.	9
General Stakeholder Engagement	Ongoing – see Stakeholder list	16

Stakeholders

Stakeholders	Purpose
KRG members	Stakeholder meetings in Canberra
KRG Secretariat	Agenda items, advocacy discussions, finance administrative matters
Kevin Wheatley, Business Partnerships Manager, Developing Northern Australia, Dr Allan Dale, Professor of Tropical Regional Development, The Cairns Institute	Developing Northern Australia Conference 22-24 July 2025 Cairns
CEO, City of Vincent	Government Forum July 2025
Hon. Neil Thomson MLC, Shadow Minister for Environment; Planning and Lands and Rowena Olsen, Liberal for Kalgoorlie	2025 Pre-Election strategy and Priorities meeting

Kimberley Regional Group: Minutes 21 February 2025



Stakeholders	Purpose
Hon. Stephen Dawson MLC, Minister for Emergency Services; Innovation and the Digital Economy; Science; Medical Research; Minister assisting the Minister for State and Industry Development; Jobs and Trade	2025 Pre-Election strategy and Priorities meeting
Hon. Hannah Beazley, MLA, Minister for Local Government, Youth; Minister Assisting the Minister for Training and Workforce Development	2025 Pre-Election strategy and Priorities meeting
Hon. Clare O'Neil MP, Minister for Housing; Minister for Homelessness	Kimberley Residential Land and Housing Snapshot, Kimberley Regional Group Housing Roundtable Report, Kimberley housing pipeline projects for immediate progression
Hon. Dr Tony Buti MLA, Minister for Education; Aboriginal Affairs; Citizenship and Multicultural Interests	2025 Pre-Election strategy and Priorities meeting request
Hon. David Michael MLA, Minister for Mines and Petroleum	2025 Pre-Election strategy and Priorities meeting request
Senator the Hon. Jenny McAllister, Minister for Emergency Management; Minister for Cities	2025 Pre-Election strategy and Priorities meeting request
Chris Water, Assistant Commissioner, Regional operations WEST	Australian border force's presence in the northwest and the protocols they currently have in place. Meeting request
Michele Pucci, A/CEO Kimberley Development Commission	Kimberley Housing Pipeline, Housing Data, Election Budget Submission
Keith Williams, Director Regional Development Commission, Kimberley Development Commission	Kimberley Housing Pipeline
Janine Hatch, Director RDA Kimberley	Kimberley Housing Pipeline, Election Budget Submission
Emma Colombero, Director WA Housing Supply Unit	Kimberley Housing Pipeline
Hon. Melissa Price MP, Federal Member for Durack	2025 Pre-Election strategy and Priorities meeting in Canberra
Senator Matt O'Sullivan, Senator for WA	2025 Pre-Election strategy and Priorities meeting in Canberra
Hon. Michael Sukkar MP, Federal Member for Deakin, Shadow Minister for Social Services, NDIS, Housing, Homelessness	2025 Pre-Election strategy and Priorities meeting in Canberra

Kimberley Regional Group: Minutes 21 February 2025



Stakeholders	Purpose
Hon. Catherine King MP, Minister for Infrastructure, Transport, Regional Development and Local Government	2025 Pre-Election strategy and Priorities meeting in Canberra
Phoebe Drake, Senior Adviser to the Hon. Anthony Albanese MP, Prime Minister	2025 Pre-Election strategy and Priorities meeting in Canberra
Kate Gurbiel, Policy Adviser, Cecilia Tan, Senior Adviser, of the Hon. Madeleine King MP, Minister for Resources and Northern Australia	2025 Pre-Election strategy and Priorities meeting in Canberra
Senator Glenn Sterle, Senator for WA	2025 Pre-Election strategy and Priorities meeting in Canberra
Yasmin Truong, Early Childhood Adviser for the Hon. Dr Anne Aly MP, Minister for Early Childhood Education and Youth	2025 Pre-Election strategy and Priorities meeting in Canberra
Hon. Patrick Gorman MP, Assistant Minister to the Prime Minister, Assistant Minister to the Attorney-General, Assistant Minister for the Public Service	2025 Pre-Election strategy and Priorities meeting in Canberra
Karmil Nguyen, Adviser of the Hon. Clare O'Neil MP, Minister for Housing, Minister for Homelessness	2025 Pre-Election strategy and Priorities meeting in Canberra
Senator Perin Davey, Deputy Leader of the Nationals in the Senate, Deputy Federal Leader of the Nationals	2025 Pre-Election strategy and Priorities meeting in Canberra
Senator Susan McDonald, Senator for QLD, Liberal National Party	2025 Pre-Election strategy and Priorities meeting in Canberra
Gabriele Visentin, EU Ambassador	Specific interests of the EU Delegation in the Kimberley following their 2024 visit to Western Australia.



Kimberley Regional Group: Minutes 21 February 2025

Time Allocation

Historic Contract: September 2022 – August 2024

Name	Contract Hrs.	Actual Hrs.
Paul Rosair	670	663.5
Michelle Mackenzie	462	441.25
Jane Lewis	564	499
Support	92	131

Current Contract: September 2024 – August 2025

Total 1-Year Contract: 864 Hours: Monthly from 8th of the month to 7th of the next month

Paul Rosair			Michelle Mackenzie		Jane Lewis		Support	
	Contract	Actual	Contract	Actual	Contract	Actual	Contract	Actual
Sep 24	25	32	22	23	26	7	5	8
Oct 24	25	37.5	22	24.75	26	46	5	10
Nov 24	25	36.5	22	9.5	26	10	5	12
Dec 24	15	15.5	11	11	14	3	2	3
Jan 25	15	19.5	11	47.50	14	49.5	2	3
Feb 25	25		22		26		5	
Mar 25	25		22		26		5	
Apr 25	25		22		26		5	
May 25	25		22		26		5	
June 25	25		22		26		5	
July 25	25		22		26		5	
Aug 25	25		22		26		5	
TOTALS	105	141	88	115.75	106	115.5	19	36
OVERALL CONTRACT: 318 ACTUALS: 408.25								

Note: A one-off payment was made by the KRG to reconcile outstanding hours to the 29th of February 2024.

Kimberley Regional Group: Minutes 21 February 2025



17. General Business

Item	Responsible	Comments /Actions Arising
Developing Northern Australia Conference 22-24 July 2025 Cairns	Executive Officer	Refer Attachment 23 Members to inform the Executive Team of the attendees from each Shire as soon as possible.
Benchmarking	Executive Team	Report was to be tabled at the December meeting subject to information being returned by Councils to the Executive Team. Information required from the Shire of Wyndham East Kimberley and Shire of Halls Creek.
KRG Annual Report	Executive Officer	Refer Attachment 24 (separately attached)
Review of Clearing Legislation: KRG Submission	Executive Officer	Submitted to WALGA 22 nd December 2024 Refer Attachment 25
April 2025 KRG Halls Creek In Person Meeting and Shire Tour	CEO, Shire of Halls Creek	Further details to be provided to members once confirmed.

Kimberley Regional Group: Minutes 21 February 2025



Attachment 23: 2025 Developing Northern Australia Conference



Kimberley Regional Group: Minutes 21 February 2025



2025 DEVELOPING NORTHERN AUSTRALIA CONFERENCE

Hi Paul,

Join us in Cairns for the 2025 Developing Northern Australia Conference and be a valued partner in shaping the future.

During this thought-provoking event, you are guaranteed plenty of opportunities to network and showcase your solutions.

After 10 previous years of successful results, we know this conference is critical to connecting industry leaders and sharing pivotal information on the strategic direction for the progress, growth and investment above the Tropic of Capricorn.

I appreciate your consideration of support for this event and look forward to the opportunity to develop a mutually beneficial partnership, not only for 2025 but well into the future.

On behalf of the team, I hope you choose to partner with us as we work together to create the best conference to date.

I look forward to discussing with you further.

Kind regards,

Kevin Wheatley
Business Partnerships Manager



2

Kimberley Regional Group: Minutes 21 February 2025



MEET YOUR MARKET

The 2025 Developing Northern Australia Conference and Trade Exhibition will be held from Tuesday 22nd - Thursday 24th July at the Cairns Convention Centre.

The conference will bring together **over 450** participants comprising the region's leading government representatives and those passionate about Developing the Northern Australia Region.

The event will showcase innovations in new development opportunities and services and tackle some of the big issues and opportunities through presentations and interactive sessions.





DNA 2025

We are thoroughly working to ensure a fulfilling experience for this year's conference and our website has official launched. I'd like to extend you an invitation to join us to network and discuss Driving Northern Development.

How often do you have the chance to get up close and personal with the Northern Australia leaders in economy, agriculture, mining and resources and First Nations-led opportunities?

Here's what you'll gain from attending

1. Unique connections with other northern Australians seeking to make the North a better place.
2. Influence on policies and budget decisions that impact the North.
3. In-depth analysis of the big issues and opportunities facing Northern Australians.

Theme = Securing Australia's Future by Driving Northern Development.

Registration Option A

Current registration = \$1,349 + GST.

Reduced to \$1,199 + GST.

10 Registrations Total = Total \$11,990 + GST

Registration Option B

Current registration = \$1,349 + GST.

Reduced to \$1,149 + GST.

15 Registrations Total = Total \$17,235 + GST

Registration Option C

Current registration = \$1,349 + GST.

Reduced to \$1,049 + GST.

20 Registrations Total = Total \$20,980 + GST

Website Promotion

Logo on the conference website partnership page, which includes a hyperlink to your homepage. Under Alliances Partnership

Conference Handbook

Two full page adverts in conference handbook to be shared between KRG and RCAWA.

Total free value \$4,000 + GST

Conference registrations, including ticket to the Networking Event.
Please note, Conference Dinner is at an additional cost.

4

Kimberley Regional Group: Minutes 21 February 2025



Booking Form

PACKAGE SELECTION(S) _____

Organisation: _____

Contact name for deliverables: _____

Signatory name: _____

Position: _____

Mailing address: _____

Mobile: _____

Phone for website inquiries: _____

Email for website inquiries: _____

URL for website inquiries: _____

Confirmation of partnership or exhibition space is conditional upon this form being completed and full payment received. A tax invoice will be issued for this amount and must be paid within 14 days; this payment is non-refundable should the booking be cancelled. All prices are in AU Dollars and **exclusive of GST**. Please refer to the prospectus for inclusions of your partnership booking.

COVID-19: Should the conference not be able to take place in JULY 2025 due to COVID19, the conference will be postponed along with all bookings. Should the new dates of 2026 not be suitable, a refund less a suitably agreed amount between the sponsor and association concerning advertising and action items up to the announcement date will be discussed.

I/We agree to comply with the terms and conditions as above all of which I/we acknowledge, have read and understood.

Signature _____

Date _____

PLENARY DROP - EXCLUSIVE

- Dropped in the Keynote Sessions
- 450 plus delegates receive your flyer
- \$2,200 + GST

CONFERENCE HANDBOOK

- Full Page \$2,000 + GST
- Half Page \$1,200 + GST
- Quarter Page \$800 + GST

2025 DEVELOPING NORTHERN AUSTRALIA CONFERENCE

Kevin Wheatley
Sponsorship, Partnership Manager
M- 0456 191 811
E - partnerships@northaust.org.au



Partnership Manager Additional Comments

5

Kimberley Regional Group: Minutes 21 February 2025



Attachment 25: Review of Clearing Legislation: KRG Submission

Review of Clearing Legislation: KRG Submission



Dec 2024

76 | Page

Kimberley Regional Group: Minutes 21 February 2025



THE KIMBERLEY REGIONAL GROUP

Executive Officer: Paul Rosair
Ph: 0419930467
Email: paul@naja.com.au
<https://kimberleyrg.com.au/>

Table of Contents

1. Arguing for an Exemption for Gravel Extraction under Western Australian Clearing Legislation	2
1.1 Current Legal Exemptions for Road Construction and Maintenance	2
1.1.1 The Environmental Protection (Clearing of Native Vegetation) Regulations 2004	2
1.1.2 The Land Administration Act 1997: Ministerial Powers for Temporary Occupation of Land	2
1.1.3 The Local Government Act 1995: Powers for Material Extraction	3
1.2 The Case for Extending Exemptions to Material Extraction	3
1.3 Conclusion.....	4
2. Arguing for Clearing Exemptions under Western Australian Legislation to apply in Environmentally Sensitive Areas (ESA's) within the State	5
2.1 Exemptions under the Environmental Protection Act (EP Act).....	5
2.2 Why Excluding Safety Exemptions in ESAs is Impractical and Flawed	7
2.2.1 Public Safety and Emergency Response.....	7
2.2.2 Inability to Address Immediate Risks.....	7
2.2.3 Contradicting the Dual Goals of the EP Act	7
2.2.4 Incentivising Non-Compliance.....	8
2.3 Conclusion	8



Kimberley Regional Group: Minutes 21 February 2025



THE KIMBERLEY REGIONAL GROUP

Executive Officer: Paul Rosair

Ph: 0419930467

Email: paul@naja.com.au

<https://kimberleyrg.com.au/>

1. Arguing for an Exemption for Gravel Extraction under Western Australian Clearing Legislation

The **Environmental Protection (Clearing of Native Vegetation) Regulations 2004** in Western Australia (WA) provide important exemptions for clearing native vegetation related to essential public works, particularly the construction and maintenance of roads. However, there is a significant gap in these regulations concerning the sourcing of materials, such as gravel, from Crown (Reserves, Unallocated, National Parks, Mining and Pastoral Leases) or privately owned land for these public works.

Given the specific provisions in the Land Administration Act 1997 and the Local Government Act 1995, there is a strong case to be argued that exemptions should be extended to include the extraction of gravel and other materials without requiring a clearing permit. This would help streamline public works projects while maintaining environmental protections.

1.1 Current Legal Exemptions for Road Construction and Maintenance

1.1.1 The Environmental Protection (Clearing of Native Vegetation) Regulations 2004

The **Environmental Protection Regulations** exempt certain infrastructure-related clearing activities from requiring a clearing permit, most notably road construction and maintenance. Regulation 5 provides that clearing is permissible for the construction, maintenance, or improvement of public roads, railways, and utilities without the need for a clearing permit. This is crucial for ensuring that public infrastructure can be developed and maintained without significant delays due to regulatory hurdles.

However, while this exemption applies to clearing land for infrastructure, it does not explicitly address the sourcing of gravel and other materials necessary for road construction. Gravel, as a fundamental material for building and maintaining roads, often needs to be extracted from the land in proximity to construction sites, including Crown and private land. Given the increasing demand for local materials, the current regulatory framework does not provide the same level of exemption for material extraction, despite its clear relevance to public works.

1.1.2 The Land Administration Act 1997: Ministerial Powers for Temporary Occupation of Land

The **Land Administration Act 1997** provides a clear legal basis for temporary occupation of land for public works purposes. Section 185 of the Act grants the Minister the authority to allow individuals or entities to temporarily occupy and use Crown land for constructing or repairing public infrastructure. This section explicitly permits the extraction of materials, including stone, gravel, and earth, from the land for these projects.

Kimberley Regional Group: Minutes 21 February 2025



THE KIMBERLEY REGIONAL GROUP

Executive Officer: Paul Rosair
Ph: 0419930467
Email: paul@naja.com.au
<https://kimberleyrg.com.au/>

This provision is critical for ensuring that local governments and contractors can access the materials (at reasonable cost) needed for road construction without facing delays in acquiring permits or navigating lengthy regulatory processes. The extraction of gravel, a common requirement for roadwork, could be carried out under the same authorisation without the need for additional environmental clearances, as long as the material is being used for public infrastructure projects.

Importantly, the Land Administration Act allows for the extraction of these materials with minimal oversight, which is consistent with the approach to facilitating infrastructure development. The Act's exemption for gravel and material extraction is inherently aligned with the public interest, ensuring that necessary materials are readily available to meet the needs of ongoing public works projects.

1.1.3 The Local Government Act 1995: Powers for Material Extraction

The **Local Government Act 1995** further supports the case for exempting local governments from requiring a clearing permit for gravel extraction. Specifically, **Schedule 3.2** allows local governments to take materials, including **gravel**, from land for the purpose of constructing and maintaining infrastructure such as roads, bridges, and culverts. Section 3.27(1) states that local governments may extract native growing or dead timber, earth, stone, sand, or **gravel** that they deem necessary for public works, including the creation and repair of thoroughfares.

This provision reflects the practical needs of local governments, which often rely on locally sourced materials to carry out road maintenance and construction projects. The ability to extract gravel and other materials directly from the land helps reduce costs and delays associated with transporting materials from distant quarries. By providing an exemption under the Local Government Act, local governments are empowered to carry out their duties effectively while ensuring that materials needed for public infrastructure are accessible and affordable.

1.2 The Case for Extending Exemptions to Material Extraction

The Environmental Protection (Clearing of Native Vegetation) Regulations 2004 currently do not extend the same exemptions for material extraction as they do for clearing related to infrastructure construction. Given the provisions in the Land Administration Act and the Local Government Act, it is logical to argue that local governments and other public authorities should be granted the same level of exemption for the extraction of gravel and other materials as they have for road construction.

Extending the exemption to include the sourcing of gravel from Crown and privately owned land would achieve several important objectives:

1. **Streamlining Public Works:** Exemptions for material extraction would reduce the regulatory burden on local governments and contractors, allowing for more efficient and timely completion of public infrastructure projects.
2. **Cost-Effectiveness:** Local governments would be able to source materials closer to their construction sites, which would significantly reduce transportation costs and the environmental impact of transporting materials over long distances.

Kimberley Regional Group: Minutes 21 February 2025



THE KIMBERLEY REGIONAL GROUP

Executive Officer: Paul Rosair
Ph: 0419930467
Email: paul@naja.com.au
<https://kimberleyrg.com.au/>

3. **Alignment with Existing Legislative Frameworks:** Both the **Land Administration Act** and the **Local Government Act** already provide exemptions for material extraction for public works. Extending these exemptions to include clearing-related activities would create a more cohesive and comprehensive approach to facilitating infrastructure development.
4. **Environmental Protections:** The proposed exemption could be designed with appropriate safeguards to ensure that material extraction is done responsibly. For instance, it could be conditioned on the requirement to rehabilitate the land post-extraction, as is already common practice for other activities under the relevant Acts.

1.3 Conclusion

The Environmental Protection (Clearing of Native Vegetation) Regulations 2004 provide valuable exemptions for clearing activities related to road construction and maintenance. However, there is a clear need to extend these exemptions to the extraction of gravel and other materials from Crown and privately owned land. By utilising the powers provided under the Land Administration Act 1997 and the Local Government Act 1995, local governments and public authorities can effectively meet their material needs for infrastructure projects while minimizing regulatory delays and costs. Such an exemption would not only facilitate the construction and maintenance of critical public infrastructure but also ensure that these works can be carried out in an environmentally responsible and cost-effective manner.

In the development of the original clearing legislation this exemption was drafted by parliamentary council in 2004, however sadly it did not survive the upper house review process. It should again be reconsidered as part of any clearing regulations review.



Kimberley Regional Group: Minutes 21 February 2025



THE KIMBERLEY REGIONAL GROUP

Executive Officer: Paul Rosair

Ph: 0419930467

Email: paul@naja.com.au

<https://kimberleyrg.com.au/>

2. Arguing for Clearing Exemptions under Western Australian Legislation to apply in Environmentally Sensitive Areas (ESA's) within the State

The Environmental Protection Act (EP Act) of Western Australia provides a range of exemptions from the requirement to obtain a clearing permit for certain activities. These exemptions are designed to allow for specific land-use activities while protecting the environment and ensuring that critical operations can proceed without unnecessary delays. Below is an overview of the key exemptions under the EP Act, with a specific focus on the safety-related exemptions and how the exclusion of such exemptions within environmentally sensitive areas (ESAs) is impractical and flawed.

2.1 Exemptions under the Environmental Protection Act (EP Act)

The **Environmental Protection (Clearing of Native Vegetation) Regulations 2004** outline several exemptions for clearing activities under the EP Act. These exemptions are categorised to address common land management activities or situations that don't pose significant risks to the environment. The exemptions are broadly grouped into the following categories:

- **Safety Exemptions**

The **safety-related exemptions** allow clearing activities to be undertaken in certain circumstances to address immediate safety threats, such as the removal of hazardous vegetation or the creation of emergency access routes. These exemptions are vital for ensuring public safety in areas where hazardous vegetation may obstruct roads or infrastructure, particularly in the event of bushfires or floods.

However, **safety exemptions are currently not applicable in ESAs**, which creates significant challenges when immediate action is required to protect human life or property.

- **Fire Management Exemptions**

Certain activities related to fire prevention and management are exempt from the clearing permit requirement. These include the clearing of vegetation to create **firebreaks** (both in urban and rural settings) or to reduce fuel loads in areas prone to wildfires. This exemption is particularly important for landowners and local governments who need to manage fire risks.

However, the limitation of fire management exemptions within ESAs is particularly problematic when areas at high risk of wildfire also fall within these protected zones. The inability to use firebreak creation or fuel load reduction exemptions in these areas may increase the risk of uncontrollable fires, making safety concerns secondary to environmental restrictions.

Kimberley Regional Group: Minutes 21 February 2025



THE KIMBERLEY REGIONAL GROUP

Executive Officer: Paul Rosair
Ph: 0419930467
Email: paul@naja.com.au
<https://kimberleyrg.com.au/>

- **Infrastructure Exemptions**

This category allows for the clearing of vegetation necessary for maintaining or improving public infrastructure. Activities that qualify for this exemption include clearing for the construction or maintenance of roads, railways, pipelines, and other utilities. These infrastructure-related activities are often necessary for the ongoing functionality of communities and businesses.

While the exemption is important for maintaining infrastructure, its exclusion within ESAs can create a situation where critical infrastructure, such as access roads or powerlines, cannot be safely maintained. In areas prone to natural disasters, such as bushfires or floods, failing to maintain these vital routes due to ESA restrictions could result in greater harm to both the environment and public safety.

- **Agricultural Exemptions**

Certain agricultural activities, such as the clearing of land for cropping, grazing, or the construction of farm infrastructure, may be exempt from clearing permit requirements. These exemptions are designed to support agricultural activities while ensuring that they do not result in significant environmental degradation.

While agricultural activities are vital for food production and the economy, these exemptions should be carefully considered in ESAs. Certain farming practices, like land clearing for agriculture, could lead to significant loss of native vegetation and biodiversity, especially in sensitive areas. Nonetheless, the exclusion of safety-related agricultural activities, such as clearing hazardous vegetation in farm infrastructure areas within ESAs, adds an unnecessary layer of restriction when safety is at risk.

- **Clearing for Research Purposes**

Another exemption allows for clearing in areas designated for scientific or ecological research. This exemption supports research that can contribute to environmental conservation, biodiversity studies, and ecosystem restoration. However, this exemption does not address the need for safety-related clearing in areas where research activities may involve risks or where clearing is necessary for access to research sites, such as for emergency evacuations or ensuring safe working conditions for researchers. In these cases, the exclusion of safety exemptions becomes a barrier to necessary actions.

- **Maintenance of Existing Land Uses**

Exemptions also exist for clearing that is required to maintain existing land uses. This includes maintenance activities like the clearing of vegetation to maintain existing roads, tracks, or facilities. The lack of safety exemptions in ESAs can complicate maintenance efforts where there is a need to ensure safety along existing infrastructure, especially in areas prone to floods, wildfires, or other hazards. Without the ability to clear hazardous vegetation, the safety of infrastructure users can be compromised, undermining the purpose of land-use management.

Kimberley Regional Group: Minutes 21 February 2025



THE KIMBERLEY REGIONAL GROUP

Executive Officer: Paul Rosair
Ph: 0419930467
Email: paul@naja.com.au
<https://kimberleyrg.com.au/>

- **Routine and Minor Clearing**

Routine and minor clearing that does not have significant environmental impacts, such as **clearing for the maintenance of existing tracks or minor vegetation trimming**, can also be exempted under the regulations. This exemption allows for the ongoing management of land without the need for extensive permitting processes.

However, this exemption is unlikely to cover safety-related activities like clearing trees after a storm, or removing fallen debris in ESAs. The inability to quickly address these safety concerns—due to the exclusion of safety exemptions in ESAs—could lead to hazardous conditions in areas that would otherwise be safe with timely intervention.

2.2 Why Excluding Safety Exemptions in ESAs is Impractical and Flawed

The exclusion of safety-related exemptions for clearing in ESAs is problematic for several reasons:

2.2.1 Public Safety and Emergency Response

Safety exemptions, including those for clearing hazardous vegetation or creating firebreaks, are critical for public safety, particularly in high-risk areas like bushfire-prone regions. Without the ability to access these exemptions in ESAs, critical safety interventions such as creating firebreaks, clearing hazardous trees from roads, or establishing emergency access routes become subject to unnecessary delays. These delays could result in significant property damage, harm to individuals, and, in extreme cases, loss of life.

2.2.2 Inability to Address Immediate Risks

When safety exemptions are not allowed within ESAs, emergency responses to urgent threats, such as bushfires or flooding, are hindered. The time it takes to apply for and receive a clearing permit under the current framework may be too long to effectively mitigate imminent threats. Delays in clearing hazardous vegetation could exacerbate the damage caused by natural disasters, potentially making the environmental damage worse in the long run.

2.2.3 Contradicting the Dual Goals of the EP Act

The Environmental Protection Act aims to strike a balance between protecting the environment and enabling practical land management. Excluding safety exemptions from ESAs creates a conflict between these two goals. In many cases, clearing for safety reasons does not lead to significant long-term environmental harm and, in fact, can help prevent larger-scale ecological damage caused by unmanaged fires or other natural disasters. The failure to acknowledge this balance creates a regulatory framework that is overly rigid and unresponsive to real-world needs.

Kimberley Regional Group: Minutes 21 February 2025



THE KIMBERLEY REGIONAL GROUP

Executive Officer: Paul Rosair

Ph: 0419930467

Email: paul@naja.com.au

<https://kimberleyrg.com.au/>

2.2.4 Incentivising Non-Compliance

When necessary, safety interventions are delayed due to the lack of exemptions, landowners or local authorities may choose to undertake clearing activities without permits. This circumvention of the regulations could lead to greater environmental degradation, as clearing may be done without proper consideration of ecological factors. It also undermines the integrity of the regulatory system by encouraging non-compliance in situations where the environmental harm is minimal compared to the safety benefit.

2.3 Conclusion

The Environmental Protection Act provides important exemptions for clearing activities, but the exclusion of safety-related exemptions within environmentally sensitive areas (ESAs) is both impractical and flawed. Safety exemptions, such as those for creating firebreaks or clearing hazardous vegetation, are essential for managing risks to public safety and protecting both human life and the environment.

The current restrictions on safety exemptions in ESAs hinder emergency responses, create unnecessary bureaucratic delays, and may lead to non-compliance. A more flexible, case-by-case approach that includes safety exemptions within ESAs would ensure a balanced, practical, and effective regulatory framework that can respond to both environmental and public safety needs.





Kimberley Regional Group: Minutes 21 February 2025

Attachment 26: 2025 Meeting dates

CEO Ringaround	In Person Meetings	Zoom meetings	State Council
----------------	--------------------	---------------	---------------

Month	Meeting	Date	Time	Location
February	CEO Ringaround	14/2/25	8:30am – 9:00am	Zoom
	Kimberley Zone	21/2/25	9am – 9:45am	Zoom
	KRG		10:00 – 12:30pm	
March	State Council meeting	5/3/25	-	WALGA
April	CEO Ringaround	4/4/25	8:30am – 9:00am	Zoom
	Travel	9/4/25	Own arrangements	Halls Creek
	Kimberley Zone	10/4/25	9am – 9:45am	
	KRG		10:00 – 12:30pm	
	Tour and Dinner		13:00pm – 21:30pm	
	Travel	11/4/25	Own arrangements	

Month	Meeting	Date	Time	Location
May	State Council meeting	7/5/25	-	East Metropolitan Zone
June	Kimberley Zone Only	20/6/2025	9:00am – 10:00am	Zoom
	KRG CEO Ringaround	26/6/2025	8:30am – 9:00am	Zoom
July	KRG Meeting	3/07/2025	11:30am – 2:30pm	City of Vincent (TBC)
	Government Forum		15:00pm – 17:00pm followed by networking session until 18:30pm	
	Dinner		19:00pm – 21:30pm	Le Vivant or similar
	State Council meeting	2/7/25	-	WALGA

85 | Page



Kimberley Regional Group: Minutes 21 February 2025

CEO Ringaround	In Person Meetings	Zoom meetings	State Council
----------------	--------------------	---------------	---------------

Month	Meeting	Date	Time	Location
August	CEO Ringaround	8/8/25	8:30am – 9:00am	Zoom
	Kimberley Zone	15/8/25	9am – 9:45am	Zoom
	KRG		10:00 – 12:30pm	
September	State Council meeting	4-5/9/25	-	Goldfields Esperance Country Zone
	CEO Ringaround	18/9/25	8:30am - 9:00am	Zoom
	WALGA Local Gov Convention	22-24/9/25		
	Planning Session plus KRG only meeting	25/9/25	8:30am – 1pm	Perth
	CEO Ringaround	14/11/25	8:30am – 9:00am	Zoom

Month	Meeting	Date	Time	Location
November	Kimberley Zone	21/11/25	9am – 9:45am	Zoom
	KRG		10:00 – 12:30pm	Zoom
December	State Council meeting	3/12/25	-	WALGA

Meeting Closure: 12:16PM

9.4.3 MONTHLY PAYMENT LISTING - FEBRUARY 2025

LOCATION/ADDRESS:	Nil
APPLICANT:	Nil
FILE:	FRE02
AUTHOR:	Finance Officer
CONTRIBUTOR/S:	Finance Officer
RESPONSIBLE OFFICER:	Director Corporate Services
DISCLOSURE OF INTEREST:	Nil

SUMMARY:

This report recommends that Council receives the list of payments made under delegated authority, as per the attachment to this report, for February 2025.

BACKGROUND

The Chief Executive Officer (CEO) has delegated authority via Delegation 1.2.20 Payments from the Municipal or Trust Funds, to make payments from the Municipal and Trust funds as per budget allocations and in line with applicable policies.

COMMENT

The Shire provides payments to suppliers by Electronic Funds Transfer (EFT and BPAY), cheque, credit card or direct debit. Attachment 1 provides a list of all payments processed under delegated authority in February 2025.

CONSULTATION

Nil.

STATUTORY ENVIRONMENT***Local Government (Financial Management) Regulations 1996***

12. *Payments from municipal fund or trust fund, restrictions on making*
 - (1) *A payment may only be made from the municipal fund or the trust fund —*
 - (a) *if the local government has delegated to the CEO the exercise of its power to make payments from those funds — by the CEO; or*
 - (b) *otherwise, if the payment is authorised in advance by a resolution of the council.*
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; and*

- (b) the amount of the payment; and
 - (c) the date of the payment; and
 - (d) sufficient information to identify the transaction.
- (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.

13A. Payments by employees via purchasing cards

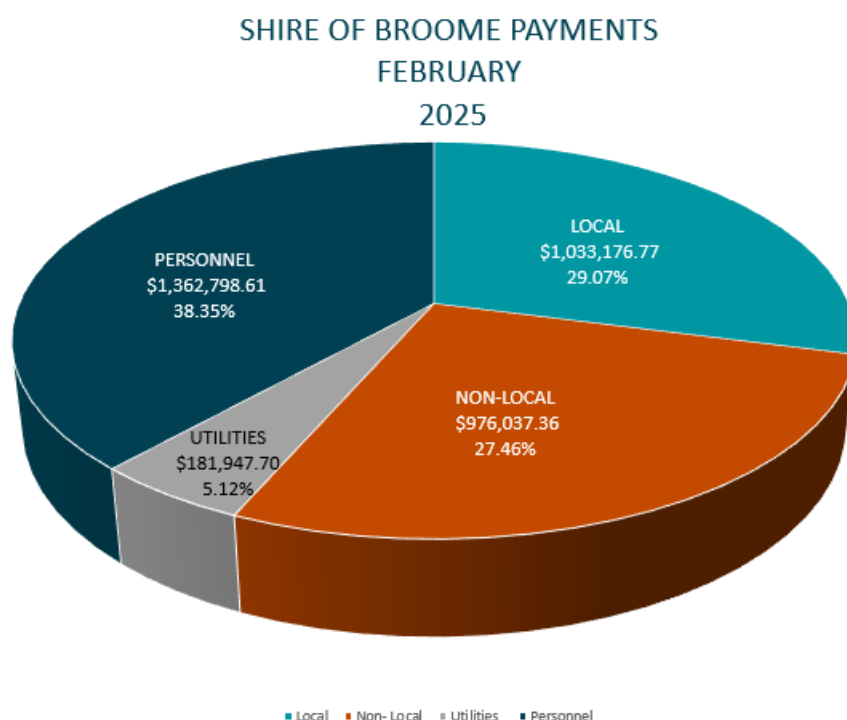
- (1) If a local government has authorised an employee to use a credit, debit or other purchasing card, a list of payments made using the card must be prepared each month showing the following for each payment made since the last such list was prepared —
- (a) the payee's name;
 - (b) the amount of the payment;
 - (c) the date of the payment;
 - (d) sufficient information to identify the payment.
- (2) A list prepared under sub regulation (1) must 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

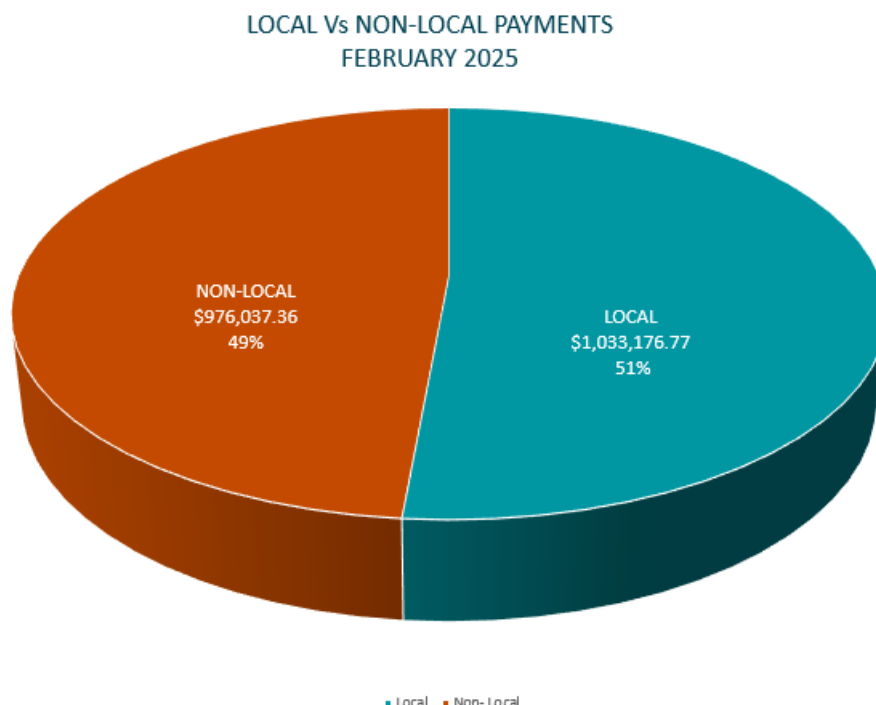
Nil.

FINANCIAL IMPLICATIONS

List of payments made in accordance with budget and delegated authority. Payments can also be analysed as follows:



Note: Personnel payments in this analysis include payroll, superannuation (contained within Direct Debit type payments), payroll tax and other deductions (contained within the EFT Payments type payments).



The above graph shows the percentage of local spend in comparison to non-local and recoupable spend for February 2025 after \$1,362,798.61 in personnel payments, \$181,947.70 in utilities and other non-local sole suppliers were excluded.

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 Creditors
Jul-24	\$ 577.84	\$ 2,589,926.74	\$ 417,706.68	\$ 40,214.86	\$ -	\$ 810,379.14	\$ 3,858,805.26
Aug-24	\$ -	\$ 3,339,215.48	\$ 216,884.00	\$ 44,550.61	\$ -	\$ 811,035.25	\$ 4,411,685.34
Sep-24	\$ 1,522.00	\$ 4,377,814.98	\$ 206,644.31	\$ 30,455.57	\$ -	\$ 871,605.88	\$ 5,488,042.74
Oct-24	\$ 319.90	\$ 3,429,201.48	\$ 321,266.66	\$ 30,283.93	\$ -	\$ 1,253,165.45	\$ 5,034,237.42
Nov-24	\$ 4,500.00	\$ 5,328,066.11	\$ 309,561.39	\$ 40,280.98	\$ -	\$ 846,765.67	\$ 6,529,174.15
Dec-24	\$ -	\$ 5,369,457.99	\$ 525,594.31	\$ 37,847.27	\$ -	\$ 825,236.68	\$ 6,758,136.25
Jan-25	\$ 388.90	\$ 5,167,307.63	\$ 289,099.49	\$ 19,948.17	\$ -	\$ 798,876.19	\$ 6,275,570.38
Feb-25	\$ -	\$ 2,459,287.62	\$ 229,572.09	\$ 39,852.13	\$ -	\$ 825,248.60	\$ 3,553,960.44
Mar-25							
Apr-25							
May-25							
Jun-25							
TOTAL	\$ 7,308.64	\$ 32,060,278.03	\$ 2,516,328.93	\$ 283,433.52	\$ -	\$ 7,042,312.86	\$ 41,909,611.98

RISK

The risk of Council not receiving 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 ASPIRATIONS

Performance - We will deliver excellent governance, service & value for everyone.

Outcome 13 - Value for money from rates and long term financial sustainability

Objective 13.1 Plan effectively for short- and long-term financial sustainability

VOTING REQUIREMENTS

Simple Majority

COUNCIL RESOLUTION:

(REPORT RECOMMENDATION)

Minute No. C/0325/048

Moved: Cr M Virgo

Seconded: Cr S Cooper

That Council:

1. **Receives the list of payments made from the Municipal and Trust Accounts in February 2025 totalling \$3,553,960.44 (Attachment 1) per the requirements of Regulation 12 of the Local Government (Financial Management) Regulations 1996 covering:**
 - a) **EFT Vouchers EFT78481- EFT78863 totalling \$2,459,287.62;**
 - b) **Municipal Cheque Vouchers 00000 - 00000 totalling \$0.00;**
 - c) **Trust Cheque Vouchers 00000 - 00000 totalling \$0.00; and**
 - d) **Municipal Direct Debits DD34171.1- DD34212.7 including payroll totalling \$1,054,820.69**
2. **Receives the list of payments made by credit cards in February 2025 totalling \$39,852.13(contained within Attachment 1) per the requirements of Regulation 13A of the Local Government (Financial Management) Regulations 1996 covering EFT Vouchers EFT78835 – EFT78517.**
3. **Notes the local spend of \$1,033,176.77 included in the amount above, equating to 51% of total payments excluding personnel, utility, and other external sole supplier costs.**

For the Motion: Shire President C Mitchell, Cr D Male, Cr S Cooper, Cr J Lewis Cr J Mamid, Cr P Matsumoto, Cr E Smith, Cr P Taylor and Cr M Virgo.

CARRIED UNANIMOUSLY 9/0

Attachments

1. Monthly Payment Listing - February 2025

PAYMENTS BY EFT, CHEQUE, PAYROLL, TRUST, CREDIT CARDS & DIRECT DEBITS - FEBRUARY 2025				
PAYMENT #	Date	Name	Description	Amount
MUNICIPAL & TRUST ELECTRONIC TRANSFERS - FEBRUARY 2025				
EFT #	Date	Name	Description	Amount
EFT78652	20/02/2025	A KENNEDY	Rates Refund A305739	\$ 2,257.86
EFT78713	24/02/2025	A LOVETT	Umpire Payments- February 2025	\$ 70.00
EFT78712	24/02/2025	A RANN	Umpire Payments- February 2025	\$ 280.00
EFT78566	11/02/2025	A WATSON	Rates Refund A306371	\$ 828.73
EFT78565	11/02/2025	ABACUS CASH SYSTEMS PTY LTD	Coin Sorter- Library	\$ 445.50
EFT78518	05/02/2025	ABLE ELECTRICAL (WA) PTY LTD	Supply & Install UV Filter- BRAC	\$ 1,083.50
EFT78732	26/02/2025	ABLE ELECTRICAL (WA) PTY LTD	Air Conditioner Repairs- BRAC	\$ 198.00
EFT78733	26/02/2025	ACURIX NETWORKS PTY LTD	Public Wi-Fi Services- Library	\$ 497.20
EFT78734	26/02/2025	AD ENGINEERING INTERNATIONAL PTY LTD	Annual Charge Led Signs Trailer- Depot	\$ 528.00
EFT78519	05/02/2025	AFGRI EQUIPMENT AUSTRALIA PTY LTD	Relay Switch- Depot	\$ 709.92
EFT78604	14/02/2025	AFGRI EQUIPMENT AUSTRALIA PTY LTD	Filter Elements- Depot	\$ 1,437.33
EFT78605	14/02/2025	ALLPEST (BROOME PEST CONTROL)	Termite Treatment- BRAC	\$ 300.00
EFT78653	20/02/2025	AMCAP AUTOMOTIVE PARTS	Catalytic Converter Kit- Depot	\$ 1,617.09
EFT78735	26/02/2025	AMCAP AUTOMOTIVE PARTS	Catalytic Converter Kit- Depot	\$ 61.42
EFT78567	11/02/2025	ASK WASTE MANAGEMENT PTY LTD	Landfill Management Plan Update- WMF	\$ 5,566.00
EFT78654	20/02/2025	AUSSIE BROADBAND LIMITED	Monthly NBN Charges- IT	\$ 2,526.70
EFT78520	05/02/2025	AUSTRALIA DAY COUNCIL OF WESTERN AUSTRALIA (INC)	Australia Day 2025 Ambassador - Car Hire	\$ 614.38
EFT78606	14/02/2025	AUSTRALIA POST	Postal Charges	\$ 2,364.16
EFT78557	07/02/2025	AUSTRALIAN SERVICES UNION - WA BRANCH	Payroll Deductions/Contributions	\$ 709.50
EFT78704	21/02/2025	AUSTRALIAN SERVICES UNION - WA BRANCH	Payroll Deductions/Contributions	\$ 709.50
EFT78558	07/02/2025	AUSTRALIAN TAXATION OFFICE	Payroll Deductions/Contributions	\$ 132,056.00
EFT78705	21/02/2025	AUSTRALIAN TAXATION OFFICE	Payroll Deductions/Contributions	\$ 127,160.00
EFT78607	14/02/2025	AVIAIR	Sponsorship Contribution- Interregional Flight Network	\$ 17,678.10
EFT78714	24/02/2025	B HART	Staff Rent- March 2025	\$ 1,114.28
EFT78661	20/02/2025	B JOHNSTON	Staff Reimbursement for Prescription Safety Glasses	\$ 400.00
EFT78568	11/02/2025	BICYCLE NETWORK	Bicycle Survey- Super Sunday Event	\$ 2,156.00
EFT78569	11/02/2025	BK SIGNS (HALLIDAY ENTERPRISES PTY LTD)	Fire Water Tanks Signs- BRAC	\$ 330.00
EFT78655	20/02/2025	BK SIGNS (HALLIDAY ENTERPRISES PTY LTD)	Apply Signage & Decals Vehicles- Depot	\$ 2,915.00
EFT78736	26/02/2025	BK SIGNS (HALLIDAY ENTERPRISES PTY LTD)	Artwork Signs- Rangers	\$ 110.00
EFT78570	11/02/2025	BLACKWOODS	Girder Rail- Depot	\$ 5,891.34
EFT78608	14/02/2025	BLACKWOODS	Bottle Spray- Parks & Gardens	\$ 139.04
EFT78656	20/02/2025	BLACKWOODS	Sealer Timber- Parks & Gardens	\$ 431.20
EFT78737	26/02/2025	BLACKWOODS	Shelving Racking- WMF	\$ 5,813.56
EFT78571	11/02/2025	BOC LIMITED	Oxygen- BRAC	\$ 204.60
EFT78609	14/02/2025	BP AUSTRALIA PTY LTD - FUEL	Diesel- Depot	\$ 21,537.89
EFT78738	26/02/2025	BP AUSTRALIA PTY LTD - FUEL	Fuel- Depot	\$ 19,409.86
EFT78572	11/02/2025	BRENNAN IT PTY LTD	Microsoft Annual License Renewal- ICT	\$ 121,999.02

PAYMENTS BY EFT, CHEQUE, PAYROLL, TRUST, CREDIT CARDS & DIRECT DEBITS - FEBRUARY 2025				
PAYMENT #	Date	Name	Description	Amount
MUNICIPAL & TRUST ELECTRONIC TRANSFERS - FEBRUARY 2025				
EFT78739	26/02/2025	BRENNAN IT PTY LTD	Software Licensing- ICT	\$ 3,664.32
EFT78610	14/02/2025	BROOME BOLT SUPPLIES WA PTY LTD	Replacement Set of Adjustable Wrenches- Depot	\$ 234.85
EFT78657	20/02/2025	BROOME BOULEVARD	Rates Refund A105322	\$ 100,000.00
EFT78573	11/02/2025	BROOME BUILDERS PTY LTD	Crossover Subsidy	\$ 1,000.00
EFT78658	20/02/2025	BROOME BUILDERS PTY LTD	Crossover Subsidy	\$ 1,000.00
EFT78611	14/02/2025	BROOME CIRCLE	Community Development Fund Broome- Harmony Week C/0624/066	\$ 8,470.00
EFT78522	05/02/2025	BROOME DOCTORS PRACTICE PTY LTD	Pre Employment Medical- People & Culture	\$ 462.00
EFT78612	14/02/2025	BROOME FURNISHINGS	Mattress- Shire Property	\$ 2,748.00
EFT78523	05/02/2025	BROOME PLUMBING & GAS	Plumbing Maintenance- Medland Pavillion	\$ 7,723.00
EFT78574	11/02/2025	BROOME PLUMBING & GAS	Flow Cartridge Drink Fountain- Parks & Gardens	\$ 1,700.00
EFT78613	14/02/2025	BROOME PROGRESSIVE SUPPLIES	Milk- Shire Administration	\$ 138.86
EFT78659	20/02/2025	BROOME PROGRESSIVE SUPPLIES	Kiosk Stock- BRAC	\$ 832.20
EFT78791	28/02/2025	BROOME PROGRESSIVE SUPPLIES	Milk- Shire Administration	\$ 69.43
EFT78575	11/02/2025	BROOME REAL ESTATE - COMMERCIAL TRUST	Rates Refund A304330	\$ 1,036.50
EFT78559	07/02/2025	BROOME SHIRE INSIDE STAFF SOCIAL CLUB	Payroll Deductions/Contributions	\$ 480.00
EFT78706	21/02/2025	BROOME SHIRE INSIDE STAFF SOCIAL CLUB	Payroll Deductions/Contributions	\$ 460.00
EFT78560	07/02/2025	BROOME SHIRE OUTDOOR STAFF SOCIAL CLUB	Payroll Deductions/Contributions	\$ 1,050.00
EFT78707	21/02/2025	BROOME SHIRE OUTDOOR STAFF SOCIAL CLUB	Payroll Deductions/Contributions	\$ 1,050.00
EFT78576	11/02/2025	BROOME SMALL ENGINE SERVICES	Speed Feed Cutting Head- Parks & Gardens	\$ 702.79
EFT78614	14/02/2025	BROOME SMALL ENGINE SERVICES	Workshop Consumables- Depot	\$ 79.81
EFT78660	20/02/2025	BROOME SMALL ENGINE SERVICES	Service & Repairs to Pressure Cleaner- Nursery	\$ 241.17
EFT78740	26/02/2025	BROOME SMALL ENGINE SERVICES	Replacement Pump- WMF	\$ 10,389.50
EFT78741	26/02/2025	BROOME TOWING & SALVAGE	Car Towing- Ranger Services	\$ 1,260.00
EFT78615	14/02/2025	BROOME TOYOTA- DO NOT USE	Vehicle Service- Depot	\$ 290.00
EFT78742	26/02/2025	BROOME VETERINARY HOSPITAL	Monthly Pound Rental- Rangers	\$ 10,628.00
EFT78792	28/02/2025	BROOME VETERINARY HOSPITAL	Vet Fees January- Ranger Services	\$ 1,510.00
EFT78616	14/02/2025	BUSINESS BASE (OFFICEEASY PTY LTD)	Chairs- Library	\$ 2,130.00
EFT78663	20/02/2025	C SCHULTZ	Crossover Subsidy	\$ 1,000.00
EFT78617	14/02/2025	CABLE BEACH ELECTRICAL SERVICE	Supply & Install 2 x Industrial Wall Fans- Depot	\$ 2,013.00
EFT78618	14/02/2025	CABLE BEACH PAINTING SERVICES PTY LTD	Painting & Repairs- Library	\$ 3,070.00
EFT78577	11/02/2025	CABLE BEACH TYRE SERVICE PTY LTD (GOODYEAR AUTOCARE	Light Fitting Truck- Depot	\$ 900.00
EFT78619	14/02/2025	CABLE BEACH TYRE SERVICE PTY LTD (GOODYEAR AUTOCARE BROOME)	Tyre Puncture Repair- Depot	\$ 55.00
EFT78662	20/02/2025	CABLE BEACH TYRE SERVICE PTY LTD (GOODYEAR AUTOCARE BROOME)	Tyre Fitting & Disposal- Depot	\$ 485.00
EFT78743	26/02/2025	CABLE BEACH TYRE SERVICE PTY LTD (GOODYEAR AUTOCARE BROOME)	Repair & Replace x 2 Truck Tyres- WMF	\$ 938.50
EFT78793	28/02/2025	CABLE BEACH TYRE SERVICE PTY LTD (GOODYEAR AUTOCARE	Vehicle Tyres- Depot	\$ 823.50

PAYMENTS BY EFT, CHEQUE, PAYROLL, TRUST, CREDIT CARDS & DIRECT DEBITS - FEBRUARY 2025				
PAYMENT #	Date	Name	Description	Amount
MUNICIPAL & TRUST ELECTRONIC TRANSFERS - FEBRUARY 2025				
EFT78620	14/02/2025	CARPET PAINT & TILE CENTRE	Spray Paint for Graffiti Clean Up- Depot	\$ 528.00
EFT78715	24/02/2025	CHARTER PROPERTY GROUP PTY LTD	Staff Rent- March 2025	\$ 3,910.71
EFT78744	26/02/2025	CHI MAYI KITCHEN (A.K KEARNEY & D.G KITCHEN)	Catering- Youth Forum	\$ 2,450.00
EFT78561	07/02/2025	CHILD SUPPORT AGENCY	Payroll Deductions/Contributions	\$ 866.63
EFT78708	21/02/2025	CHILD SUPPORT AGENCY	Payroll Deductions/Contributions	\$ 866.63
EFT78664	20/02/2025	CITY OF PERTH	Long Service Leave Liability	\$ 2,851.09
EFT78578	11/02/2025	CJD EQUIPMENT PTY LTD	Battery Covers- Depot	\$ 4,059.01
EFT78621	14/02/2025	CJD EQUIPMENT PTY LTD	Temperature Sensor- Depot	\$ 808.53
EFT78745	26/02/2025	CJD EQUIPMENT PTY LTD	Cutting Edge Blade- Depot	\$ 1,640.10
EFT78622	14/02/2025	CLARK EQUIPMENT SALES PTY LTD	Vehicle Parts- Depot	\$ 1,266.47
EFT78746	26/02/2025	CLARK EQUIPMENT SALES PTY LTD	Hose Air-Conditioning Assembly- Depot	\$ 1,072.79
EFT78623	14/02/2025	CLARK POOLS & SPAS BROOME (NEW)	Pool Servicing & Chemicals- Shire Housing	\$ 592.07
EFT78524	05/02/2025	CLEANAWAY CO PTY LTD	Kerbside Waste Collection- WMF RFQ 23-16	\$ 54,810.62
EFT78579	11/02/2025	CLEANAWAY CO PTY LTD	Recycling Waste Skip Empty- Library RFT 23-16	\$ 839.80
EFT78665	20/02/2025	CLEANAWAY CO PTY LTD	Recycling Waste Skip Empty- KRO CON23-16	\$ 4,279.71
EFT78794	28/02/2025	CLEANAWAY CO PTY LTD	Bin Front Lift- BRAC	\$ 579.45
EFT78747	26/02/2025	CMA CONTRACTING PTY LTD	Cable Beach Foreshore Redevelopment- Claim 10 RFT 23/12	\$ 273,125.69
EFT78525	05/02/2025	COAST & COUNTRY ELECTRICS	Lighting Renewals- WMF RFQ 24/22	\$ 7,028.56
EFT78580	11/02/2025	COAST & COUNTRY ELECTRICS	Lighting Investigations- Chinatown	\$ 1,221.00
EFT78624	14/02/2025	COAST & COUNTRY ELECTRICS	Electrical Maintenance- Shire Housing	\$ 368.93
EFT78748	26/02/2025	COAST & COUNTRY ELECTRICS	Field Lights- Nipper Roe Oval	\$ 143.00
EFT78795	28/02/2025	COAST & COUNTRY ELECTRICS	Relocate Lighting Pannel-Civic Centre	\$ 1,956.75
EFT78666	20/02/2025	CONNECT CALL CENTRE SERVICES	Call Centre Charges- ICT	\$ 666.14
EFT78749	26/02/2025	CONNOLLY HOMES PTY LTD	Crossover Subsidy	\$ 1,000.00
EFT78750	26/02/2025	CORSIGN WA PTY LTD	Traffic & Warning Signs- Works	\$ 913.00
EFT78483	03/02/2025	CR. SMITH	Monthly Councillor Sitting Fee & Allowances	\$ 2,394.75
EFT78489	03/02/2025	CR. COOPER	Monthly Councillor Sitting Fee & Allowances	\$ 2,394.75
EFT78484	03/02/2025	CR. LEWIS	Monthly Councillor Sitting Fee & Allowances	\$ 2,394.75
EFT78482	03/02/2025	CR. MALE	Monthly Councillor Sitting Fee & Allowances	\$ 3,822.91
EFT78485	03/02/2025	CR. MAMID	Monthly Councillor Sitting Fee & Allowances	\$ 2,394.75
EFT78488	03/02/2025	CR. MATSUMOTO	Monthly Councillor Sitting Fee & Allowances	\$ 2,394.75
EFT78481	03/02/2025	CR. MITCHELL	Monthly Councillor Sitting Fee & Allowances	\$ 8,821.50
EFT78487	03/02/2025	CR. TAYLOR	Monthly Councillor Sitting Fee & Allowances	\$ 2,394.75
EFT78486	03/02/2025	CR. VIRGO	Monthly Councillor Sitting Fee & Allowances	\$ 2,394.75
EFT78716	24/02/2025	D RANN	Umpire Payments - February 2025	\$ 210.00
EFT78581	11/02/2025	DAN GUIDERA	Musician- Australia Day Ceremony	\$ 700.00

PAYMENTS BY EFT, CHEQUE, PAYROLL, TRUST, CREDIT CARDS & DIRECT DEBITS - FEBRUARY 2025				
PAYMENT #	Date	Name	Description	Amount
MUNICIPAL & TRUST ELECTRONIC TRANSFERS - FEBRUARY 2025				
EFT78796	28/02/2025	DIANNE APPLEBY (WALAJA CULTURAL EXPERIENCE)	Cultural Immersion Training- People & Culture	\$ 7,200.00
EFT78751	26/02/2025	E KINNEY	Rates Refund A107430	\$ 1,000.00
EFT78625	14/02/2025	E MARIAN	Reimbursement- Shire 2025 Wellness Program	\$ 85.00
EFT78562	07/02/2025	EASISALARY PTY LTD T/A EASI	Payroll Deductions/Contributions	\$ 7,867.50
EFT78709	21/02/2025	EASISALARY PTY LTD T/A EASI	Payroll Deductions/Contributions	\$ 7,950.47
EFT78626	14/02/2025	ELLIES ICE CREAMERY	Refund- Debtors Account	\$ 75.00
EFT78627	14/02/2025	EMPLOYEE RELATIONS SPECIALISTS PTY LTD (PROGRESSIVE EMPLOYEE RELATIONS)	Outside EBA Negotiation- People & Culture	\$ 13,103.75
EFT78526	05/02/2025	ETC SOLUTIONS	Technical Advice- Cable Beach Redevelopment	\$ 1,606.00
EFT78527	05/02/2025	FIRE & SAFETY SERVICES COMPANY	Fire Equipment Servicing- Broome Visitors Centre	\$ 90.20
EFT78628	14/02/2025	FIRE & SAFETY SERVICES COMPANY	Replacement Fire Extinguishers- Depot	\$ 1,354.65
EFT78667	20/02/2025	FIRE & SAFETY SERVICES COMPANY	Routine Fire Equipment Servicing- Civic Centre	\$ 823.90
EFT78528	05/02/2025	FIRST NATIONAL REAL ESTATE BROOME	Staff Rent- February 2025	\$ 700.00
EFT78717	24/02/2025	FIRST NATIONAL REAL ESTATE BROOME	Staff Rent- March 2025	\$ 10,154.72
EFT78668	20/02/2025	FIT2WORK	Police Clearance for New Starters- People & Culture	\$ 440.00
EFT78752	26/02/2025	FOCUS NETWORKS (PROGRESSIVE CREATIVE SOLUTIONS)	Proactive Service- ICT	\$ 16,978.50
EFT78629	14/02/2025	FOOTPRINT CLEANING (EMPOWER3 PTY LTD)	Vacate Clean- Shire Housing	\$ 980.10
EFT78669	20/02/2025	FOOTPRINT CLEANING (EMPOWER3 PTY LTD)	Clean & Prepare Property- Residential	\$ 600.60
EFT78797	28/02/2025	FOOTPRINT CLEANING (EMPOWER3 PTY LTD)	Entry Clean- Shire Housing	\$ 871.20
EFT78798	28/02/2025	FORCH WA PTY LTD	Cleaning Supplies- Depot	\$ 993.19
EFT78670	20/02/2025	FUEL TRANS AUSTRALIA PTY LTD T/A RECHARGE PETROLEUM (BP BROOME CENTRAL)	Unleaded Petrol- Depot	\$ 2,013.00
EFT78753	26/02/2025	FULTON HOGAN INDUSTRIES PTY LTD / PIONEER ROAD SERVICES	Pothole Repair Supplies- Works	\$ 1,795.20
EFT78718	24/02/2025	G & J KING	Staff Rent- March 2025	\$ 3,764.33
EFT78529	05/02/2025	G BISHOPS TRANSPORT SERVICES PTY LTD	Freight- Various Items	\$ 4,176.40
EFT78582	11/02/2025	GO GO MEDIA	Centre Radio- BRAC	\$ 198.00
EFT78630	14/02/2025	GRANTS EMPIRE	Disaster Ready Fund Application- BRAC	\$ 2,376.00
EFT78583	11/02/2025	H & M TRACEY CONSTRUCTION PTY LTD	Crossover Subsidy	\$ 1,000.00
EFT78584	11/02/2025	HAMES SHARLEY	McMahon Estate- Business Case RFQ23-15	\$ 17,533.45
EFT78671	20/02/2025	HAMES SHARLEY	Broome Housing Diversity & Affordability Analysis RFQ - 24/18	\$ 10,310.30
EFT78585	11/02/2025	HARBY ENTERPRISES PTY LTD T/A HARBY STUDIOS	Website Domain Name Renewal- Cable Beach & Boating Facility Sites	\$ 330.00
EFT78631	14/02/2025	HARMONY HORTICULTURE	Weed Spraying- Parks & Gardens	\$ 4,290.00
EFT78754	26/02/2025	HAYLEY RUTH ANTONETTA MULLER	Compost Subsidy- Infrastructure	\$ 84.50
EFT78586	11/02/2025	HERBERT SMITH FREEHILLS	Drafting Amendments- Property & Leasing	\$ 1,457.28
EFT78672	20/02/2025	HOLDFAST FLUID POWER NW PTY LTD	Cylinder Reseal- Depot	\$ 872.08
EFT78755	26/02/2025	HOLDFAST FLUID POWER NW PTY LTD	Flow Test Hydraulic Pump- WMF	\$ 603.46
EFT78530	05/02/2025	HORIZON POWER (ELECTRICITY USAGE)	Electricity Charges- Streetlights	\$ 98,148.13
EFT78587	11/02/2025	HORIZON POWER (ELECTRICITY USAGE)	Electricity Charges- Depot	\$ 3,091.51
EFT78632	14/02/2025	HORIZON POWER (ELECTRICITY USAGE)	Electricity Charges- Parks & Gardens	\$ 11,882.41
EFT78673	20/02/2025	HORIZON POWER (ELECTRICITY USAGE)	Electricity Charges- Haynes Oval	\$ 2,512.75

PAYMENTS BY EFT, CHEQUE, PAYROLL, TRUST, CREDIT CARDS & DIRECT DEBITS - FEBRUARY 2025				
PAYMENT #	Date	Name	Description	Amount
MUNICIPAL & TRUST ELECTRONIC TRANSFERS - FEBRUARY 2025				
EFT78756	26/02/2025	HORIZON POWER (ELECTRICITY USAGE)	Electricity Charges- Parks & Gardens	\$ 24,294.25
EFT78799	28/02/2025	HORIZON POWER (ELECTRICITY USAGE)	Electricity Charges- BRAC Ovals	\$ 1,910.18
EFT78531	05/02/2025	HT CLEANING SERVICES PTY LTD	Monthly Cleaning Services- Various Shire Facilities RFT 23/04	\$ 51,243.64
EFT78588	11/02/2025	HT CLEANING SERVICES PTY LTD	Cleaning Consumables- Various Shire Facilities	\$ 3,439.75
EFT78674	20/02/2025	HT CLEANING SERVICES PTY LTD	Cleaning Consumables- Various Shire Facilities	\$ 5,858.79
EFT78757	26/02/2025	HT CLEANING SERVICES PTY LTD	Routine Cleaning Services- Various Shire Facilities RFT 23/04	\$ 50,078.43
EFT78719	24/02/2025	HUTCHINSON REAL ESTATE	Staff Rent- March 2025	\$ 2,851.56
EFT78589	11/02/2025	IANNELLO DESIGN	Graphic Design- BRAC Redevelopment Project Brochure	\$ 1,386.00
EFT78675	20/02/2025	IANNELLO DESIGN	Edits- Broome Future For Everyone Document	\$ 742.50
EFT78758	26/02/2025	INDUSTRIAL AUTOMATION GROUP	Industrial Ethernet Switch- BRAC	\$ 220.00
EFT78590	11/02/2025	INFUSE FINANCIAL PTY LIMITED	Financial- Wellbeing Presentation	\$ 2,640.00
EFT78720	24/02/2025	J HEARSCH	Staff Rent- March 2025	\$ 2,607.14
EFT78532	05/02/2025	JAYE SMOKER (UNBOUND SOUND)	Australia Day Ceremony- AV Hire & Stairs.	\$ 3,355.00
EFT78721	24/02/2025	JOCAPH SUPER FUND	Staff Rent- March 2025	\$ 3,693.45
EFT78759	26/02/2025	JUST RECYCLE IT PTY LTD	Mulched Green Waste- WMF RFT 22-11	\$ 35,617.45
EFT78723	24/02/2025	K BECKINGHAM	Umpire Payments - February 2025	\$ 175.00
EFT78722	24/02/2025	KJOL	Umpire Payments - February 2025	\$ 175.00
EFT78591	11/02/2025	KAON SECURITY (Custom House Financial (UK) Ltd)	Online Security Subscription- ICT	\$ 7,915.00
EFT78533	05/02/2025	KARRATHA ASPHALT (CORPS & MANNING PAVEMENT SERVICES PTY LTD)	Cold Mix- Works & Operations	\$ 2,094.40
EFT78592	11/02/2025	KARRATHA ASPHALT (CORPS & MANNING PAVEMENT SERVICES PTY LTD)	24/25 Reseal program-Infrastructure RFT 22-03	\$ 417,993.61
EFT78760	26/02/2025	KARRATHA ASPHALT (CORPS & MANNING PAVEMENT SERVICES PTY LTD)	Cold Mix- Works & Operations	\$ 5,445.00
EFT78633	14/02/2025	KAYNAR GROUP	Investigation Fault Garbage Compactor- Depot	\$ 180.00
EFT78800	28/02/2025	KIMBERLEY BRANDED	Indoor Uniform Order- BRAC	\$ 2,163.70
EFT78593	11/02/2025	KIMBERLEY FITNESS & SUPPORT SERVICES	Group Fitness- BRAC	\$ 1,452.00
EFT78594	11/02/2025	KIMBERLEY FUEL & OIL SERVICES	Fuel Nozzle & Meter- Depot	\$ 1,551.28
EFT78634	14/02/2025	KIMBERLEY FUEL & OIL SERVICES	Replacement Batteries- Depot	\$ 717.76
EFT78676	20/02/2025	KIMBERLEY FUEL & OIL SERVICES	Drum Engine Coolant- Depot	\$ 1,283.72
EFT78761	26/02/2025	KIMBERLEY FUEL & OIL SERVICES	Batteries- WMF	\$ 1,588.04
EFT78801	28/02/2025	KIMBERLEY FUEL & OIL SERVICES	Cabin Filters- Depot	\$ 3,401.47
EFT78762	26/02/2025	KIMBERLEY GOLD PURE DRINKING WATER	Water Bottles- WMF	\$ 108.00
EFT78763	26/02/2025	KIMBERLEY PLUMBING & GAS	Refund- Credit Note	\$ 118.00
EFT78764	26/02/2025	KIMBERLEY PROPERTY SETTLEMENTS	Rates Refund A306840	\$ 1,736.81
EFT78595	11/02/2025	KIMBERLEY TRAFFIC MANAGEMENT - KTM	Traffic Management Services- Reseal Program	\$ 77,037.13
EFT78677	20/02/2025	KIMBERLEY TRUSS (NORTRUSS (NT) PTY LTD)	Spring Drive- Depot	\$ 8.50
EFT78678	20/02/2025	L DE BIASI	Rates Refund A111336	\$ 1,073.05
EFT78724	24/02/2025	L PLUMMER	Umpire Payments - February 2025	\$ 245.00
EFT78596	11/02/2025	LANDGATE	Landgate GRV & UV Interim Schedules	\$ 2,960.49
EFT78534	05/02/2025	LAVAN	Legal Advice- Development Services	\$ 3,258.75
EFT78563	07/02/2025	LGRCEU	Payroll Deductions/Contributions	\$ 44.00
EFT78710	21/02/2025	LGRCEU	Payroll Deductions/Contributions	\$ 44.00

PAYMENTS BY EFT, CHEQUE, PAYROLL, TRUST, CREDIT CARDS & DIRECT DEBITS - FEBRUARY 2025				
PAYMENT #	Date	Name	Description	Amount
MUNICIPAL & TRUST ELECTRONIC TRANSFERS - FEBRUARY 2025				
EFT78635	14/02/2025	LITTLE RIPPERS TECHNOLOGY	Compostable Dog Waste Bags- Depot	\$ 3,309.90
EFT78597	11/02/2025	LOCAL GOVERNMENT PROFESSIONALS AUSTRALIA WA	LG Pro Young Profession Membership	\$ 75.00
EFT78766	26/02/2025	LOCAL GOVERNMENT PROFESSIONALS AUSTRALIA WA	Interest Application- Lift Off Mentoring Program 2025	\$ 850.00
EFT78637	14/02/2025	LOCK & LOAD LASER TAG	Laer Tag- Civic Centre	\$ 3,556.30
EFT78636	14/02/2025	LO-GO APPOINTMENTS	Labour Hire- Works & Operations	\$ 4,341.77
EFT78765	26/02/2025	LO-GO APPOINTMENTS	Contracting Services- Works & Operations	\$ 4,341.77
EFT78679	20/02/2025	MAGIQ SOFTWARE PTY LTD	Annual Licence Fee- ICT	\$ 8,503.95
EFT78802	28/02/2025	MAJOR MOTORS PTY LTD	Air Filter- Depot	\$ 438.67
EFT78535	05/02/2025	MAMABULANJIN ABORIGINAL CORPORATION	Kullarri Patrol- Sponsorship 2024-2027	\$ 22,000.00
EFT78536	05/02/2025	MARKETFORCE(OMNICOM)	Advertising- Tenders	\$ 1,371.92
EFT78638	14/02/2025	MARKETFORCE(OMNICOM)	Advertising- Annual Elector Meeting	\$ 1,862.99
EFT78680	20/02/2025	MARKETFORCE(OMNICOM)	Advertising- Property	\$ 2,178.37
EFT78767	26/02/2025	MCCORRY BROWN EARTHMOVING PTY LTD	Concrete Works- DeMarchi RFQ 21-01	\$ 34,212.79
EFT78639	14/02/2025	MCINTOSH & SON	Vehicle Parts- Depot	\$ 1,107.57
EFT78681	20/02/2025	MCMULLEN NOLAN GROUP PTY LTD (MNG)	Cemetery Plots	\$ 1,512.50
EFT78598	11/02/2025	MILLS OAKLEY LAWYERS	Legal Advice- People & Culture	\$ 4,188.25
EFT78537	05/02/2025	MINOR HOTELS	Refund- Debtors Account	\$ 335.00
EFT78538	05/02/2025	MIRLI MIRLI PTY LTD TRADING AS OFFICE NATIONAL BROOME	Stationery- Library	\$ 98.20
EFT78640	14/02/2025	MIRLI MIRLI PTY LTD TRADING AS OFFICE NATIONAL BROOME	Monthly Paper Delivery- Administration Building	\$ 1,042.90
EFT78682	20/02/2025	MIRLI MIRLI PTY LTD TRADING AS OFFICE NATIONAL BROOME	Stationery Items- BRAC	\$ 181.20
EFT78803	28/02/2025	MIRLI MIRLI PTY LTD TRADING AS OFFICE NATIONAL BROOME	Stationery- Governance	\$ 113.85
EFT78539	05/02/2025	MODERN TEACHING AIDS PTY LTD	Program Resources- Library	\$ 176.66
EFT78683	20/02/2025	MONITOR LIFTS	Replacement Decals- Depot	\$ 389.15
EFT78725	24/02/2025	MORTAR & SOUL REAL ESTATE (SBRT PTY LTD)	Staff Rent- March 2025	\$ 4,127.98
EFT78804	28/02/2025	MYSTIQUE DIA	Presenter Fee Bookish Play- Library	\$ 4,500.00
EFT78768	26/02/2025	NEXACU	Excel Organisational Training	\$ 8,200.00
EFT78641	14/02/2025	NINTEX PTY LTD	Software Subscription- ICT	\$ 32,132.10
EFT78769	26/02/2025	NORTH WEST 4X4 (NORTH WEST MOTOR GROUP PTY LTD -	Vehicle Service- Depot	\$ 290.00
EFT78805	28/02/2025	NORTH WEST AUTO ELECTRICAL	Vehicle Airconditioning Repairs- Depot	\$ 1,136.19
EFT78540	05/02/2025	NORTH WEST COAST SECURITY	Security- Various Shire Facilities RFT 22-06	\$ 4,605.72
EFT78599	11/02/2025	NORTH WEST COAST SECURITY	Security Services- Shire Venues RFT 22-06	\$ 8,010.22
EFT78642	14/02/2025	NORTH WEST COAST SECURITY	Security Services- Civic Centre RFT 22-06	\$ 363.00
EFT78770	26/02/2025	NORTH WEST COAST SECURITY	Security- Various Shire Facilities RFT 22-06	\$ 10,384.85
EFT78806	28/02/2025	NORTH WEST COAST SECURITY	Security Services- BRAC RFT 22-06	\$ 132.00
EFT78541	05/02/2025	NORTH WEST TRIM & SHADE (RED HILL MOTOR TRIMMING)	Remove Shade Sails- Town Beach	\$ 4,070.00
EFT78771	26/02/2025	NORTH WEST TRIM & SHADE (RED HILL MOTOR TRIMMING)	Shade Sail Repairs- Parks & Gardens	\$ 1,980.00
EFT78807	28/02/2025	NORTHERN LANDSCAPES WA	Installation of Cyclone Footings- WMF	\$ 1,694.00

PAYMENTS BY EFT, CHEQUE, PAYROLL, TRUST, CREDIT CARDS & DIRECT DEBITS - FEBRUARY 2025				
PAYMENT #	Date	Name	Description	Amount
MUNICIPAL & TRUST ELECTRONIC TRANSFERS - FEBRUARY 2025				
EFT78643	14/02/2025	NORTHWEST HYDRO SOLUTIONS PTY LTD (THINK WATER	Reticulation Parts- Parks & Gardens	\$ 2,008.85
EFT78772	26/02/2025	NORTHWEST HYDRO SOLUTIONS PTY LTD (THINK WATER	Reticulation Parts- Parks & Gardens	\$ 2,241.58
EFT78684	20/02/2025	NORWEST PEST MANAGEMENT	Pest Management- Shire Venues	\$ 628.10
EFT78726	24/02/2025	NUNAN FAMILY HOLDINGS	Staff Rent- March 2025	\$ 2,042.26
EFT78773	26/02/2025	NYAMBA BURU YAWURU LTD	Welcome Ceremony- Youth Forum Feb 2025	\$ 687.50
EFT78808	28/02/2025	OASIS EATERY	Councillor Workshop Lunch- Governance	\$ 311.50
EFT78542	05/02/2025	OPTEON PROPERTY GROUP PTY LTD	Property Valuation- Infrastructure	\$ 1,500.00
EFT78644	14/02/2025	OPTEON PROPERTY GROUP PTY LTD	Property Valuation- Gantheaume Point Rd	\$ 2,453.00
EFT78645	14/02/2025	OPTIC SECURITY GROUP- NORWEST	Swipe Entry Maintenance- Shire Administration	\$ 310.75
EFT78727	24/02/2025	P RULAND & S LLOYD-MOSTYN	Staff Rent- March 2025	\$ 2,607.14
EFT78685	20/02/2025	PEARL COAST DISTRIBUTORS	Kiosk Stock- BRAC	\$ 4,015.29
EFT78646	14/02/2025	PEARL COAST GLASS & WINDOWS	Broken Window Repairs-Shire Residential Properties	\$ 1,019.83
EFT78543	05/02/2025	POOL WISDOM	Water Quality Testing- Town Beach Water Park	\$ 1,749.00
EFT78600	11/02/2025	POOL WISDOM	Pool Chemicals- BRAC	\$ 1,598.96
EFT78647	14/02/2025	POOL WISDOM	Pool Chemicals- BRAC	\$ 1,928.90
EFT78686	20/02/2025	POOL WISDOM	Weekend Water Testing- Town Beach Waterpark	\$ 291.50
EFT78774	26/02/2025	POOL WISDOM	Water Testing- Town Beach Waterpark	\$ 867.50
EFT78728	24/02/2025	PRD BROOME	Staff Rent- March 2025	\$ 3,258.93
EFT78687	20/02/2025	PRINTING IDEAS	Rubbish & Recycling Stickers- Parks & Gardens	\$ 2,851.24
EFT78775	26/02/2025	PRINTING IDEAS	Printing- Parks & Gardens	\$ 487.30
EFT78688	20/02/2025	QUEEN TIDE CREATIVE	Event Photography- Youth Forum	\$ 770.00
EFT78809	28/02/2025	QUIK CORP	Industrial Spray Equipment- Depot	\$ 13,946.16
EFT78777	26/02/2025	R DOYLE	Staff Relocation- Fuel Reimbursement	\$ 1,565.40
EFT78729	24/02/2025	RAY WHITE BROOME (STAFF RENTAL PAYMENTS)	Staff Rent- March 2025	\$ 8,936.41
EFT78689	20/02/2025	RED DIRT AUTO ELECTRICAL PTY LTD	Master Battery Switch- Depot	\$ 87.10
EFT78810	28/02/2025	RED DIRT AUTO ELECTRICAL PTY LTD	New Battery- Depot	\$ 744.05
EFT78811	28/02/2025	REEF PLUMBING	Replace Tap Pool Amenities- BRAC	\$ 544.50
EFT78776	26/02/2025	REMOTE MECHANICAL CONTRACTING	Service- Tipper Truck	\$ 8,866.00
EFT78778	26/02/2025	RIMPA (RECORDS AND INFORMATION MANAGEMENT	Staff Training- Records	\$ 1,160.00
EFT78544	05/02/2025	ROEBUCK BAY HOTEL	Alcohol Stock- Civic Centre	\$ 1,191.10
EFT78690	20/02/2025	ROSMECH SALES & SERVICE PTY	Air Cylinder- Depot	\$ 1,028.06
EFT78812	28/02/2025	ROSMECH SALES & SERVICE PTY	Hydraulic Ram- Depot	\$ 744.78
EFT78691	20/02/2025	RSM AUSTRALIA PTY LTD	Grant Acquittal- A Sporting Chance	\$ 2,200.00
EFT78692	20/02/2025	RUGGED EXPLORATION PTY LTD	Rates Refund A306727	\$ 102.07
EFT78779	26/02/2025	S MASTROLEMBO	CEO Travel Reimbursement	\$ 4,799.09

PAYMENTS BY EFT, CHEQUE, PAYROLL, TRUST, CREDIT CARDS & DIRECT DEBITS - FEBRUARY 2025				
PAYMENT #	Date	Name	Description	Amount
MUNICIPAL & TRUST ELECTRONIC TRANSFERS - FEBRUARY 2025				
EFT78731	24/02/2025	S MORGAN & D BURR	Staff Rent- March 2025	\$ 2,607.14
EFT78648	14/02/2025	SALERNO LAW	Review Lease- Property & Leasing	\$ 176.00
EFT78545	05/02/2025	SECUREPAY PTY LTD	Web Payment Security- Civic Centre	\$ 0.39
EFT78693	20/02/2025	SECUREPAY PTY LTD	Web Payment Security- Civic Centre	\$ 18.48
EFT78546	05/02/2025	SECUREX SECURITY PTY LTD	Security Swipe Cards- People & Culture	\$ 77.00
EFT78813	28/02/2025	SECUREX SECURITY PTY LTD	Security Swipe Cards- People & Culture	\$ 372.00
EFT78814	28/02/2025	SEEK LIMITED	Job Advertisement- People & Culture	\$ 4,196.50
EFT78780	26/02/2025	SITE ENVIRONMENTAL & REMEDIATION SERVICES PTY LTD	Groundwater Sampling- WMF RFQ 23-24	\$ 8,250.00
EFT78547	05/02/2025	SLATER & GARTRELL SPORTS	Replacement Dividing Curtain & Rail- BRAC Gymnasium	\$ 27,995.00
EFT78649	14/02/2025	SOURCE BUSINESS PARTNERS PTY LTD (KELLI SMALL)	Annual Budget Preparation- Finance	\$ 10,450.00
EFT78694	20/02/2025	SOUTHERN CROSS AUSTEREO (SCA)	Radio Advertising- Marketing	\$ 1,779.80
EFT78564	07/02/2025	SPA SALARY PACKAGING AUSTRALIA	Payroll Deductions/Contributions	\$ 3,643.38
EFT78711	21/02/2025	SPA SALARY PACKAGING AUSTRALIA	Payroll Deductions/Contributions	\$ 3,040.16
EFT78548	05/02/2025	ST JOHN AMBULANCE AUSTRALIA (WA) INC	First Aid Kit Servicing- Shire Fleet Administration Vehicles	\$ 4,344.30
EFT78730	24/02/2025	STELLA LUMINOSA HOLDINGS PTY LTD	Staff Rent- March 2025	\$ 7,821.43
EFT78549	05/02/2025	STRATCO WA PTY LTD	Piping- Works & Maintenance	\$ 1,471.60
EFT78550	05/02/2025	STREETER & MALE PTY MITRE 10	West Australian Newspapers- Library	\$ 103.90
EFT78695	20/02/2025	TALIS CONSULTANTS	Broome RRRP Detailed Design	\$ 5,445.00
EFT78551	05/02/2025	TELSTRA LIMITED	Phone Charges- ICT	\$ 2,732.45
EFT78601	11/02/2025	TELSTRA LIMITED	Phone Charges- ICT	\$ 110.00
EFT78696	20/02/2025	TELSTRA LIMITED	Service & Equipment Rental- ICT	\$ 2,733.64
EFT78781	26/02/2025	TELSTRA LIMITED	Phone Charges- ICT	\$ 148.17
EFT78552	05/02/2025	THE GREEN FAIRY CRAFT & ENTERTAINMENT	Face Painting- Australia Day	\$ 300.00
EFT78782	26/02/2025	THINKON AUSTRALIA	Storage- ICT	\$ 539.00
EFT78650	14/02/2025	TNT AUSTRALIA PTY LTD	Freight- Environmental Health	\$ 325.59
EFT78553	05/02/2025	TOTAL VENTILATION HYGENE (AVERY AIRCONDITIONING)	Airconditioning Works- Various Shire Facilities	\$ 31,709.69
EFT78697	20/02/2025	TOTAL VENTILATION HYGENE (AVERY AIRCONDITIONING)	Airconditioning Works- Various Shire Facilities	\$ 12,462.16
EFT78783	26/02/2025	TOTAL VENTILATION HYGENE (AVERY AIRCONDITIONING)	Degas Fridges & Aircons- WMF RFT20/13	\$ 1,234.20
EFT78784	26/02/2025	TOTALLY WORKWEAR	Reading Incentive Program- Library	\$ 9.90
EFT78785	26/02/2025	TRAFFIC FORCE	Generic Traffic Management Plan & Traffic Guidance Scheme Design	\$ 1,084.60
EFT78698	20/02/2025	TRUCK CENTRE (WA) PTY LTD	Adblue Tank Cap- Depot	\$ 145.22
EFT78602	11/02/2025	VANESSA MARGETTS (MUDMAP STUDIO)	Concept Design- Cable Beach Redevelopment RFQ23-06	\$ 14,931.95
EFT78651	14/02/2025	VERDANT HOLDINGS PTY LTD (PRD REAL ESTATE)	Rates Refund A304517	\$ 998.45
EFT78699	20/02/2025	VOCUS COMMUNICATIONS	Phone Provider Charges- ICT	\$ 1,003.09
EFT78700	20/02/2025	VOXSON SALES PTY LTD	Fix Radar Speed Sign- Infrastructure	\$ 7,246.80
EFT78703	20/02/2025	W ZADRAVEC	Staff Reimbursement- Travel Expenses	\$ 215.58

PAYMENTS BY EFT, CHEQUE, PAYROLL, TRUST, CREDIT CARDS & DIRECT DEBITS - FEBRUARY 2025				
PAYMENT #	Date	Name	Description	Amount
MUNICIPAL & TRUST ELECTRONIC TRANSFERS - FEBRUARY 2025				
EFT78789	26/02/2025	W ZADRAVEC	Reimbursement- Police Clearance	\$ 64.00
EFT78786	26/02/2025	WA CONTRACT RANGER SERVICES PTY LTD	Relief Staff- Rangers	\$ 10,945.00
EFT78815	28/02/2025	WA CONTRACT RANGER SERVICES PTY LTD	Relief Staff- Rangers	\$ 10,945.00
EFT78554	05/02/2025	WATER CORPORATION	Water Usage- Kimberley Arts Network	\$ 116.40
EFT78701	20/02/2025	WEST AUSTRALIAN NEWSPAPERS	Fortnightly Shire News- Marketing	\$ 4,078.80
EFT78702	20/02/2025	WEST COAST ON HOLD (ON HOLD ONLINE)	Front Desk On Hold Messages	\$ 77.00
EFT78555	05/02/2025	WESTBOOKS	Book Purchases- Library	\$ 422.84
EFT78787	26/02/2025	WESTBOOKS	Book Purchases- Library	\$ 550.61
EFT78816	28/02/2025	WESTBOOKS	Book Purchases- Library	\$ 399.60
EFT78788	26/02/2025	WESTCOAST SITEFAB PTY LTD	Lock Repair- Town Beach Water Park	\$ 654.50
EFT78556	05/02/2025	WESTERN DIAGNOSTIC PATHOLOGY	Drug & Alcohol Testing- People & Culture	\$ 295.30
EFT78790	26/02/2025	WORDSWORTH PRODUCTIONS	Show Deposit- Civic Centre	\$ 1,787.50
EFT78603	11/02/2025	YOGAMON (MONIQUE ELLIS)	Group Fitness Program- BRAC	\$ 900.00
MUNICIPAL ELECTRONIC FUNDS TRANSFER TOTAL:				\$ 2,459,287.62

MUNICIPAL CHEQUES - FEBRUARY 2025				
Cheque #	Date	Name	Description	Amount
MUNICIPAL CHEQUES TOTAL:				

TRUST CHEQUES - FEBRUARY 2025				
Cheque #	Date	Name	Description	Amount
				\$ -
TRUST CHEQUES TOTAL:				\$ -

PAYROLL - FEBRUARY 2025				
DD #	Date	Name	Description	Amount
DD	06/02/2025	PAYROLL	Payroll Fortnight Ending 04/02/2025	\$ 416,473.41
DD	20/02/2025	PAYROLL	Payroll Fortnight Ending 18/02/2025	\$ 408,775.19
PAYROLL TOTAL:				\$ 825,248.60

PAYMENTS BY EFT, CHEQUE, PAYROLL, TRUST, CREDIT CARDS & DIRECT DEBITS - FEBRUARY 2025				
PAYMENT #	Date	Name	Description	Amount
MUNICIPAL & TRUST ELECTRONIC TRANSFERS - FEBRUARY 2025				
MUNICIPAL CREDIT CARD PAYMENTS - FEBRUARY 2025				
EFT #	Date	Card	Description	Amount
EFT78835	14/02/2025	Asset & Building Coordinator	PAYMENT	\$ 96.40
X0000000000000006052	07/02/2025	BUNNINGS	Tarps- Cover Masts & Booms	\$ 96.40
EFT78836	14/02/2025	BRAC Facility Liaison Officer	PAYMENT	\$ 98.80
X0000000000000006101	24/01/2025	BP BROOME	School Holiday Program Lunch	\$ 7.90
X0000000000000006100	30/01/2025	WOOLWORTHS	School Holiday Program Stock	\$ 61.75
X0000000000000006102	31/01/2025	WOOLWORTHS	Kiosk Stock	\$ 29.15
EFT78837	14/02/2025	BRAC Operations Supervisor	PAYMENT	\$ 377.39
X0000000000000006154	25/01/2025	ZOOMSHIFT	Online Rostering Brac/Civic Centre	\$ 250.96
X0000000000000005965	25/01/2025	INTERNATIONAL TRANSACTION FEE	International Transaction Fee	\$ 6.27
X0000000000000006155	31/01/2025	BP SHINJU BROOME	School Holiday Program Lunch BRAC	\$ 14.00
X0000000000000006156	11/02/2025	BUNNINGS	Tennis Net Parts BRAC	\$ 17.16
X0000000000000006153	12/02/2025	OFFICE NATIONAL BROOME	Matte Laminare Brac	\$ 89.00
EFT78838	14/02/2025	Chief Executive Officer	PAYMENT	\$ 809.97
X0000000000000006131	22/01/2025	MANGROVE HOTEL	Lunch - Manager Recruitment	\$ 63.74
X0000000000000005966	24/01/2025	CABLE BEACH HOUSE	Refreshments And Food	\$ 224.01
X0000000000000006087	10/02/2025	GM TAXIPAY	Travel RCA	\$ 34.65
X0000000000000006114	10/02/2025	AERIAL CAPITAL GROUP	Travel RCA	\$ 36.38
X0000000000000006089	11/02/2025	HOTEL REALM	RCA Dinner Canberra	\$ 54.81
X0000000000000006092	11/02/2025	ACT CABS	RCA Travel	\$ 24.41
X0000000000000006094	11/02/2025	GM TAXIPAY	Travel Expense Canberra	\$ 17.48
X0000000000000006095	11/02/2025	DEPARTMENT OF PARLIAMENTARY SERVICES	Coffee Meetings Canberra	\$ 17.80
X0000000000000006115	11/02/2025	ACT CABS	Travel	\$ 22.94
X0000000000000006129	11/02/2025	CAFE RISTRETTO	Lunch Meetings Canberra	\$ 31.90
X0000000000000006088	12/02/2025	AERIAL CAPITAL GROUP	RCA Travel	\$ 19.06
X0000000000000006090	12/02/2025	ACT CABS	RCA Travel	\$ 21.47
X0000000000000006093	12/02/2025	DEPARTMENT OF PARLIAMENTARY SERVICES	RCA Lunch	\$ 44.80
X0000000000000006130	12/02/2025	FONDA MEXICAN CANBERA	Dinner Meetings Canberra	\$ 74.00
X0000000000000006091	13/02/2025	LIVE PAYMENTS	RCA Travel	\$ 56.69
X0000000000000006113	13/02/2025	GM TAXIPAY	Travel Canberra Meetings	\$ 22.10
X0000000000000006149	13/02/2025	GM TAXIPAY	Travel Canberra	\$ 43.73
EFT78839	14/02/2025	Civic Centre Coordinator	PAYMENT	\$ 1,046.04
X0000000000000005973	21/01/2025	DEPARTMENT OF RACING, GAMING AND LIQUOR	Occasional Liquor Licence	\$ 60.50
X0000000000000005917	21/01/2025	DEPARTMENT OF RACING, GAMING AND LIQUOR	Occasional Liquor Licence	\$ 60.50
X0000000000000005980	30/01/2025	DEPARTMENT OF RACING, GAMING AND LIQUOR	Occasional Liquor Licence	\$ 60.50
X0000000000000006072	06/02/2025	YOUTUBE	Magic Mike Movie	\$ 14.99
X0000000000000006076	13/02/2025	DEPARTMENT OF RACING, GAMING AND LIQUOR	Special Facility Liquor Licence	\$ 680.50
X0000000000000006085	13/02/2025	BROOME PROGRESSIVE SUPPLIES	Kiosk Stock Snacks	\$ 169.05

PAYMENTS BY EFT, CHEQUE, PAYROLL, TRUST, CREDIT CARDS & DIRECT DEBITS - FEBRUARY 2025				
PAYMENT #	Date	Name	Description	Amount
MUNICIPAL & TRUST ELECTRONIC TRANSFERS - FEBRUARY 2025				
EFT78840	14/02/2025	Director Corporate Services	PAYMENT	\$ 1,002.71
X000000000000005967	18/01/2025	COLES	Fuel Expense- DCS	\$ 182.21
X000000000000005968	18/01/2025	BP SOUTH HEDLAND	Fuel Expense- DCS	\$ 78.36
X000000000000006103	10/02/2025	MICROSOFT	Microsoft Azure - Storage Security Network	\$ 742.14
EFT78841	14/02/2025	Director Infrastructure	PAYMENT	\$ 637.51
X000000000000005948	20/01/2025	DUNNINGS CARNARVON	Fuel Expense- DIS	\$ 118.30
X000000000000005949	20/01/2025	THALANYJI MANAGEMENT	Fuel Expense- DIS	\$ 228.62
X000000000000005947	22/01/2025	LIBERTY KARRATHA	Fuel Expense- DIS	\$ 190.59
X000000000000005950	22/01/2025	PARDOL ROADHOUSE	Fuel Expense- DIS	\$ 100.00
EFT78842	14/02/2025	Executive Assistant to the Chief Executive Officer	PAYMENT	\$ 1,617.91
X000000000000006136	22/01/2025	QANTAS AIRWAYS LIMITED	CTM Travel- CEO Flights Perth	\$ 1,595.39
X000000000000006137	22/01/2025	CORPORATE TRAVEL MANAGER	CTM Service Fee	\$ 22.52
EFT78843	14/02/2025	Executive Support Officer- Development Services	PAYMENT	\$ 876.99
X000000000000005903	17/01/2025	DEPARTMENT OF TRANSPORT	Shire Of Broome Number Plate	\$ 200.00
X000000000000005981	22/01/2025	W AND V FONG PTY LTD	Catering- Directorate Meeting	\$ 36.87
X000000000000005995	22/01/2025	BUNNINGS	Uniform Expenses- Town Planner	\$ 39.00
X000000000000006017	03/02/2025	ROBUCK BAY HOTEL	Councillor Refreshments	\$ 230.73
X000000000000006160	13/02/2025	QANTAS AIRWAYS LIMITED	Qantas Travel Receipt- Land Tenure Officer	\$ 370.39
EFT78844	14/02/2025	Executive Support Officer- Infrastructure	PAYMENT	\$ 14,480.52
X000000000000005982	22/01/2025	COLES	CEO60 Refreshments	\$ 150.29
X000000000000005984	29/01/2025	NEXUS AIRLINES	CTM Travel Cr. Mitchell- Flight Port Hedland	\$ 352.84
X000000000000005985	29/01/2025	NEXUS AIRLINES	CTM Travel Cr. Mitchell- Flight Newman	\$ 373.06
X000000000000005986	29/01/2025	NEXUS AIRLINES	CTM Travel CEO- Flight Port Hedland	\$ 352.84
X000000000000005987	29/01/2025	NEXUS AIRLINES	CTM Travel CEO- Flight Newman	\$ 373.06
X000000000000005999	29/01/2025	VIRGIN AUSTRALIA	CTM Travel Cr. Mitchell- Flight	\$ 555.14
X000000000000006000	29/01/2025	VIRGIN AUSTRALIA	CTM Travel CEO- Flight	\$ 768.95
X000000000000005988	30/01/2025	QANTAS AIRWAYS LIMITED	CTM Travel Booking Cr. Mitchell- Flight	\$ 295.33
X000000000000005989	30/01/2025	CORPORATE TRAVEL MANAGER	CTM Service Fee- Cr Mitchell	\$ 5.96
X000000000000005990	30/01/2025	CORPORATE TRAVEL MANAGER	CTM Service Fee- CEO	\$ 5.96
X000000000000006013	31/01/2025	VIRGIN AUSTRALIA	CTM Travel Cr. Matsumoto- Flight	\$ 604.20
X000000000000006014	31/01/2025	VIRGIN AUSTRALIA	CTM Travel Director Development Services- Flight	\$ 556.13
X000000000000006066	03/02/2025	VIRGIN AUSTRALIA	CTM Travel Temporary Manager Financial Services- Flight	\$ 308.50
X000000000000006001	03/02/2025	QANTAS AIRWAYS LIMITED	CTM Travel Director Development Services- Flight	\$ 741.97
X000000000000006002	03/02/2025	CORPORATE TRAVEL MANAGER	CTM Service Fee- Director Development Services	\$ 5.96
X000000000000006006	03/02/2025	CORPORATE TRAVEL MANAGER	CTM Service Fee- Cr. Matsumoto	\$ 5.96
X000000000000006007	03/02/2025	CORPORATE TRAVEL MANAGER	CTM Service Fee- Cr. Matsumoto	\$ 5.96
X000000000000006015	03/02/2025	PLANNING INSTITUTE OF AUSTRALIA	PIA Membership - CEO	\$ 255.45
X000000000000006158	04/02/2025	VIRGIN AUSTRALIA	CTM Travel- Officer Flight Perth	\$ 308.50
X000000000000006004	04/02/2025	QANTAS AIRWAYS LIMITED	CTM Travel - LO GO Appointment - Flight	\$ 295.33
X000000000000006005	04/02/2025	CORPORATE TRAVEL MANAGER	CTM Service Fee- LO GO Appointment	\$ 5.96

PAYMENTS BY EFT, CHEQUE, PAYROLL, TRUST, CREDIT CARDS & DIRECT DEBITS - FEBRUARY 2025				
PAYMENT #	Date	Name	Description	Amount
MUNICIPAL & TRUST ELECTRONIC TRANSFERS - FEBRUARY 2025				
X0000000000000006016	04/02/2025	PLANNING INSTITUTE OF AUSTRALIA	PIA Membership- Shire President	\$ 253.72
X0000000000000006067	05/02/2025	PLANNING INSTITUTE OF AUSTRALIA	PIA Membership- Deputy Shire President	\$ 252.00
X0000000000000006068	05/02/2025	CORPORATE TRAVEL MANAGER	CTM Travel- Cr. Mitchell Flight	\$ 792.53
X0000000000000006069	05/02/2025	CORPORATE TRAVEL MANAGER	CTM Service Fee- Cr. Mitchell	\$ 5.96
X0000000000000006070	05/02/2025	CORPORATE TRAVEL MANAGER	CTM Travel- CEO Flight Darwin	\$ 792.53
X0000000000000006157	05/02/2025	CORPORATE TRAVEL MANAGER	CTM Service Fee- CEO Darwin	\$ 5.96
X0000000000000006096	06/02/2025	PLANNING INSTITUTE OF AUSTRALIA	PIA Registration- CEO Darwin	\$ 1,795.00
X0000000000000006097	06/02/2025	PLANNING INSTITUTE OF AUSTRALIA	PIA Registration- Cr. Mitchell	\$ 1,795.00
X0000000000000006071	07/02/2025	CORPORATE TRAVEL MANAGER	CTM Travel- Cr. Male- Darwin Flight	\$ 792.53
X0000000000000006073	07/02/2025	CORPORATE TRAVEL MANAGER	CTM Service Fee- Cr Mitchell	\$ 5.96
X0000000000000006098	07/02/2025	PLANNING INSTITUTE OF AUSTRALIA	PIA Registration- Cr. Male	\$ 1,620.00
X0000000000000006074	10/02/2025	CORPORATE TRAVEL MANAGER	CTM Service Fee- CEO	\$ 5.96
X0000000000000006075	13/02/2025	CORPORATE TRAVEL MANAGER	CTM Service Fee- Cr. Male	\$ 5.96
X0000000000000006083	13/02/2025	CORPORATE TRAVEL MANAGER	CTM Decline Fee- Land Tenure Officer	\$ 30.06
EFT78845	14/02/2025	Fleet/Store Administrator	PAYMENT	\$ 2,645.83
X0000000000000005910	15/01/2025	BROOME BOLT SUPPLIES	Workshop Consumables	\$ 56.10
X0000000000000005956	22/01/2025	J BLACKWOOD & SON P/L	Stores Inventory	\$ 633.44
X0000000000000005957	22/01/2025	NORTH WEST LOCKSMITH	P11418 Replacement Key	\$ 180.00
X0000000000000005958	23/01/2025	BUNNINGS	7.5 Mm Drill Bit	\$ 19.90
X0000000000000005959	23/01/2025	NWH SOLUTION PTY LTD	316 Elbow For P16625 - New Pressure Washer	\$ 4.05
X0000000000000006008	23/01/2025	BROOME BOLT SUPPLIES	Drill Bits And M12 Nuts	\$ 44.33
X0000000000000005972	28/01/2025	J BLACKWOOD & SON P/L	Needle Containers	\$ 659.74
X0000000000000006009	29/01/2025	NORTRUSS BUILDERS SUPPLIES	Starting Spring Stihl Blower	\$ 8.50
X0000000000000006010	30/01/2025	BUNNINGS	Brackets And Screws	\$ 60.51
X0000000000000006011	31/01/2025	NWH SOLUTION PTY LTD	Reducing Bush For Fuel Pod Nozzle	\$ 13.48
X0000000000000006028	04/02/2025	BUNNINGS	Workshop Consumables	\$ 17.52
X0000000000000006029	04/02/2025	WOOLWORTHS	Works Consumables	\$ 8.20
X0000000000000006030	04/02/2025	BROOME BOLT SUPPLIES	Workshop Consumables	\$ 23.28
X0000000000000006012	04/02/2025	J BLACKWOOD & SON P/L	Items For Depot Store	\$ 444.32
X0000000000000006031	05/02/2025	REPCO	Degreaser	\$ 57.02
X0000000000000006032	05/02/2025	AUTOPRO BROOME	Temperature Gauge	\$ 53.00
X0000000000000006033	05/02/2025	BROOME BOLT SUPPLIES	Workshop Consumables	\$ 44.11
X0000000000000006077	10/02/2025	NORTRUSS BUILDERS SUPPLIES	Rotor Rope BG56 Blower	\$ 19.95
X0000000000000006078	10/02/2025	NWH SOLUTION PTY LTD	Camlock Fittings For Oil Storage Container	\$ 31.05
X0000000000000006079	11/02/2025	NWH SOLUTION PTY LTD	Camlock Fitting For Oil Storage Container	\$ 5.34
X0000000000000006080	11/02/2025	REPCO	Steering Wheel Puller	\$ 49.40
X0000000000000006081	12/02/2025	STREETEER & MALE HARDWARE	Small Toolbox	\$ 14.60
X0000000000000006082	14/02/2025	J BLACKWOOD & SON P/L	Depot- PPE	\$ 197.99
EFT78846	14/02/2025	Horticulture Supervisor	PAYMENT	\$ 157.18
X0000000000000005893	17/01/2025	J BLACKWOOD & SON P/L	Zip Ties- Nursery	\$ 89.76

PAYMENTS BY EFT, CHEQUE, PAYROLL, TRUST, CREDIT CARDS & DIRECT DEBITS - FEBRUARY 2025				
PAYMENT #	Date	Name	Description	Amount
MUNICIPAL & TRUST ELECTRONIC TRANSFERS - FEBRUARY 2025				
X000000000000006062	07/02/2025	J BLACKWOOD & SON P/L	Line Marking Paint, Paint Pens & Tape Measure	\$ 67.42
EFT78847	14/02/2025	Library Coordinator	PAYMENT	\$ 1,457.94
X000000000000005942	17/01/2025	MY POST BUSINESS	Interlibrary Loan- Freight	\$ 46.70
X000000000000005892	17/01/2025	COLLINS DEBDEN	Wall Calendar- Library Front Desk	\$ 37.94
X000000000000005946	17/01/2025	AUSTRALIA POST ONLINE	Mailing Bags- Interlibrary Loans	\$ 190.00
X000000000000005943	20/01/2025	ISUBSCRIBE PTY LTD	12-Month Magazine Subscription- Library Members	\$ 45.00
X000000000000005945	20/01/2025	COLES	Miscellaneous Items- Programs, Cleaning	\$ 31.65
X000000000000005944	22/01/2025	SALTWATER COUNTRY LTD	Saltwater Stories	\$ 596.00
X000000000000005962	23/01/2025	MAGABALA BOOKS	Reading Book Sets	\$ 419.76
X000000000000005963	23/01/2025	MAGABALA BOOKS	Purchase- Book For The Collection	\$ 29.99
X000000000000005976	24/01/2025	My Post Business	Interlibrary Loan Postal Charges	\$ 20.80
X000000000000006003	31/01/2025	My Post Business	Interlibrary Loan Postal Charges	\$ 40.10
EFT78848	14/02/2025	Manager - Community Facilities	PAYMENT	\$ 290.44
X000000000000006019	03/02/2025	BUNNINGS	Clamp- BRAC chlorine hose	\$ 16.80
X000000000000006020	03/02/2025	BUNNINGS	Hose & connections- Waterpark	\$ 121.19
X000000000000006021	04/02/2025	BUNNINGS	Waterproof storage- Waterpark plant room	\$ 12.24
X000000000000006022	05/02/2025	STREETEER & MALE HARDWARE	Packing- Pool cleaner	\$ 10.00
X000000000000006023	06/02/2025	NEIL MANSELL TRANSPORT	Freight- BRAC pool cleaner	\$ 50.21
X000000000000006054	10/02/2025	SPORTSPOWER BROOME	Shuttles- Badminton	\$ 80.00
EFT78849	14/02/2025	Manager Engineering	PAYMENT	\$ 1,441.30
X000000000000006104	07/02/2025	INSTITUTE OF PUBLIC WORKS ENGINEERING AUSTRALASIA	IPWEA 2025 State Conference	\$ 1,441.30
EFT78850	14/02/2025	Manager Waste Services	PAYMENT	\$ 511.50
X000000000000005891	17/01/2025	WA RETURN RECYLCE RENEW	Containers For Change Stock	\$ 269.50
X000000000000006123	30/01/2025	CLEAN UP AUSTRALIA LTD	Clean Up Australia Day Registration	\$ 242.00
EFT78851	14/02/2025	Manager of Information Services	PAYMENT	\$ 2,672.00
X000000000000006024	03/02/2025	EXCLAIMER	Exclaimer Software	\$ 1,632.00
X000000000000006084	06/02/2025	HARVEY NORMAN	CEO Television- Harvey Norman	\$ 1,040.00
EFT78852	14/02/2025	Marketing and Communications Officer	PAYMENT	\$ 472.09
X000000000000005983	28/01/2025	CAMPAIGN MONITOR	Campaign Monitor- January 2025	\$ 419.10
X000000000000006063	04/02/2025	CANVA	Canva- February 2025	\$ 20.99
X000000000000006064	13/02/2025	NEWS PTY LIMITED	The Australian Newspaper- Subscription February 2025	\$ 32.00
EFT78853	14/02/2025	Parks and Gardens Supervisor	PAYMENT	\$ 1,166.90
X000000000000006044	06/02/2025	GALVINS PLUMBING SUPPLIES	Blue Line Poly Water Repair- Cemetery	\$ 128.70
X000000000000006045	06/02/2025	TYREPOWER BROOME	Fit Supplied Tyres Rims	\$ 120.00
X000000000000006116	11/02/2025	TRYOOLA	Tyres- Various Trailers	\$ 886.00
X000000000000006086	13/02/2025	BUNNINGS	Storage Containers & Tape Measures	\$ 32.20
EFT78854	14/02/2025	Place Activation & Engagement Coordinator	PAYMENT	\$ 300.00
X000000000000005955	21/01/2025	KIMBERLEY CAMPING & OUTBACK SUPPLIES	Australia Day 2025 New Citizens Gifts	\$ 300.00
EFT78855	14/02/2025	Place Activation & Engagement Officer	PAYMENT	\$ 376.79
X000000000000005902	17/01/2025	WOOLWORTHS	Catering- Diversiory Night Basketball WAPOL	\$ 129.74

PAYMENTS BY EFT, CHEQUE, PAYROLL, TRUST, CREDIT CARDS & DIRECT DEBITS - FEBRUARY 2025				
PAYMENT #	Date	Name	Description	Amount
MUNICIPAL & TRUST ELECTRONIC TRANSFERS - FEBRUARY 2025				
X000000000000005904	18/01/2025	WOOLWORTHS	Catering- Diversionary Night Basketball WAPOL	\$ 39.90
X000000000000006025	24/01/2025	COLES	WAPOL Night Basketball Diversionary Program	\$ 131.35
X000000000000006026	25/01/2025	BP SHINJU BROOME	Ice for Night Basketball Holiday Program	\$ 14.00
X000000000000006027	28/01/2025	WOOLWORTHS	Refreshments for Lazer Tag School Holiday Activity	\$ 61.80
EFT78856	14/02/2025	Property Maintenance Officer	PAYMENT	\$ 2,473.67
X000000000000005931	16/01/2025	HARVEY NORMAN	BRAC- Replace Damaged Sandwich Press	\$ 109.00
X000000000000005933	20/01/2025	BUNNINGS	BRAC- Store Room Replace Extension Cords	\$ 41.78
X000000000000005934	20/01/2025	BUNNINGS	BRAC Aqua - Replace Damaged Fan	\$ 128.00
X000000000000005936	20/01/2025	HARVEY NORMAN	BRAC Aqua - Replace Damaged Bar Fridge	\$ 220.00
X000000000000005928	21/01/2025	ADVANCED ELECTRICAL EQUIPMENT	Library- Replace Water Damaged Light	\$ 66.00
X000000000000005970	21/01/2025	STREETER & MALE HARDWARE	Paint Supplies	\$ 103.95
X000000000000005969	28/01/2025	BUNNINGS	Silicone	\$ 91.45
X000000000000006055	29/01/2025	BUNNINGS	Walcott- Tiedowns For Dumping	\$ 21.00
X000000000000006056	30/01/2025	BUNNINGS	Walcott- Maintenance Items	\$ 24.70
X000000000000006057	04/02/2025	BUNNINGS	BRAC- Fire Tank Signs	\$ 33.80
X000000000000006105	04/02/2025	HARVEY NORMAN	Staff Housing- Replacement Dishwasher	\$ 698.00
X000000000000006058	05/02/2025	BUNNINGS	Kimberley Regional Office- Toilet System Repairs	\$ 49.40
X000000000000006059	05/02/2025	BUNNINGS	Library- Lego Sign Repairs	\$ 63.95
X000000000000006060	07/02/2025	BUNNINGS	Town Beach Water Park- Gate Repairs	\$ 101.56
X000000000000006061	07/02/2025	BROOME PROGRESSIVE SUPPLIES	Shire Administration- Sparkling CO2 Refill	\$ 51.95
X000000000000006106	08/02/2025	BUNNINGS	Shire Administration- Hallway Painting Repairs	\$ 89.31
X000000000000006107	08/02/2025	CARPET PAINT AND TILE	Shire Administration- Painting Supplies	\$ 144.00
X000000000000006108	10/02/2025	BUNNINGS	Shire Housing- Maintenance Supplies	\$ 241.88
X000000000000006109	10/02/2025	BUNNINGS	Shire Housing- Maintenance Supplies	\$ 129.94
X000000000000006110	14/02/2025	CARPET PAINT AND TILE	Civic Centre- Stage Repairs	\$ 64.00
EFT78857	14/02/2025	Senior Customer Service Officer	PAYMENT	\$ 506.10
X000000000000005979	29/01/2025	DEPARTMENT OF TRANSPORT	Shire of Broome Number Plates	\$ 400.00
X000000000000006053	03/02/2025	WOOLWORTHS	Batteries- Shire Administration	\$ 106.10
EFT78858	14/02/2025	Senior Property & Leasing Officer	PAYMENT	\$ 1,121.09
X000000000000005951	17/01/2025	KMART	Shire Housing - Floor Rug	\$ 131.00
X000000000000005952	21/01/2025	KMART	Shire Housing - Fit out	\$ 121.50
X000000000000005974	29/01/2025	KMART	Shire Housing - Fit out	\$ 65.50
X000000000000005975	29/01/2025	KMART	Shire Housing - Fit out	\$ 242.00
X000000000000005977	30/01/2025	KMART	Shire Housing - Fit out	\$ 198.00
X000000000000005978	30/01/2025	KMART	Shire Housing - Fit out	\$ 122.75
X000000000000006018	31/01/2025	KMART	Shire Housing - Fit out	\$ 11.00
X000000000000006046	07/02/2025	NORTH WEST LOCKSMITH	Shire Housing- Key Cutting	\$ 10.00
X000000000000006047	10/02/2025	WOOLWORTHS	Shire Housing- Consumables To Be Recouped	\$ 119.39
X000000000000006048	10/02/2025	KMART	Shire Housing - Fit out	\$ 44.50
X000000000000006049	10/02/2025	KMART	Shire Housing - Fit out	\$ 19.00

PAYMENTS BY EFT, CHEQUE, PAYROLL, TRUST, CREDIT CARDS & DIRECT DEBITS - FEBRUARY 2025				
PAYMENT #	Date	Name	Description	Amount
MUNICIPAL & TRUST ELECTRONIC TRANSFERS - FEBRUARY 2025				
X000000000000006050	10/02/2025	WOOLWORTHS	Shire Housing - Consumables	\$ 12.65
X000000000000006191	12/02/2025	BUNNINGS	Kimberley Regional Offices- Common Area Fluro Tube	\$ 23.80
EFT78859	14/02/2025	Sport & Recreation Facility Coordinator	PAYMENT	\$ 1,116.30
X000000000000005929	16/01/2025	STRATCO BROOME	Hinges Gate Town Beach Water Park Compound.	\$ 33.99
X000000000000005930	16/01/2025	BROOME PROGRESSIVE SUPLIES	Washing Powder	\$ 55.77
X000000000000005932	16/01/2025	WOOLWORTHS	Bread, Milk, Coffee- BRAC	\$ 43.35
X000000000000005935	17/01/2025	ADVANCED ELECTRICAL EQUIPMENT	LED Light- BRAC Bathroom	\$ 66.00
X000000000000006038	22/01/2025	WOOLWORTHS	Kiosk Consumables	\$ 31.75
X000000000000006040	22/01/2025	NORTH WEST LOCKSMITH	Replace- Damaged Keys	\$ 24.00
X000000000000006041	22/01/2025	BP SHINJU BROOME	Catering- SHP	\$ 17.00
X000000000000006043	24/01/2025	ROYAL LIFE SAVING WA	Lifeguard Training	\$ 175.00
X000000000000006036	28/01/2025	NORTH WEST LOCKSMITH	Pad Locks- Field Light Boxes	\$ 360.00
X000000000000006037	28/01/2025	WOOLWORTHS	Kiosk Stock	\$ 97.61
X000000000000006039	29/01/2025	SPORTSPOWER BROOME	Table Tennis Paddles & Balls	\$ 79.20
X000000000000006035	30/01/2025	NWH Solution Pty Ltd	Solenoid- Water Park	\$ 39.95
X000000000000006034	05/02/2025	WOOLWORTHS	Milk- BRAC Kiosk	\$ 6.00
X000000000000006042	05/02/2025	Office National Broome	Note Books	\$ 8.50
X000000000000006051	11/02/2025	BROOME PHARMACY	Ventolin	\$ 9.99
X000000000000006168	11/02/2025	BROOME PROGRESSIVE SUPLIES	Washing Powder	\$ 31.09
X000000000000006169	11/02/2025	WOOLWORTHS	Milk- BRAC Kiosk	\$ 14.00
X000000000000006172	11/02/2025	WOOLWORTHS	BBQ Lighters & Air Freshener	\$ 23.10
EFT78860	14/02/2025	Waste Education Officer	PAYMENT	\$ 728.90
X000000000000005960	20/01/2025	BUNNINGS	Water Testing Project - Gumboots	\$ 117.00
X000000000000005961	20/01/2025	Office National Broome	Aquatic Water Testing - Labels	\$ 87.90
X000000000000005991	28/01/2025	YUEN WING STORE	LHAAC - Food Sampling Program	\$ 18.80
X000000000000005992	28/01/2025	W AND V FONG PTY LTD	LHAAC - Food Sampling Program	\$ 10.90
X000000000000005993	28/01/2025	BROOME POST SHOP	Postage - Food Samples	\$ 27.45
X000000000000005994	28/01/2025	BROOME NATURAL WELLNESS	LHAAC - Food Sampling Program	\$ 42.20
X000000000000005996	28/01/2025	BROOME THYME PTY LTD	LHAAC - Food Sampling Program	\$ 8.80
X000000000000005998	28/01/2025	VISION IDZ	ID Printer Cards & Refill	\$ 185.90
X000000000000005997	29/01/2025	CHINATOWN PHARMACY	Aqualyte Hydration (Pool Sampling Technician)	\$ 229.95
EFT78861	14/02/2025	Waste Supervisor	PAYMENT	\$ 718.94
X000000000000006099	10/02/2025	ROWE GROUP WA PTY	Air Jack	\$ 718.94
EFT78862	14/02/2025	Work Health, Safety and Wellbeing Officer	PAYMENT	\$ 272.27
X000000000000005915	17/01/2025	WOOLWORTHS	Consumables - Refreshments Outside Workforce	\$ 71.10
X000000000000005954	23/01/2025	BROOME POST SHOP	Gratuity Payment	\$ 125.95
X000000000000006065	10/02/2025	OFFICE NATIONAL BROOME	Office Supplies	\$ 75.22
EFT78863	14/02/2025	Works Supervisor	PAYMENT	\$ 378.65
X000000000000006127	07/02/2025	BROOME BOLT SUPPLIES	Bolts Bollard Install- Sector 2 Cable Beach	\$ 18.15
X000000000000006126	10/02/2025	80 MILE BEACH CARAVAN PARK	Road Inspection- 80mile/Port Smith	\$ 168.00

PAYMENTS BY EFT, CHEQUE, PAYROLL, TRUST, CREDIT CARDS & DIRECT DEBITS - FEBRUARY 2025				
PAYMENT #	Date	Name	Description	Amount
MUNICIPAL & TRUST ELECTRONIC TRANSFERS - FEBRUARY 2025				
X0000000000000006128	11/02/2025	BROOME BOLT SUPPLIES	Grab Rail Screws	\$ 192.50
MUNICIPAL CREDIT CARD TOTAL:				\$ 39,852.13

MUNICIPAL DIRECT DEBIT - FEBRUARY 2025				
DD #	Date	Name	Description	Amount
DD34171.1	07/02/2025	SUPER EMPLOYEE PAYMENT DEFINITIV	Superannuation Fortnight Ending 07.02.25	\$ 98,608.47
DD34173.1	07/02/2025	FORMS EXPRESS PTY LTD	Payment Gateway Fees January - Rates	\$ 586.21
DD34185.1	19/02/2025	INLOGIK PTY LTD	Promaster Essentials User Fees	\$ 463.36
DD34187.1	21/02/2025	SUPER EMPLOYEE PAYMENT DEFINITIV	Superannuation Fortnight Ending 21.02.25	\$ 95,820.28
DD34209.1	28/02/2025	COCA COLA AMATIL (HOLDINGS) LTD	Kiosk Supplies - Brac - February 2025	\$ 829.05
DD34212.1	28/02/2025	WATER CORPORATION	Water Use & Service Charge	\$ 4,340.91
DD34212.2	27/02/2025	WATER CORPORATION	Water Use & Service Charge	\$ 12,439.06
DD34212.3	26/02/2025	WATER CORPORATION	Water Use & Service Charge	\$ 6,298.27
DD34212.4	25/02/2025	WATER CORPORATION	Water Use & Service Charge	\$ 3,873.60
DD34212.5	07/02/2025	WATER CORPORATION	Water Use & Service Charge	\$ 2,997.69
DD34212.6	06/02/2025	WATER CORPORATION	Water Use & Service Charge	\$ 258.63
DD34212.7	04/02/2025	WATER CORPORATION	Water Use & Service Charge	\$ 3,056.56
MUNICIPAL DIRECT DEBIT TOTAL:				\$ 229,572.09

MUNICIPAL ELECTRONIC TRANSFER TOTAL \$ 2,459,287.62

MUNICIPAL CHEQUES TOTAL \$ -

PAYROLL TOTAL \$ 825,248.60

TRUST CHEQUE TOTAL \$ -

MUNICIPAL CREDIT CARD TOTAL \$ 39,852.13

MUNICIPAL DIRECT DEBIT TOTAL \$ 229,572.09

TOTAL PAYMENTS January 2025 \$ 3,553,960.44

Key for Delegation of Authority:

CEO- Chief Executive Officer

DCS- Director Corporate Services

MFS- Manager Financial Services

Local Government (Financial Management) Regulations 13 & 13A.

Each payment must show on a list the payees name, the amount of the payment, the date of the payment & sufficient information to identify the transaction.

This report incorporates the Delegation of Authority Local Government (Administration) Regulations 19.

9.4.4 MONTHLY FINANCIAL REPORT JANUARY - 2025

LOCATION/ADDRESS:	Nil
APPLICANT:	Nil
FILE:	FRE02
AUTHOR:	Accountant
CONTRIBUTOR/S:	Finance Officer
RESPONSIBLE OFFICER:	Director Corporate Services
DISCLOSURE OF INTEREST:	Nil

SUMMARY:

Council is required under Regulation 34(1) of the *Local Government (Financial Management) Regulations 1996* (FMR) to consider and receive the Monthly Financial Report for the period ended 31 January 2025.

BACKGROUND

Council is provided with the Monthly Financial Report, which has been prepared in line with statutory reporting obligations and includes the:

- Statement of Financial Activity by nature classifications (satisfying Regulation 34 of the FMR);
- Statement of Financial Position (satisfying Regulation 35 of the FMR);
- Basis of Preparation;
- Statement of Financial Activity Information - the adjustments to the Statement of Financial Activity and Net Current Assets Position which agree to the surplus/deficit position (satisfying Regulation 32 of the FMR); and
- Explanation of material variances to year-to-date budget (satisfying Regulation 34 of the FMR).

Supplementary information has been provided per Regulation 34(2) of the FMR to provide Council with a holistic overview of the operations of the Shire of Broome. The Supplementary Information notes include:

- Cash and financial assets;
- Reserve accounts;
- Capital acquisitions – summarised by asset class, detailed to project, plant disposals;
- Aged payables;
- Borrowings;
- Grants – detailed listing of operating grants, capital grants and contributions; and
- Detailed list of Council adopted Budget amendments – by nature classification.

COMMENT

The January 2025 Monthly Financial Report provides an overview of operating and capital project progress. Below are the key indicators of the 2024/25 year-to-date budget position:

4. Budget Year Elapsed	5. 58%
6. Total Rates levied	7. 100%
8. Total Operating Revenue (excluding Rates and Profit on asset disposals)	9. 82%
10. Total Operating Expenditure (excluding Loss on asset disposals)	11. 52%
12. Total Capital Revenue	13. 8%
14. Total Capital Expenditure	15. 22%

For activity categories where progress notably differs from the 58% budget year elapsed, high-level explanations for the variances are provided:

Operating Revenue

Grants Subsidies and Contributions

\$448,404 less than estimated YTD income (38.22% variance). \$350,000 of funding was budgeted in respect of the Cable Beach Water Park Detailed Design Project however has not been received. Similarly, \$98,000 of funding for the Broome Housing Affordability Strategy Project has not yet been received. These receipts are expected in the coming months. Temporary variance.

Fees and Charges

\$917,988 over estimated YTD income (8.49% variance). While no material variance significant additional one-off refuse and recycling fees have been received in 2024. Permanent variance with adjustment proposed in Quarter 2 Finance and Costing Review.

Interest Revenue

\$44,309 over estimated YTD income (45.16% variance). Strong term deposit interest rates have resulted in a higher investment yield than forecast, primarily related to reserve account funds. Permanent variance.

Other Revenue

\$389,226 over estimated YTD income (48.14% variance). A reimbursement of \$137,000 was received for a 2023/24 insurance claim, and \$200,000 in additional scrap metal disposal fees were collected. Permanent variance with adjustment proposed in Quarter 2 Finance and Costing Review.

Operating Expenditure

Materials and Contracts

\$3,211,336 less than estimated YTD expenditure (32.69% variance). \$1.2m has been budgeted for BRAC site remediation and asset rehabilitation works which have not yet commenced. Waste facility contracted recycling services and kerbside collections are \$560,000 under YTD budget however this is a timing issue. Expenditure for Parks and Ovals is currently \$180,000 below budget. Parks and Ovals accounts will be reviewed in detail as part of the Quarter 3 Finance and Costing Review. Temporary variance.

Finance Costs

\$82,811 less than estimated YTD expenditure (37.18% variance). \$74,000 was budgeted for interest on loans for the Key Worker Housing Project and Cable Beach Stage 1. These loans

are expected to be drawn down in the coming months. Permanent variance. Permanent variance with adjustment proposed in Quarter 2 Finance and Costing Review.

Capital Revenue

Proceeds from capital grants, subsidies and contributions

\$1,684,087 less than estimated YTD revenue (30.27% variance). There is a timing difference between the budget phasing and the receipt of grant funding for the Cable Beach redevelopment, which is funded through various sources, carrying an impact of \$2.05m. However, \$352,000 from the Regional Road Group was received earlier than budgeted. Temporary variance.

Proceeds from disposal of assets

\$322,695 less than estimated YTD revenue (100.00% variance). Periodic renewal of Mobile Plant and Equipment is behind schedule. It is expected that replacement vehicles and equipment will be put into service in the coming months. Temporary variance.

Capital Expenditure

Payments for property, plant and equipment

\$2,663,341 less than estimated YTD expenditure (53.78% variance). The Key Worker Housing project tender was awarded in July, and expenditure has commenced. The project is on track to meet the budget, with the current variance of \$1.8m being due to timing. Periodic renewal of Mobile Plant and Equipment is behind schedule causing a timing difference of \$900,000. A detailed capital expenditure schedule can be found at Supplementary Note 5 within the Financial Report. Temporary variance.

Payments for construction of infrastructure

\$2,822,410 more than estimated YTD expenditure (31.96% variance). Infrastructure works are running at \$2.8m above budget due to timing of invoices received from major contractors in the Cable Beach Redevelopment project. A detailed capital expenditure schedule can be found at Supplementary Note 5 within the Financial Report. Temporary variance.

Variances identified in the attached report are classified as either timing or permanent variances. For permanent variances, adjustments will be proposed during quarterly budget reviews to ensure the budget aligns with projected outcomes. For further details on major variances by activity (Actual vs. Budget), refer to Note 3 in the Monthly Financial Report. For a full list of budget adjustments approved by Council in 2024/25, refer to Note 9 in the Monthly Financial Report.

CONSULTATION

Nil.

STATUTORY ENVIRONMENT

Local Government (Financial Management) Regulations 1996

- 34(1) A local government is to prepare each month a statement of financial activity reporting on the revenue and expenditure, as set out in the annual budget under regulation 22 (1)(d), for the previous month (the "relevant 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); and
 - (b) budget estimates to the end of the relevant month; and

- (c) actual amounts of expenditure, revenue and income to the end of the relevant month; and
 - (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 relevant month and a note containing a summary explaining the composition of the net current assets.
- 34(1B) The detail included under subregulation (1)(e) must be structured in the same way as the detail included in the annual budget under regulation 31(1) and (3)(a).
- 34(1C) Any information relating to exclusions from the calculation of a budget deficiency that is included as part of the budget estimates referred to in subregulation (1)(a) or (b) must be structured in the same way as the corresponding information included in the annual budget.
- 34(2) Each statement of financial activity is to be accompanied by documents containing-
 - (b) an explanation of each of the material variances referred to in subregulation (1)(d); and
 - (c) such other supporting information as is considered relevant by the local government.
- 34(3) The information in a statement of financial activity may be shown according to nature classification.
- 34(4) A statement of financial activity, and the accompanying documents referred to in subregulation (2), are to be —
 - (a) presented at an ordinary meeting of the council within 2 months after the end of the relevant month; and
 - (b) recorded in the minutes of the meeting at which it is presented.
- 34(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.
- 35(1) A local government must prepare each month a statement of financial position showing the financial position of the local government as at the last day of the previous month (the previous month) and —
 - (a) the financial position of the local government as at the last day of the previous financial year; or
 - (b) if the previous month is June, the financial position of the local government as at the last day of the financial year before the previous financial year.
- 35(2) A statement of financial position must be —
 - (a) presented at an ordinary meeting of the council within 2 months after the end of the previous month; and
 - (b) recorded in the minutes of the meeting at which it is presented.

POLICY IMPLICATIONS

Nil

FINANCIAL IMPLICATIONS

The attached financial statements summarise the transactions for the 2024/25 financial year. The closing position as of 30 June 2025 may change due to year-end accruals and non-cash adjustments. The final closing position and statements will be provided in the audited annual financial report.

All budget amendments must be approved by an absolute majority of Council.

RISK

The Monthly Financial 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 ASPIRATIONS

Performance - We will deliver excellent governance, service & value for everyone.

Outcome 11 - Effective leadership, advocacy and governance

Objective 11.2 Deliver best practice governance and risk management.

Outcome 12 - A well informed and engaged community

Objective 12.1 Provide the community with relevant, timely information and effective engagement.

Outcome 13 - Value for money from rates and long term financial sustainability

Objective 13.1 Plan effectively for short- and long-term financial sustainability

Objective 13.2 Improve real and perceived value for money from rates.

Outcome 14 - Excellence in organisational performance and service delivery

Objective 14.3 Monitor and continuously improve performance levels.

VOTING REQUIREMENTS

Simple Majority

COUNCIL RESOLUTION:**(REPORT RECOMMENDATION)****Minute No. C/0325/049****Moved: Cr E Smith****Seconded: Cr M Virgo**

That Council adopts the Monthly Financial Activity Statement Report for the period ended 31 January 2025 as attached.

For the Motion: Shire President C Mitchell, Cr D Male, Cr S Cooper, Cr J Lewis Cr J Mamid, Cr P Matsumoto, Cr E Smith, Cr P Taylor and Cr M Virgo.

CARRIED UNANIMOUSLY 9/0

Attachments

1. Monthly Statement of Activity January 2025



SHIRE OF BROOME

MONTHLY FINANCIAL REPORT

(Containing the required statement of financial activity and statement of financial position)

For the period ended 31 January 2025

LOCAL GOVERNMENT ACT 1995

LOCAL GOVERNMENT (FINANCIAL MANAGEMENT) REGULATIONS 1996

TABLE OF CONTENTS

Statement of Financial Activity	2
Statement of Financial Position	3
Note 1 Basis of Preparation	4
Note 2 Net Current Assets Information	5
Note 3 Explanation of Material Variances	6
Supplementary Information	8

SHIRE OF BROOME
STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 31 JANUARY 2025

Note	Original Adopted Budget	Amended Budget Estimates (a) \$	YTD Budget Estimates (b) \$	YTD Actual (c) \$	Variance* \$ (c) - (b)	Variance* % ((c) - (b))/(b)	Var.
OPERATING ACTIVITIES							
Revenue from operating activities							
General rates	28,649,409	28,649,409	28,562,754	28,723,950	161,196	0.56%	
Grants, subsidies and contributions	2,483,917	1,338,310	1,173,123	724,719	(448,404)	(38.22%)	▼
Fees and charges	11,400,517	13,830,517	10,810,797	11,728,785	917,988	8.49%	
Interest revenue	1,781,275	1,781,275	983,898	1,428,207	444,309	45.16%	▲
Other revenue	1,316,967	1,431,183	808,466	1,197,692	389,226	48.14%	▲
Profit on asset disposals	248,908	248,908	0	0	0	0.00%	
	45,880,993	47,279,602	42,339,038	43,803,353	1,464,315	3.46%	
Expenditure from operating activities							
Employee costs	(19,696,237)	(19,438,807)	(11,303,249)	(10,426,525)	876,724	7.76%	
Materials and contracts	(13,704,706)	(16,024,913)	(9,822,383)	(6,611,047)	3,211,336	32.69%	▲
Utility charges	(2,652,461)	(2,652,461)	(1,449,314)	(1,321,277)	128,037	8.83%	
Depreciation	(16,009,575)	(16,009,575)	(9,338,952)	(9,310,205)	28,747	0.31%	
Finance costs	(450,931)	(450,931)	(222,739)	(139,928)	82,811	37.18%	▲
Insurance	(867,944)	(836,037)	(836,037)	(795,244)	40,793	4.88%	
Other expenditure	(1,586,394)	(1,612,894)	(1,168,562)	(1,021,020)	147,542	12.63%	▲
Loss on asset disposals	(211,375)	(211,375)	0	0	0	0.00%	
	(55,179,623)	(57,236,993)	(34,141,236)	(29,625,246)	4,515,990	13.23%	
Non cash amounts excluded from operating activities	2(c)	15,972,042	15,972,042	9,338,952	9,310,205	(28,747)	(0.31%)
Amount attributable to operating activities		6,673,412	6,014,651	17,536,754	23,488,312	5,951,558	33.94%
INVESTING ACTIVITIES							
Inflows from investing activities							
Proceeds from capital grants, subsidies and contributions	10,794,394	47,267,155	5,563,314	3,879,227	(1,684,087)	(30.27%)	▼
Proceeds from disposal of assets	729,394	571,632	322,695	0	(322,695)	(100.00%)	▼
Proceeds from self supporting loans	96,154	96,154	71,249	71,249	0	0.00%	
	11,619,942	47,934,941	5,957,258	3,950,476	(2,006,782)	(33.69%)	
Outflows from investing activities							
Right of use assets recognised		0	0	(45,881)	(45,881)	0.00%	
Payments for property, plant and equipment	(8,360,381)	(7,308,957)	(4,951,960)	(2,288,619)	2,663,341	53.78%	▲
Payments for construction of infrastructure	(18,264,344)	(54,893,973)	(8,831,719)	(11,654,129)	(2,822,410)	(31.96%)	▼
	(26,624,725)	(62,202,930)	(13,783,679)	(13,988,629)	(204,950)	(1.49%)	
Non-cash amounts excluded from investing activities	2(d)		0	27,782	27,782	0.00%	
Amount attributable to investing activities		(15,004,783)	(14,267,989)	(7,826,421)	(10,010,371)	(2,183,950)	(27.90%)
FINANCING ACTIVITIES							
Inflows from financing activities							
Leases liabilities recognised		0	0	45,881	45,881	0.00%	
Proceeds from new borrowings	3,963,081	3,963,717	0	0	0	0.00%	
Transfer from reserves	5,567,720	4,687,161	630,140	0	(630,140)	(100.00%)	▼
	9,530,801	8,650,878	630,140	45,881	(630,140)	(92.72%)	
Outflows from financing activities							
Payments for principal portion of lease liabilities	(137,144)	(137,144)	(105,004)	(105,004)	0	0.00%	
Repayment of borrowings	(955,389)	(908,490)	(302,807)	(302,807)	0	0.00%	
Transfer to reserves	(4,234,917)	(5,337,483)	(1,021,000)	(759,312)	261,688	25.63%	▲
	(5,327,450)	(6,383,117)	(1,428,811)	(1,167,123)	261,688	18.32%	
Amount attributable to financing activities		4,203,351	2,267,761	(798,671)	(1,121,242)	(368,452)	(40.39%)
MOVEMENT IN SURPLUS OR DEFICIT							
Surplus or deficit at the start of the financial year	2(a)	4,128,020	5,913,170	5,913,170	5,913,170	0	0.00%
Amount attributable to operating activities		6,673,412	6,014,651	17,536,754	23,488,312	5,951,558	33.94%
Amount attributable to investing activities		(15,004,783)	(14,267,989)	(7,826,421)	(10,010,371)	(2,183,950)	(27.90%)
Amount attributable to financing activities		4,203,351	2,267,761	(798,671)	(1,121,242)	(368,452)	(40.39%)
Surplus or deficit after imposition of general rates		0	(72,407)	14,824,832	18,269,869	3,445,037	23.24%

KEY INFORMATION

▲ ▼ Indicates a variance between Year to Date (YTD) Budget and YTD Actual data outside the adopted materiality threshold.

▲ Indicates a variance with a positive impact on the financial position.

▼ Indicates a variance with a negative impact on the financial position.

Refer to Note 3 for an explanation of the reasons for the variance.

This statement is to be read in conjunction with the accompanying notes.

SHIRE OF BROOME
STATEMENT OF FINANCIAL POSITION
FOR THE PERIOD ENDED 31 JANUARY 2025

	Actual 30 June 2024	Actual as at 31 January 2025
	\$	\$
CURRENT ASSETS		
Cash and cash equivalents	53,524,615	56,489,413
Trade and other receivables	2,570,892	9,248,585
Other financial assets	96,154	24,905
Inventories	27,879	17,515
Other assets	576,111	0
TOTAL CURRENT ASSETS	56,795,651	65,780,418
NON-CURRENT ASSETS		
Trade and other receivables	134,560	134,560
Other financial assets	2,003,696	2,003,696
Property, plant and equipment	87,529,274	87,106,476
Infrastructure	324,647,381	329,854,590
Right-of-use assets	356,399	250,414
TOTAL NON-CURRENT ASSETS	414,671,310	419,349,736
TOTAL ASSETS	471,466,961	485,130,154
CURRENT LIABILITIES		
Trade and other payables	4,186,894	2,759,853
Other liabilities	7,112,533	4,514,204
Lease liabilities	132,032	34,096
Borrowings	608,967	306,160
Employee related provisions	2,016,446	2,009,604
Other provisions	103,000	103,000
TOTAL CURRENT LIABILITIES	14,159,872	9,726,917
NON-CURRENT LIABILITIES		
Lease liabilities	235,554	274,367
Borrowings	6,626,745	6,626,745
Employee related provisions	352,567	352,567
Other provisions	4,190,943	4,190,943
TOTAL NON-CURRENT LIABILITIES	11,405,809	11,444,622
TOTAL LIABILITIES	25,565,681	21,171,539
NET ASSETS	445,901,280	463,958,615
EQUITY		
Retained surplus	153,595,865	170,893,886
Reserve accounts	38,787,299	39,546,612
Revaluation surplus	253,518,116	253,518,117
TOTAL EQUITY	445,901,280	463,958,615

This statement is to be read in conjunction with the accompanying notes.

SHIRE OF BROOME
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 31 JANUARY 2025

1 BASIS OF PREPARATION AND MATERIAL ACCOUNTING POLICIES

BASIS OF PREPARATION

This prescribed financial report has been prepared in accordance with the *Local Government Act 1995* and accompanying regulations.

Local Government Act 1995 requirements

Section 6.4(2) of the *Local Government Act 1995* read with the *Local Government (Financial Management) Regulations 1996*, prescribe that the financial report be prepared in accordance with the *Local Government Act 1995* and, to the extent that they are not inconsistent with the Act, the Australian Accounting Standards. The Australian Accounting Standards (as they apply to local governments and not-for-profit entities) and Interpretations of the Australian Accounting Standards Board were applied where no inconsistencies exist.

The *Local Government (Financial Management) Regulations 1996* specify that vested land is a right-of-use asset to be measured at cost, and is considered a zero cost concessionary lease. All right-of-use assets under zero cost concessionary leases are measured at zero cost rather than at fair value, except for vested improvements on concessionary land leases such as roads, buildings or other infrastructure which continue to be reported at fair value, as opposed to the vested land which is measured at zero cost. The measurement of vested improvements at fair value is a departure from AASB 16 which would have required the Shire to measure any vested improvements at zero cost.

Local Government (Financial Management) Regulations 1996, regulation 34 prescribes contents of the financial report. Supplementary information does not form part of the financial report.

Accounting policies which have been adopted in the preparation of this financial report have been consistently applied unless stated otherwise. Except for cash flow and rate setting information, the financial report has been prepared on the accrual basis and is based on historical costs, modified, where applicable, by the measurement at fair value of selected non-current assets, financial assets and liabilities.

PREPARATION TIMING AND REVIEW

Date prepared: All known transactions up to 17 February 2025

THE LOCAL GOVERNMENT REPORTING ENTITY

All funds through which the Shire controls resources to carry on its functions have been included in the financial statements forming part of this financial report.

All monies held in the Trust Fund are excluded from the financial statements.

MATERIAL ACCOUNTING POLICIES

Material accounting policies utilised in the preparation of these statements are as described within the 2024-25 Annual Budget. Please refer to the adopted budget document for details of these policies.

Critical accounting estimates and judgements

The preparation of a financial report in conformity with Australian Accounting Standards requires management to make judgements, estimates and assumptions that effect the application of policies and reported amounts of assets and liabilities, income and expenses.

The estimates and associated assumptions are based on historical experience and various other factors believed to be reasonable under the circumstances; the results of which form the basis of making the judgements about carrying values of assets and liabilities that are not readily apparent from other sources. Actual results may differ from these estimates.

As with all estimates, the use of different assumptions could lead to material changes in the amounts reported in the financial report.

The following are estimates and assumptions that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year and further information on their nature and impact can be found in the relevant note:

- Fair value measurement of assets carried at reportable value including:
 - Property, plant and equipment
 - Infrastructure
- Impairment losses of non-financial assets
- Expected credit losses on financial assets
- Assets held for sale
- Investment property
- Estimated useful life of intangible assets
- Measurement of employee benefits
- Measurement of provisions
- Estimation uncertainties and judgements made in relation to lease

SHIRE OF BROOME
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 31 JANUARY 2025

2 NET CURRENT ASSETS INFORMATION

(a) Net current assets used in the Statement of Financial Activity

	Amended Budget Opening 1 July 2024	Actual as at 30 June 2024	Actual as at 31 January 2025
Note	\$	\$	\$
Current assets			
Cash and cash equivalents	53,524,615	53,524,615	56,489,413
Trade and other receivables	2,570,892	2,570,892	9,248,585
Other financial assets	96,154	96,154	24,905
Inventories	27,879	27,879	17,515
Other assets	576,111	576,111	0
	56,795,651	56,795,651	65,780,418
Less: current liabilities			
Trade and other payables	(4,186,894)	(4,186,894)	(2,759,853)
Other liabilities	(7,112,533)	(7,112,533)	(4,514,204)
Lease liabilities	(132,032)	(132,032)	(34,096)
Borrowings	(608,967)	(608,967)	(306,160)
Employee related provisions	(2,016,446)	(2,016,446)	(2,009,604)
Other provisions	(103,000)	(103,000)	(103,000)
	(14,159,872)	(14,159,872)	(9,726,917)
Net current assets	42,635,779	42,635,779	56,053,501
Less: Total adjustments to net current assets	2(b) (36,722,609)	(36,722,609)	(37,783,633)
Closing funding surplus / (deficit)	5,913,170	5,913,170	18,269,868

(b) Current assets and liabilities excluded from budgeted deficiency

Adjustments to net current assets			
Less: Reserve accounts	(38,787,299)	(38,787,299)	(39,546,611)
Less: Financial assets at amortised cost - self supporting loans	(96,154)	(96,154)	(24,905)
Less: Current assets not expected to be received at end of year			
- Receivables for employee related provisions	15,566	15,566	15,566
Add: Current liabilities not expected to be cleared at the end of the year			
- Current portion of lease liabilities	132,032	132,032	34,096
- Current portion of borrowings	608,967	608,967	306,160
- Current portion of employee benefit provisions held in reserve	1,404,279	1,404,279	1,432,061
Total adjustments to net current assets	2(a) (36,722,609)	(36,722,609)	(37,783,633)

(c) Non-cash amounts excluded from operating activities

	Amended Budget Estimates 30 June 2025	YTD Budget Estimates 31 January 2025	YTD Actual 31 January 2025
	\$	\$	\$
Adjustments to operating activities			
Less: Profit on asset disposals	(248,908)	0	0
Add: Loss on asset disposals	211,375	0	0
Add: Depreciation	16,009,575	9,338,952	9,310,205
Total non-cash amounts excluded from operating activities	15,972,042	9,338,952	9,310,205

(d) Non-cash amounts excluded from investing activities

Adjustments to investing activities			
Adjustment to self supporting loan receipts to be corrected	0	0	
Movement in current other provision associated with restricted cash	0	0	27,782
Total non-cash amounts excluded from investing activities	0	0	27,782

CURRENT AND NON-CURRENT CLASSIFICATION

In the determination of whether an asset or liability is current or non-current, consideration is given to the time when each asset or liability is expected to be settled. Unless otherwise stated assets or liabilities are classified as current if expected to be settled within the next 12 months, being the local governments' operational cycle.

SHIRE OF BROOME
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 31 JANUARY 2025

3 EXPLANATION OF MATERIAL VARIANCES

The material variance thresholds are adopted annually by Council as an indicator of whether the actual expenditure or revenue varies from the year to date actual materially.
The material variance adopted by Council for the 2024-25 year is \$10,000 for operating, \$20,000 for capital and 10.00%, whichever is the greater.

Description	Var. \$	Var. %
	\$	%
Revenue from operating activities		
General rates	161,196	0.56%
No material variance.		
Grants, subsidies and contributions	(448,404)	(38.22%) ▼
\$350,000 of funding was budgeted in respect of the Cable Beach Water Park Detailed Design Project but has not been received. Similarly, \$98,000 of funding for the Broome Housing Affordability Strategy Project has not yet been received. These receipts are expected in the coming months.		Timing
Fees and charges	917,988	8.49%
No material variance.		
Interest revenue	444,309	45.16% ▲
Strong term deposit interest rates have resulted in a higher investment yield than forecast.		Permanent
Other revenue	389,226	48.14% ▲
Insurance claims of \$137,000 have been received, and \$200,000 in additional scrap metal disposal fees were collected. Both are permanent variations.		Permanent
Profit on asset disposals	0	0.00%
No material variance.		
Expenditure from operating activities		
Employee costs	876,724	7.76%
No material variance.		
Materials and contracts	3,211,336	32.69% ▲
\$1.2m has been budgeted for site remediation and asset rehabilitation works which have not yet commenced. Waste facility contracted recycling services and kerbside collections are \$560,000 under budget. Expenditure for Parks and Ovals is currently \$180,000 below budget.		Timing
Utility charges	128,037	8.83%
No material variance.		
Depreciation	28,747	0.31%
No material variance.		
Finance costs	82,811	37.18% ▲
\$74,000 was budgeted for interest on loans for the Key Worker Housing Project. These loans are expected to be drawn down in the coming months.		Timing
Insurance	40,793	4.88%
No material variance.		
Other expenditure	147,542	12.63% ▲
The Broome Visitor Centre subsidy was budgeted to have been paid in full, however the second instalment is yet to be paid, creating a timing difference of \$125,000.		Timing
Loss on asset disposals	0	0.00%
No material variance.		
Non cash amounts excluded from operating activities	27,782	0.00%
No material variance.		

SHIRE OF BROOME
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 31 JANUARY 2025

3 EXPLANATION OF MATERIAL VARIANCES

Inflows from investing activities

Proceeds from capital grants, subsidies and contributions

There is a timing difference between the budget phasing and the receipt of grant funding for the Cable Beach redevelopment, which is funded through various sources, carrying an impact of \$2.05m. However, \$352,000 from the Regional Road Group was received earlier than budgeted.

(1,684,087) (30.27%) ▼

Timing

Proceeds from disposal of assets

Periodic renewal of Mobile Plant and Equipment is behind schedule. It is expected that replacement vehicles and equipment will be put into service in the coming months.

(322,695) (100.00%) ▼

Timing

Proceeds from self supporting loans

No material variance.

0 0.00%

Outflows from investing activities

Right of use assets recognised

(45,881) 0.00%

Payments for property, plant and equipment

The Key Worker Housing project tender was awarded in July, and expenditure has commenced. The project is on track to meet the budget, with the current variance of \$1.8m being due to timing. Periodic renewal of Mobile Plant and Equipment is behind schedule causing a timing difference of \$900,000. A detailed capital expenditure schedule can be found at Supplementary Note 5.

2,663,341 53.78% ▲

Timing

Payments for construction of infrastructure

Infrastructure works are running at \$2.8m above budget due to timing of invoices received from major contractors in the Cable Beach Redevelopment project. A detailed capital expenditure schedule can be found at Supplementary Note 5.

(2,822,410) (31.96%) ▼

Timing

Non-cash amounts excluded from investing activities

No material variance.

27,782 0.00%

Inflows from financing activities

Leases liabilities recognised

No material variance.

45,881 0.00%

Proceeds from new borrowings

No material variance.

0 0.00%

Transfer from reserves

Transfers to and from reserves were budgeted to occur in the periods to date, but with the exception of interest earned, are yet to be completed. Reserves are expected to be brought up to date by February 2025.

(630,140) (100.00%) ▼

Timing

Outflows from financing activities

Payments for principal portion of lease liabilities

No material variance.

0 0.00%

Repayment of borrowings

No material variance.

0 0.00%

Transfer to reserves

Transfers to and from reserves were budgeted to occur in the periods to date, but with the exception of interest earned, are yet to be completed. Reserves are expected to be brought up to date by February 2025.

261,688 25.63% ▲

Timing

Non-cash amounts excluded from financing activities

No material variance.

0 0.00%

Surplus or deficit at the start of the financial year

Surplus or deficit after imposition of general rates

0 0.00%

3,445,037 23.24% ▲

SHIRE OF BROOME
SUPPLEMENTARY INFORMATION
TABLE OF CONTENTS

1	Key Information	9
2	Key Information - Graphical	10
3	Cash and Financial Assets	11
4	Reserve Accounts	12
5	Capital Acquisitions	13
6	Receivables	16
7	Payables	17
8	Borrowings	18
9	Rate Revenue	19
10	Grants, Subsidies & Contributions	20
11	Capital Grants, Subsidies & Contributions	21
12	Budget Amendments	22

BASIS OF PREPARATION - SUPPLEMENTARY INFORMATION

Supplementary information is presented for information purposes. The information does not comply with the disclosure requirements of the Australian Accounting Standards.

SHIRE OF BROOME
SUPPLEMENTARY INFORMATION
FOR THE PERIOD ENDED 31 JANUARY 2025

1 KEY INFORMATION

Funding Surplus or Deficit Components

Funding surplus / (deficit)				
	Amended Budget	YTD Budget (a)	YTD Actual (b)	Var. \$ (b)-(a)
Opening	\$5.91 M	\$5.91 M	\$5.91 M	\$0.00 M
Closing	(\$0.07 M)	\$14.82 M	\$18.27 M	\$3.45 M
Refer to Statement of Financial Activity				

Cash and cash equivalents		
	\$56.49 M	% of total
Unrestricted Cash	\$16.94 M	30.0%
Restricted Cash	\$39.55 M	70.0%
Refer to 3 - Cash and Financial Assets		

Payables		
	\$2.76 M	% Outstanding
Trade Payables	\$0.99 M	
0 to 30 Days		68.4%
Over 30 Days		31.5%
Over 90 Days		1.1%
Refer to 7 - Payables		

Receivables		
	\$1.68 M	% Collected
Rates Receivable	\$7.57 M	74.6%
Trade Receivable	\$1.68 M	% Outstanding
Over 30 Days		61.6%
Over 90 Days		16.7%
Refer to 6 - Receivables		

Key Operating Activities

Amount attributable to operating activities			
Amended Budget	YTD Budget (a)	YTD Actual (b)	Var. \$ (b)-(a)
\$6.01 M	\$17.54 M	\$23.49 M	\$5.95 M
Refer to Statement of Financial Activity			

Rates Revenue		
YTD Actual	\$28.72 M	% Variance
YTD Budget	\$28.56 M	0.6%
Refer to 10 - Grants and Contributions		

Grants and Contributions		
YTD Actual	\$0.72 M	% Variance
YTD Budget	\$1.17 M	(38.2%)
Refer to 10 - Grants and Contributions		

Fees and Charges		
YTD Actual	\$11.73 M	% Variance
YTD Budget	\$10.81 M	8.5%
Refer to Statement of Financial Activity		

Key Investing Activities

Amount attributable to investing activities			
Amended Budget	YTD Budget (a)	YTD Actual (b)	Var. \$ (b)-(a)
(\$14.27 M)	(\$7.83 M)	(\$10.01 M)	(\$2.18 M)
Refer to Statement of Financial Activity			

Proceeds on sale		
YTD Actual	\$0.00 M	%
Amended Budget	\$0.73 M	(100.0%)
Refer to 6 - Disposal of Assets		

Asset Acquisition		
YTD Actual	\$11.65 M	% Spent
Amended Budget	\$54.81 M	(78.7%)
Refer to 5 - Capital Acquisitions		

Capital Grants		
YTD Actual	\$3.88 M	% Received
Amended Budget	\$47.27 M	(91.8%)
Refer to 5 - Capital Acquisitions		

Key Financing Activities

Amount attributable to financing activities			
Amended Budget	YTD Budget (a)	YTD Actual (b)	Var. \$ (b)-(a)
\$2.27 M	(\$0.80 M)	(\$1.12 M)	(\$0.32 M)
Refer to Statement of Financial Activity			

Borrowings	
Principal repayments	(\$0.30 M)
Interest expense	(\$0.13 M)
Principal due	\$6.93 M
Refer to 8 - Borrowings	

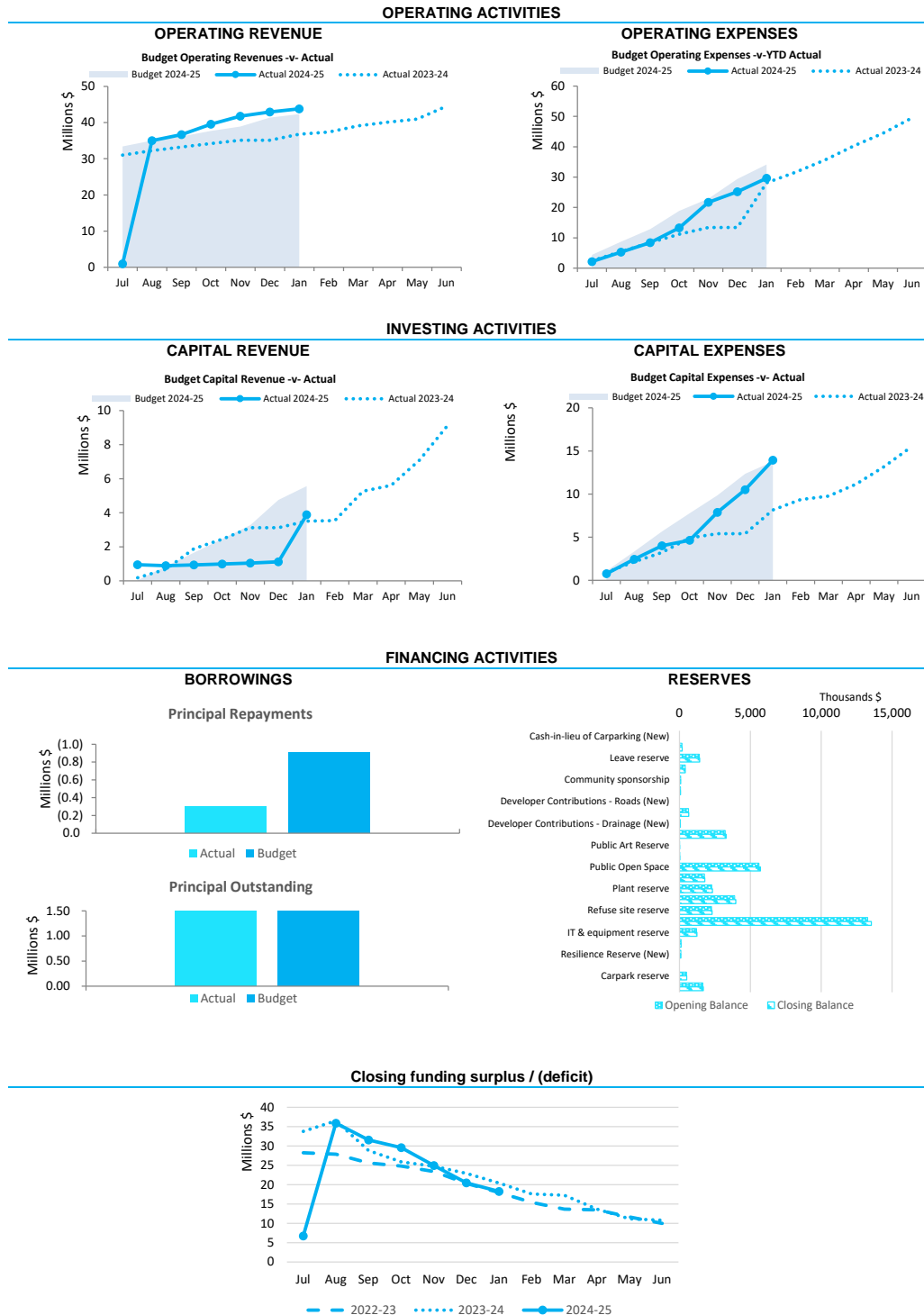
Reserves	
Reserves balance	\$39.55 M
Net Movement	\$0.76 M
Refer to 4 - Cash Reserves	

Lease Liability	
Principal repayments	(\$0.11 M)
Interest expense	\$0.01 M
Principal due	\$0.31 M
Refer to Note 9 - Lease Liabilities	

This information is to be read in conjunction with the accompanying Financial Statements and notes.

SHIRE OF BROOME
SUPPLEMENTARY INFORMATION
FOR THE PERIOD ENDED 31 JANUARY 2025

2 KEY INFORMATION - GRAPHICAL



This information is to be read in conjunction with the accompanying Financial Statements and Notes.

SHIRE OF BROOME
SUPPLEMENTARY INFORMATION
FOR THE PERIOD ENDED 31 JANUARY 2025

3 CASH AND FINANCIAL ASSETS AT AMORTISED COST

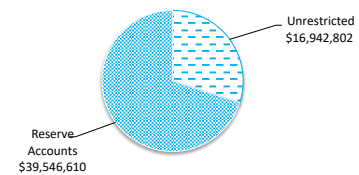
Description	Classification	Unrestricted	Reserve Accounts	Total	Trust	Institution	Interest Rate	Maturity Date
		\$	\$	\$	\$			
Cash on hand	Cash and cash equivalents	4,200	0	4,200	0	On Hand	Nil	On Hand
Municipal Bank Account	Cash and cash equivalents	1,951,298	0	1,951,298	0	CommBank	3.85%	At Call
Business Online Saver	Cash and cash equivalents	4,204,974	0	4,204,974	0	CommBank	4.35%	At Call
Reserve Bank Account	Cash and cash equivalents	0	3,946,508	3,946,508	0	CommBank	4.35%	At Call
Trust Bank Account	Cash and cash equivalents	200,339	0	200,339	0	CommBank	0.00%	At Call
Grants Bank Account	Cash and cash equivalents	581,991	0	581,991	0	CommBank	4.35%	At Call
ESCROW	Cash and cash equivalents	0	3,600,102	3,600,102	0	Perpetual	0.00%	At Call
Term Deposit	Cash and cash equivalents	10,000,000	0	10,000,000	0	Westpac	5.14%	26/03/2025
Term Deposit	Cash and cash equivalents	0	32,000,000	32,000,000	0	Westpac	5.15%	26/06/2025
Total		16,942,802	39,546,610	56,489,413	0			
Comprising								
Cash and cash equivalents		16,942,802	39,546,610	56,489,413	0			
		16,942,802	39,546,610	56,489,413	0			

KEY INFORMATION

Cash and cash equivalents include cash on hand, cash at bank, deposits available on demand with banks and other short term highly liquid investments with original maturities of three months or less that are readily convertible to known amounts of cash and which are subject to an insignificant risk of changes in value.

The local government classifies financial assets at amortised cost if both of the following criteria are met:

- the asset is held within a business model whose objective is to collect the contractual cashflows, and
- the contractual terms give rise to cash flows that are solely payments of principal and interest.



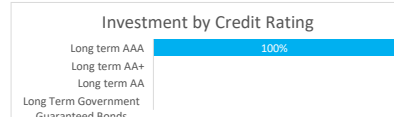
Term deposit information

Investment Type	Institution	Rating	Interest rate	Deposit Date	Maturity	Investment Term (days)	Investment \$	Forecast interest \$
Reserve Funds	WBC	AAA	5.15%	26/11/2024	26/06/2025	212	32,000,000	956,539
Municipal Funds	WBC	AAA	5.14%	26/11/2024	26/03/2025	120	10,000,000	168,871
Average Interest rate			5.15%			Total	42,000,000	1,125,410

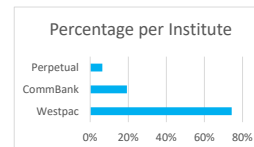
Investment Policy Reporting

Note: A review of the credit ratings held in the Investment Policy is required to ensure consistency with the Standard & Poors credit ratings for short and long term ratings.

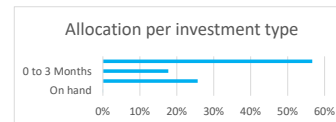
Credit Rating	Maximum % in credit rating category	Shire of Broome allocation
Long term AAA	100%	100%
Long term AA+	50%	0%
Long term AA	25%	0%
Guaranteed Bonds	100%	0%



Institution	Maximum % in authorised institute	Shire of Broome allocation
Westpac	100%	74%
CommBank	100%	19%
Perpetual	100%	6%



Institution	Allocation per investment type
On hand	0.01%
At call	25.64%
0 to 3 Months	17.70%
3 to 6 Months	56.65%



SHIRE OF BROOME
SUPPLEMENTARY INFORMATION
FOR THE PERIOD ENDED 31 JANUARY 2025

4 RESERVE ACCOUNTS

Reserve account name	Original Budget				Amended Budget				Actual			
	Opening	Transfers	Transfers	Closing	Opening	Transfers	Transfers	Closing	Opening	Transfers	Transfers	Closing
	Balance	In (+)	Out (-)	Balance	Balance	In (+)	Out (-)	Balance	Balance	In (+)	Out (-)	Balance
	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Reserve accounts restricted by legislation												
Cash-in-lieu of Carparking (New)	0	0	0	0	0	0	0	0	0	0	0	0
Cash-in-lieu of Public Open Space (New)	180,587	0	0	180,587	180,587	0	0	180,587	180,587	3,573	0	184,160
Reserve accounts restricted by Council												
Leave reserve	1,403,925	25,266	0	1,429,191	1,404,279	25,266	(75,242)	1,354,303	1,404,279	27,782	0	1,432,061
Restricted cash	445,042	0	(445,042)	0	406,946	0	(445,042)	(38,096)	406,946	0	0	406,946
Community sponsorship	87,999	1,558	0	89,557	88,021	1,558	0	89,579	88,021	1,741	0	89,762
EDL sponsorship	29,371	520	0	29,891	79,379	520	(26,500)	53,399	79,379	1,570	0	80,949
Developer Contributions - Roads (New)	0	0	0	0	0	0	0	0	0	0	0	0
Developer Contributions - Footpaths (New)	604,206	0	(182,364)	421,842	646,787	0	(168,785)	478,002	646,787	12,796	0	659,583
Developer Contributions - Drainage (New)	91,243	0	0	91,243	61,424	0	0	61,424	61,424	1,215	0	62,639
Road reserve	3,233,510	285,723	(151,981)	3,367,252	3,234,530	285,723	(151,981)	3,368,272	3,234,530	63,992	0	3,298,522
Public Art Reserve	6,711	119	0	6,830	6,712	119	0	6,831	6,712	133	0	6,845
BRAC (Leisure Centre) Reserve	22,092	1,119	(878,163)	(854,952)	22,107	1,119	(854,480)	(831,254)	22,107	437	0	22,544
Public Open Space	6,959,279	1,089,440	(2,797,472)	5,251,247	5,607,811	1,171,006	(1,444,682)	5,334,135	5,607,811	110,944	0	5,718,755
Drainage reserve	1,720,683	54,255	0	1,774,938	1,755,533	54,255	0	1,809,788	1,755,533	34,731	0	1,790,264
Plant reserve	2,279,786	314,471	(55,747)	2,538,510	2,280,160	314,471	(55,747)	2,538,884	2,280,160	45,110	0	2,325,270
Buildings reserve	4,002,171	999,457	0	5,001,628	3,901,844	999,457	42,000	4,943,301	3,901,844	77,194	0	3,979,038
Refuse site reserve	2,162,463	43,748	(698,050)	1,508,161	2,261,492	43,748	(1,003,888)	1,301,352	2,261,492	44,741	0	2,306,233
Regional resource recovery park reserve	13,239,766	579,579	(32,175)	13,787,170	13,281,953	1,600,579	(130,547)	14,751,985	13,281,953	262,769	0	13,544,722
IT & equipment reserve	1,209,183	240,290	0	1,449,473	1,209,451	240,290	0	1,449,741	1,209,451	23,928	0	1,233,379
Kimberley zone reserve	110,746	1,960	(112,706)	0	110,773	1,960	(112,706)	27	110,773	2,192	0	112,965
Resilience Reserve (New)	96,465	100,000	0	196,465	96,465	100,000	0	196,465	96,465	1,908	0	98,373
Staff Housing Reserve (New)	0	0	0	0	0	0	0	0	0	0	0	0
Carpark reserve	499,597	303,187	(105,188)	697,596	499,707	303,187	(105,188)	697,706	499,707	9,886	0	509,593
Footpath reserve	1,605,659	194,225	(108,832)	1,691,052	1,651,338	194,225	(154,373)	1,691,190	1,651,338	32,670	0	1,684,008
	39,990,484	4,234,917	(5,567,720)	38,657,681	38,787,299	5,337,483	(4,687,161)	39,437,621	38,787,299	759,312	0	39,546,611

SHIRE OF BROOME
SUPPLEMENTARY INFORMATION
FOR THE PERIOD ENDED 31 JANUARY 2025

INVESTING ACTIVITIES

5 CAPITAL ACQUISITIONS

Capital acquisitions	Original Budget	Amended		YTD Actual	YTD Variance
	Budget	Budget	YTD Budget		
	\$	\$	\$	\$	\$
Buildings - non-specialised	5,426,684	4,591,132	3,406,624	1,734,847	(1,671,777)
Furniture and equipment	123,926	143,714	77,915	69,788	(8,127)
Plant and equipment	2,809,771	2,574,111	1,336,874	436,293	(900,581)
Acquisition of property, plant and equipment	8,360,381	7,308,957	4,821,413	2,240,929	(2,580,484)
Infrastructure - roads	4,036,811	4,229,867	929,428	922,430	(6,998)
Infrastructure - drainage	10,000	4,570	4,570	5,800	1,230
Infrastructure - recreation areas	14,031,277	50,049,357	7,701,089	10,651,125	2,950,036
Infrastructure - other	186,255	610,179	327,179	117,670	(209,509)
Acquisition of infrastructure	18,264,343	54,893,973	8,962,266	11,697,024	2,734,758
Total capital acquisitions	26,624,724	62,202,930	13,783,679	13,937,953	154,274
Capital Acquisitions Funded By:					
Capital grants and contributions	10,794,394	47,267,155	5,563,314	3,879,227	(1,684,087)
Lease liabilities	0	0	0	45,881	45,881
Borrowings	3,963,081	3,963,717	0	0	0
Other (disposals & C/Fwd)	729,394	571,632	322,695	0	(322,695)
Reserve accounts	4,285,922	3,303,541	630,140	0	(630,140)
Contribution - operations	6,851,934	6,928,100	7,267,530	10,017,640	2,750,110
Capital funding total	26,624,725	62,034,145	13,783,679	13,942,748	159,069

KEY INFORMATION

Initial recognition

An item of property, plant and equipment or infrastructure that qualifies for recognition as an asset is measured at its cost.

Upon initial recognition, cost is determined as the amount paid (or other consideration given) to acquire the assets, plus costs incidental to the acquisition. The cost of non-current assets constructed by the Shire includes the cost of all materials used in construction, direct labour on the project and an appropriate proportion of variable and fixed overheads. For assets acquired at zero cost or otherwise significantly less than fair value, cost is determined as fair value at the date of acquisition.

Assets for which the fair value as at the date of acquisition is under \$5,000 are not recognised as an asset in accordance with *Local Government (Financial Management) Regulation 17A(5)*. These assets are expensed immediately.

Where multiple individual low value assets are purchased together as part of a larger asset or collectively forming a larger asset exceeding the threshold, the individual assets are recognised as one asset and capitalised.

Individual assets that are land, buildings and infrastructure acquired between scheduled revaluation dates of the asset class in accordance with the Shire's revaluation policy, are recognised at cost and disclosed as being at reportable value.

Measurement after recognition

Plant and equipment including furniture and equipment and right-of-use assets (other than vested improvements) are measured using the cost model as required under *Local Government (Financial Management) Regulation 17A(2)*. Assets held under the cost model are carried at cost less accumulated depreciation and any impairment losses being their reportable value.

Reportable Value

In accordance with *Local Government (Financial Management) Regulation 17A(2)*, the carrying amount of non-financial assets that are land and buildings classified as property, plant and equipment, investment properties, infrastructure or vested improvements that the local government controls.

Reportable value is for the purpose of *Local Government (Financial Management) Regulation 17A(4)* is the fair value of the asset at its last valuation date minus (to the extent applicable) the accumulated depreciation and any accumulated impairment losses in respect of the non-financial asset subsequent to its last valuation date.

SHIRE OF BROOME
SUPPLEMENTARY INFORMATION
FOR THE PERIOD ENDED 31 JANUARY 2025

INVESTING ACTIVITIES













5 CAPITAL ACQUISITIONS (CONTINUED) - DETAILED

Account Description	Adopted Budget	Amended Budget	YTD Budget	YTD Actual	Variance (Under)/Over
	\$	\$	\$	\$	\$
Buildings - non-specialised					
Shire Key Worker Housing - Capex New 2023/24	2,965,364	2,123,698	2,123,698	1,240,564	883,134
Town Beach Kiosk Cap Build New Const-Cap Exp-Other Build Lea	72,715	64,225	64,225	38,868	25,357
Brac Gym And Fitness Facility - Detailed Design / Tender Package- Cap Ex	406,107	424,926	424,926	132,104	292,822
Pavillion Build New Const Stg 2 - Brac Ovals - Cap Exp	13,200	13,200	0	0	0
Western Australian Football Commission Grant Expenditure - Medland	60,000	87,000	62,000	0	62,000
Library Building Renewal	17,500	17,500	0	39,082	(39,082)
Male Oval Toilets Renewal Cap Exp	200,000	176,317	92,986	136,947	(43,961)
Building Amp - Museum Capital Works	5,000	5,000	0	2,410	(2,410)
Museum Precinct Master Plan	72,500	72,500	72,500	0	72,500
Brac Building Renewal - Cap Exp - Brac Dry	44,500	44,500	0	32,290	(32,290)
Admin Building - Packaged Plant- Cap Ex	365,140	365,140	365,140	0	365,140
Depot Building Const Renewal - Cap Exp - Depot Operations	28,800	28,800	0	7,430	(7,430)
Brac Building Upgrade - Cap Exp - Brac Dry	220,000	320,000	0	0	0
Civic Centre Building Renewal (Inc Plant & Furn) - Cap Exp - Public Halls	62,095	64,470	52,095	40,223	11,872
Shire Office Barker St - Building Renewal - Cap Exp - Corp Gov Support	11,000	11,000	0	8,625	(8,625)
KRO1 Building Renewal - Cap Exp - Office Prop Leased	98,600	50,693	50,693	46,798	3,895
KRO2 Building Renewal - Cap Exp - Office Prop Leased	110,000	110,000	0	0	0
BOSCCA Building Renewal (Inc Plant & Furn) - Cap Exp - Com Fac Leased	22,000	22,000	0	9,325	(9,325)
Town Beach Cafe Redevelopment - Cap Exp	590,163	590,163	98,361	180	98,181
Depot Security Gates Upgrade	62,000	0	0	0	0
Total Buildings - non-specialised	5,426,684	4,591,132	3,406,624	1,734,847	1,671,777
Furniture and equipment					
Exhibition Infrastructure For Kimberley Artwork Grant - Cap Exp	0	69,788	34,788	69,788	(35,000)
Software Cap Exp - IT (dont use)	73,926	73,926	43,127	0	43,127
Mola Mapping	50,000	0	0	0	0
Total Furniture and equipment	123,926	143,714	77,915	69,788	8,127
Plant and equipment					
Vehicle & Mob Plant New Cap Exp - Comm Services	58,000	58,000	0	0	0
Vehicles & Mobile Plant New - Cap Exp- Sanit Gen Refuse	60,000	60,000	0	0	0
Vehicle & Mobile Plant New - Cap Exp- IT	30,000	30,000	30,000	0	30,000
Vehicle & Mobile Plant New - Cap Exp - Depot Ops	68,000	219,534	151,534	0	151,534
Vehicle & Mob Plant New - Cap Exp - Works Ops	62,000	62,000	0	4,540	(4,540)
Vehicle & Mob Plant Renewal(Replacement)-Cap Exp- Sanit Gen Refuse	385,615	385,615	262,615	0	262,615
Vehicle & Mobile Plant Renewal(Replacement) Cap Exp - Dev Services	60,277	60,268	60,268	0	60,268
Vehicles & Mobile Plant Renewal(Replacement) - Cap Exp - Town Plann	58,000	58,000	0	0	0
Vehicle & Mobile Plant Renewal(Replacement) -Cap Exp- Swim Area & Beaches	25,000	25,000	0	0	0
Vehicle & Plant Renewal(Replacement) - Cap Exp - P&G Operations	793,545	426,588	123,023	72,070	50,953
Vehicle & Mobile Plant Renewal(Replacement)- Cap Exp - Eng Office	82,000	82,000	0	0	0
Vehicle & Mob Plant Renewal(Replacement) - Cap Exp - Works Ops	890,891	873,995	476,323	126,123	350,200
Mobile Plant & Equipment Renewal (Replacement) - Cap Exp - Sanitation Other	70,043	233,111	233,111	233,560	(449)
BRAC Booster Pump	166,400	0	0	0	0
Total Plant and equipment	2,809,771	2,574,111	1,336,874	436,293	900,581
Infrastructure - roads, footpaths & bridges					
Urban Maint Reseals Renewal Works Cap Exp	965,619	940,098	151,638	229,868	(78,230)
Carpark Annual Reseals As Per Amp - Various	12,841	0	0	0	0
Frederick St Footpath Construction - Jewell To The Boulevard	157,500	157,500	0	3,614	(3,614)
Various Footpath Renewals - Cap Exp	86,727	132,268	96,130	122,335	(26,205)
Black Spot - Fairway Drive Traffic Calming Device	84,622	84,623	0	10,774	(10,774)
Frederick St Roundabout - Brac Entry	1,512,126	1,624,626	0	236,142	(236,142)
Old Broome Road	0	1	1	3,373	(3,373)
De Marchi Road Black Spot - Cap Exp	453,821	453,266	168,600	152,162	16,438
State Blackspot - Frederick Street Off-Street Carpark Cap (Broome Shs) Exp	250,000	243,640	243,640	0	243,640
Footpaths - Various	150,788	150,788	0	142,430	(142,430)
Broome North Subdivision - New Footpath Construction	31,576	52,573	52,573	32	52,541
Sanctuary Road - Idl - 01 Cap Ex Grant Exp	213,934	270,984	181,846	21,700	160,146
Japanese Cemetery New Infra By P & G - Cap Exp	12,500	12,500	0	0	0
Cape Leveque Tourist Bay And Signage	32,757	35,000	35,000	0	35,000
Misc Infrastructure Renewals per AMP	72,000	72,000	0	0	0
Total Infrastructure - roads, footpaths & bridges	4,036,811	4,229,867	929,428	922,430	6,998
Infrastructure - drainage					
Drainage Grade Improvements	10,000	4,570	4,570	5,800	(1,230)
Total Infrastructure - drainage	10,000	4,570	4,570	5,800	(1,230)
Infrastructure - recreation areas					
Cable Beach Stage 1 Rtr/Rpg Grant Expenditure - Cable Beach Road West	0	0	0	3,132	(3,132)
Cable Beach Stage 1 - Other	477,224	474,980	288,683	625,492	(336,809)
Cable Beach Stage 1 Pacp Grant Expenditure	3,210,000	3,066,131	1,607,039	3,070,331	(1,463,292)
Cable Beach Stage 1 Bbrf Grant Expenditure	2,938,744	2,862,504	1,526,714	1,880,797	(354,083)
Cable Beach Stage 1 Lotterywest Grant Expenditure	961,324	919,482	482,516	658,797	(176,281)
Cable Beach Stage 1 Pacp 2 Grant Expenditure	750,000	750,000	409,092	86,442	322,650
Cable Beach Stage 1 Loan Expenditure	2,350,507	2,347,463	1,279,048	1,390,230	(111,182)
Cable Beach Stage 1 Reserve Expenditure	1,752,851	1,752,851	956,100	1,748,743	(792,643)
Cable Beach Stage 1 Lrci Grant Expenditure Phase 4	608,942	608,942	332,148	608,942	(276,794)
Cable Beach Stage 2 Grant Expenditure	0	35,875,000	0	140,000	(140,000)
Reticulation Control System New Exp - Cap Exp Parks & Ovals	9,948	9,948	0	0	0
Brac Oval Upgrade Of Infra - Cap Exp	450,010	447,835	361,825	38,501	323,324
Cable Beach Foreshore Upgrade	205,430	217,924	217,924	54,591	163,333
Mola Mapping	0	50,000	50,000	0	50,000

SHIRE OF BROOME
SUPPLEMENTARY INFORMATION
FOR THE PERIOD ENDED 31 JANUARY 2025

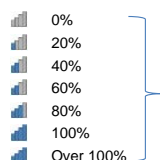
INVESTING ACTIVITIES

5 CAPITAL ACQUISITIONS (CONTINUED) - DETAILED

Account Description	Adopted Budget	Amended Budget	YTD Budget	YTD Actual	Variance (Under)/Over
 Cable Beach Waterpark Detailed Design 23-24 Expenditure	0	350,000	175,000	345,125	(170,125)
 Haynes Oval Infra Upgrade Const By P&G - Cap Exp - Pks & Ovl	48,740	48,740	15,000	0	15,000
 Chippindale Park Renewal Infra - Cap Exp - Parks & Ovals	53,293	53,293	0	0	0
 Male Oval Renewal Infra - Cap Exp - Parks & Ovals	30,816	30,816	0	0	0
 Tolentino Park Infrastructure Renewal - Cap Exp	72,126	72,126	0	0	0
 Depot Other Infra Renewal Const - Cap Exp - Depot Ops	111,322	111,322	0	0	0
Total Infrastructure - recreation areas	14,031,277	50,049,357	7,701,089	10,651,125	(2,950,036)
Infrastructure - other					
 Mobile Garbage Bin Replacement - Cap Exp - San Gen Refuse	0	283,931	183,931	52,337	131,594
 Street Lighting At Various Locations - Renewal	105,000	105,000	0	7,880	(7,880)
 Sam Male Lugger Restoration- Cap Ex	49,080	28,700	12,700	43,929	(31,229)
 Depot Security Gates Upgrade	0	62,000	0	0	0
 Radar Speed Display Signs Cap Exp	0	1	1	6,588	(6,587)
 Community Recycling Centre - Rrp - Cap Exp	32,175	130,547	130,547	6,936	123,611
Total Infrastructure - other	186,255	610,179	327,179	117,670	209,509
	26,624,724	62,202,930	13,783,679	13,937,953	(308,547)

Capital expenditure total

Level of completion indicators



Percentage Year to Date Actual to Annual Budget expenditure where the expenditure is over budget has been highlighted in red.

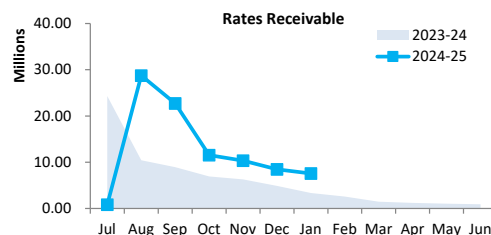
SHIRE OF BROOME
SUPPLEMENTARY INFORMATION
FOR THE PERIOD ENDED 31 JANUARY 2025

OPERATING ACTIVITIES

6 RECEIVABLES

Rates receivable

	30 June 2024	31 Jan 2025
	\$	\$
Opening arrears previous year	1,227,911	1,052,012
Levied this year	26,565,004	28,723,950
Less - collections to date	(26,740,903)	(22,210,455)
Net rates collectable	1,052,012	7,565,507
% Collected	96.2%	74.6%



Receivables - general	Credit	Current	30 Days	60 Days	90+ Days	Total
	\$	\$	\$	\$	\$	\$
Trade receivables	(106,405)	569,986	399,582	140,893	200,815	1,204,872
Percentage	(8.8%)	47.3%	33.2%	11.7%	16.7%	
Balance per trial balance						
Trade receivables						1,204,872
Infringement Debtors						244,390
GST receivable						428,743
Receivables for employee related provisions						49,347
Allowance for credit losses of other receivables						(244,274)
Total receivables general outstanding						1,683,078

Amounts shown above include GST (where applicable)

KEY INFORMATION

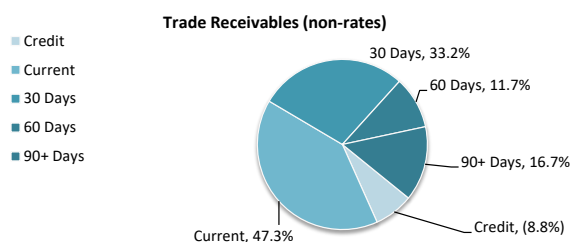
Trade and other receivables include amounts due from ratepayers for unpaid rates and service charges and other amounts due from third parties for goods sold and services performed in the ordinary course of business.

Trade receivables are recognised at original invoice amount less any allowances for uncollectable amounts (i.e. impairment). The carrying amount of net trade receivables is equivalent to fair value as it is due for settlement within 30 days.

Classification and subsequent measurement

Receivables which are generally due for settlement within 30 days except rates receivables which are expected to be collected within 12 months are classified as current assets. All other receivables such as, deferred pensioner rates receivable after the end of the reporting period are classified as non-current assets.

Trade and other receivables are held with the objective to collect the contractual cashflows and therefore the Shire measures them subsequently at amortised cost using the effective interest rate method.



**SHIRE OF BROOME
SUPPLEMENTARY INFORMATION
FOR THE PERIOD ENDED 31 JANUARY 2025**

OPERATING ACTIVITIES

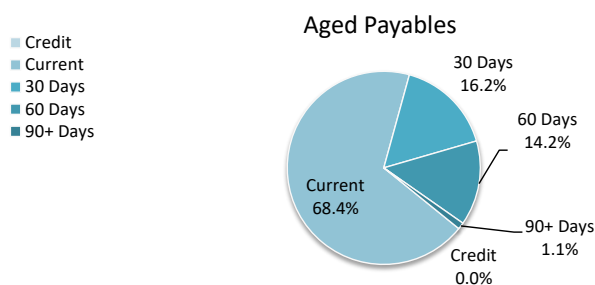
7 PAYABLES

Sundry creditors	Credit	Current	30 Days	60 Days	90+ Days	Total
	\$	\$	\$	\$	\$	\$
Sundry creditors	0	675,243	160,149	140,172	11,015	986,579
Percentage	0.0%	68.4%	16.2%	14.2%	1.1%	
Balance per trial balance						
Trade creditors						986,579
Building Services Levy						27,232
Employee liabilities						1,135
Prepaid rates						330,048
Accrued payroll liabilities						2,155
ATO liabilities						18,732
Bonds and deposits held						848,000
Accrued liabilities						545,972
Total payables general outstanding						2,759,853

Amounts shown above include GST (where applicable)

KEY INFORMATION

Trade and other payables represent liabilities for goods and services provided to the Shire prior to the end of the period that are unpaid and arise when the Shire becomes obliged to make future payments in respect of the purchase of these goods and services. The amounts are unsecured, are recognised as a current liability and are normally paid within 30 days of recognition. The carrying amounts of trade and other payables are considered to be the same as their fair values, due to their short-term nature.



SHIRE OF BROOME
SUPPLEMENTARY INFORMATION
FOR THE PERIOD ENDED 31 JANUARY 2025

FINANCING ACTIVITIES

8 BORROWINGS

Repayments - borrowings

Information on borrowings
Particulars

Particulars	Loan No.	1 July 2024	New Loans		Principal Repayments		Principal Outstanding		Interest Repayments	
			Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget
		\$	\$	\$	\$	\$	\$	\$	\$	\$
Chinatown Revitalisation Project Stage 1	196	889,945	0	0	(85,275)	(171,356)	804,670	718,589	(11,025)	(16,014)
Town Beach Redevelopment	197	1,096,897	0	0	(45,759)	(91,886)	1,051,138	1,005,011	(11,947)	(17,362)
Chinatown Revitalisation Project Stage 2	198	1,468,313	0	0	(54,597)	(109,726)	1,413,716	1,358,587	(19,261)	(28,099)
Broome Life Saving Club	200	157,960	0	0	0	0	157,960	157,960	0	0
Chinatown Contingency	201	1,626,711	0	0	(45,927)	(92,946)	1,580,784	1,533,765	(42,291)	(76,252)
Cable Beach Stage 1	NEW	0	0	997,717	0	(49,886)	0	947,831	0	(34,122)
Shire Key Worker Accommodation	NEW	0	0	2,966,000	0	(296,536)	0	2,669,464	0	(135,221)
		5,239,826	0	3,963,717	(231,558)	(812,336)	5,008,268	8,391,207	(84,524)	(307,070)
Self supporting loans										
Broome Golf Club	199	1,153,846	0	0	(48,077)	(96,154)	1,105,769	1,057,692	(15,158)	(22,076)
Broome Life Saving Club		842,040	0	0	(23,172)	0	818,868	842,040	(26,401)	(47,289)
		1,995,886	0	0	(71,249)	(96,154)	1,924,637	1,899,732	(41,559)	(69,365)
Total		7,235,712	0	3,963,717	(302,807)	(908,490)	6,932,905	10,290,939	(126,083)	(376,435)
Current borrowings		469,122					306,160			
Non-current borrowings		6,766,590					6,626,745			
		7,235,712					6,932,905			

All debenture repayments were financed by general purpose revenue.
Self supporting loans are financed by repayments from third parties.

New borrowings 2024-25

Particulars	Amount Borrowed		Institution	Loan Type	Term Years	Total Interest & Charges	Interest Rate	Amount (Used)		Balance Unspent
	Actual	Budget						Actual	Budget	
	\$	\$				\$	%	\$	\$	\$
Cable Beach Stage 1	0	997,717	WATC	Debenture	30	835,017	4.56	0	997,717	0
Shire Key Worker Accommodation	0	2,966,000	WATC	Debenture	20	1,560,204	4.56	0	2,966,000	0
	0	3,963,717				2,395,221		0	3,963,717	0

KEY INFORMATION

The Shire has elected to recognise borrowing costs as an expense when incurred regardless of how the borrowings are applied.

Fair values of borrowings are not materially different to their carrying amounts, since the interest payable on those borrowings is either close to current market rates or the borrowings are of a short term nature.

SHIRE OF BROOME
SUPPLEMENTARY INFORMATION
FOR THE PERIOD ENDED 31 JANUARY 2025

OPERATING ACTIVITIES

9 RATE REVENUE

General rate revenue

	Rate in \$	Number of Properties	Rateable Value	Budget Rate Revenue	Reassessed Rate Revenue	Total Revenue	Rate Revenue	YTD Actual Reassessed Rate Revenue	Total Revenue
RATE TYPE				\$	\$	\$	\$	\$	\$
Gross rental value									
GRV - Residential	0.092478	5,118	166,098,639	15,360,470	207,979	15,568,449	15,360,470	128,726	15,489,196
GRV - Vacant	0.200813	173	3,246,770	651,994	0	651,994	651,994	0	651,994
GRV - Commercial	0.126712	558	59,937,332	7,594,779	0	7,594,779	7,594,779	0	7,594,779
GRV - Tourism	0.149846	605	22,611,039	3,388,174	0	3,388,174	3,388,174	0	3,388,174
Unimproved value									
UV - Rural	0.009019	54	19,691,000	177,593	0	420,486	420,486	0	420,486
UV - Mining	0.152538	29	1,501,724	229,070	0	229,070	229,070	0	229,070
UV - Commercial Rural	0.037704	22	11,152,293	420,486	0	177,593	177,593	0	177,593
Sub-Total		6,559	284,238,797	27,822,566	207,979	28,030,545	27,822,566	128,726	27,951,292

Minimum payment

				Minimum Payment \$					
Gross rental value									
GRV - Residential	1,344	44	578,580	59,136	0	59,136	59,136	0	59,136
GRV - Vacant	1,264	171	795,308	216,144	0	216,144	216,144	0	216,144
GRV - Commercial	1,344	22	153,862	29,568	0	29,568	29,568	0	29,568
GRV - Tourism	1,344	247	782,931	331,968	0	331,968	331,968	0	331,968
Unimproved value									
UV - Rural	1,344	4	196,300	5,376	0	5,376	5,376	0	5,376
UV - Mining	958	28	79,959	26,824	0	26,824	26,824	0	26,824
UV - Commercial Rural	1,344	1	3,300	1,344	0	1,344	1,344	0	1,344
Sub-total		517	2,590,240	670,360	0	670,360	670,360	0	670,360
Concession						(51,496)			-51,699
Total general rates		7,076	286,829,037	28,492,926	207,979	28,700,905	28,492,926	128,726	28,621,652

19

SHIRE OF BROOME
SUPPLEMENTARY INFORMATION
FOR THE PERIOD ENDED 31 JANUARY 2025

OPERATING ACTIVITIES

10 GRANTS, SUBSIDIES AND CONTRIBUTIONS

Provider	Grant	Grants, subsidies and contributions revenue					YTD Revenue Actual
		Amended Budget Revenue	YTD Budget	Annual Budget	Budget Variations	Expected	
		\$	\$	\$	\$	\$	\$
WA Grants Commission	Financial Assistance Grant - General Purpose	4	2	1,429,840	(1,429,836)	4	1
WA Grants Commission	Financial Assistance Grant - Roads	64,874	32,437	530,879	(466,005)	64,874	32,438
Department of Health	Broome CLAG Funding	7,000	7,000	7,000	0	7,000	0
Rio Tinto - Pilbara Iron Company Pty Ltd	Youth Partnership Agreement 2022-2025	63,000	63,000	63,000	0	63,000	77,890
Gaming and Wagering Commission	Every Club Scheme Funding (DLGSC)	45,000	0	45,000	0	45,000	5,100
Department of Local Government, Sport and Cultural Industries	In the House	70,000	70,000	70,000	0	70,000	70,000
State Library of WA	Travel Grant	0	0	0	0	0	1,171
Main Roads WA	Street Lighting Subsidy	45,000	0	45,000	0	45,000	0
Main Roads WA	Direct Grant	202,110	202,110	168,000	34,110	202,110	202,110
Department Of Justice	A Sporting Chance	28,266	28,266	0	28,266	28,266	16,960
Department of Employment and Workplace Relations	Apprentice Wage Subsidy	0	0	0	0	0	9,506
Library Various grants		18,598	10,850	18,598	0	18,598	12,015
Department of Planning, Lands and Heritage	Coastal Management Plan Assistance Program 2024-25	46,000	26,831	46,000	0	46,000	44,000
Department of Planning, Lands and Heritage	Inclusion Development Fund	2,000	1,169	2,000	0	2,000	0
Department of Communities	Podcast Exhibition	37,500	37,500	0	37,500	37,500	0
Waste Management Grant	Waste Management	14,500	14,500	0	14,500	14,500	14,500
Mental Health Commission	Installation of needle disposal units	187,430	187,430	0	187,430	187,430	187,430
Various	Cable Beach Waterpark Detailed Design Income	507,028	492,028	58,600	448,428	507,028	51,600
TOTALS		1,338,310	1,173,123	2,483,917	(1,145,607)	1,338,310	724,721

SHIRE OF BROOME
SUPPLEMENTARY INFORMATION
FOR THE PERIOD ENDED 31 JANUARY 2025

INVESTING ACTIVITIES

11 CAPITAL GRANTS, SUBSIDIES AND CONTRIBUTIONS

Provider	Grant	Capital grant/contribution liabilities					Capital grants, subsidies and contributions revenue					
		Liability 1 July 2024	Increase in Liability	Decrease in Liability (As revenue)	Liability 31 Jan 2025	Current Liability 31 Jan 2025	Amended Budget Revenue	YTD Budget	Annual Budget	Budget Variations	Expected	YTD Revenue Actual
		\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Main Roads	Black Spot Frederick Street Carpark				0		211,450	105,847	211,450	0	211,450	89,604
Main Roads	RPG Stewart St, Port Guy intersection				0		880,000	0	880,000	0	880,000	352,000
Department of Water & Environmental Regulations	E-waste Infrastructure Milestone 1 For the construction of dedicated E-waste drop off area at the WMF				0		0	0	0	0	0	0
Main Roads	RTR/RPG Cable Beach Stage 1 - Cable Beach Road West				0		712,500	0	600,000	112,500	712,500	0
National Emergency Management Australia	Preparing Australian Communities Program - Local (PACP) Cable Beach (Walmanyjun) Coastal Protection Project				0		0	0	0	0	0	0
Department of Infrastructure	Building Better Regions Fund (BBRF) Cable Beach Stage 1 - Detailed Design				0		0	0	0	0	0	0
Department of Infrastructure	Local Roads & Community Infrastructure Program (LRCI) Cable Beach Stage 1 - LRCI Phase 3				0		0	0	0	0	0	0
Lotterywest	Cable Beach Stage 1 Cable Beach Stage 1			2,085,759	2,085,759		9,077,432	5,227,882	8,469,010	608,422	9,077,432	2,679,594
National Emergency Management Australia	Preparing Australian Communities Program - Local (PACP 2) Cable Beach (Walmanyjun) Coastal Protection Project				0		0	0	0	0	0	0
Department of Infrastructure	Local Roads & Community Infrastructure Program (LRCI) Cable Beach Stage 1 - LRCI Phase 4				0		0	0	0	0	0	0
Community Sporting & Recreation Facilities	BRAC Tennis Court Surface Renewal				0		110,000	0	110,000	0	110,000	0
Department of Communities	Changing Places Cable Beach		140,000	140,000	280,000		35,875,000	0	0	35,875,000	35,875,000	140,000
Western Australian Football Commission					0		60,000	35,000	60,000	0	60,000	60,000
Various	Cable Beach (Walmanyjun) Foreshore				0		0	0	0	0	0	0
Roebuck Estate Development Pty Ltd	Drainage Headworks WAPC 155527 STAGE 11C 2022				0		0	0	0	0	0	15,000
Roebuck Estate Development Pty Ltd	Footpath Contribution WAPC 155527 STAGE 11C 2022				0		0	0	0	0	0	73,525
Education Department of Western Australia	Frederick Street Carpark Contribution towards parking at Broome SHS				0		0	0	250,000	(250,000)	0	0
Roebuck Estate Development Pty Ltd	Cash-in-lieu of public open space WAPC REF NO. 160671				0		0	0	0	0	0	0
Regional Bikeways Grant- Non Op Inc - Footpaths					0		1	1	0	1	1	0
Grants & Contr. Received Non Op - Cap Inc - Tourism & Area Promotion					0		270,984	124,796	213,934	57,050	270,984	0
Broome Civic Centre Capital Grants - Cap Inc - Bme Civic Centre			69,788		69,788		69,788	69,788	0	0	0	69,788
National Emergency Management Australia	Cable Beach (Walmanyjun) Coastal Protection Project			399,716	399,716		0	0	0	0	0	399,716
TOTALS		0	209,788	2,625,475	2,835,263	0	47,267,155	5,563,314	10,794,394	36,402,973	47,197,367	3,879,227

SHIRE OF BROOME
SUPPLEMENTARY INFORMATION
FOR THE PERIOD ENDED 31 JANUARY 2025

12 BUDGET AMENDMENTS

Amendments to original budget since budget adoption. Surplus/(Deficit)

Description	Classification	Nature & Type	Non Cash Adjustment \$	Increase in Available Cash \$	Decrease in Available Cash \$	Amended Budget Running Balance \$
Budget adoption						0
OMC 29 August 2024 C/084/008						
Develop Broome Housing Affordability Strategy and Master Planning						
Housing Support Program Grant Expenditure	Operating Expenditure	Materials and contracts			(98,428)	
Housing Support Program Grant Income	Operating Income	Grants, subsidies and contributions		98,428		0
Detailed design of Stage 3 (Waterpark) of the Walmanyjun Cable Beach Foreshore Redevelopment Project						
Cable Beach Waterpark Detailed Design Expenditure	Capital Expenditure	Payments for construction of infrastructure			(350,000)	
Cable Beach Waterpark Detailed Design Grant Income - Lotterywest	Operating Income	Grants, subsidies and contributions		350,000		0
OMC 19 September 2024 C/0924/100						
Implement previous resolution C/0624/066 regarding Energy Developments Ltd Funds						
Transfer from EDL Sponsorship Reserve	Reserve Transfer	Transfer from reserves		26,500		
EDL Sponsorship Programme	Operating Expenditure	Other expenditure			(26,500)	0
Implement previous resolution C/0624/066 regarding Community Development Fund						
Community Development Fund Stream 1 & Quick Response Grants	Operating Expenditure	Other expenditure			(19,500)	
Community Development Fund Stream 2 and 3	Operating Expenditure	Other expenditure		19,500		0
OMC 31 October 2024 C/1024/026						
As per Quarter 1 Finance & Costing Review						
Council Newsletter & Community Info	Operating Expenditure	Materials and contracts			(10,000)	
HRM Consultancy	Operating Expenditure	Materials and contracts			(22,500)	
Salary - Op Exp - Human Resources	Operating Expenditure	Employee costs		22,500		
All Employee Centrelink Paid Parental Leave - Op Exp	Operating Expenditure	Employee costs			(34,511)	
All Employee Centrelink Paid Parental Leave - Op Inc	Operating Income	Other revenue		11,779		
Grant Income - Comm Services - Regional Arts WA - Man-gala Lanterns	Operating Income	Grants, subsidies and contributions		20,000		
Arts & Culture Strategy Implementation - Man-gala Lanterns	Operating Expenditure	Materials and contracts			(20,000)	
Community Development Strategy - Community Safety Plan	Operating Expenditure	Materials and contracts			(13,000)	
Consultants Corp Serv - Op Exp - Corp Gov Support	Operating Expenditure	Materials and contracts			(77,061)	
Salary - Op Exp - Corp Serv Directorate	Operating Expenditure	Employee costs		69,113		
Salary - Op Exp - Corp Serv Directorate	Operating Expenditure	Employee costs		7,948		
Salary - Op Exp - Corp Serv Directorate	Operating Expenditure	Employee costs			(69,113)	
Salary - Op Exp - Corp Serv Directorate	Operating Expenditure	Employee costs			(7,948)	
Transfer from Leave Reserve	Reserve Transfer	Transfer from reserves		75,242		
Entry Fees and Spectator Fees - Op Inc - BRAC Aquatic	Operating Income	Fees and charges		20,000		
WA Football Commission Grant Expenditure - Medlend	Capital Expenditure	Payments for construction of infrastructure			(27,000)	
BRAC Building Upgrade - Cap Exp - BRAC Dry	Capital Expenditure	Payments for property, plant and equipment			(100,000)	
Exhibition Infrastructure for Kimberley Artwork Grant	Capital Income	Proceeds from capital grants, subsidies and contributions		69,788		
Exhibition Infrastructure for Kimberley Artwork Grant - Cap Exp	Capital Expenditure	Payments for property, plant and equipment			(69,788)	
Library Reactive Maint - Op Exp	Operating Expenditure	Materials and contracts			(20,000)	
Transfer From Building Reserve Leased Comm Facilities - Un Clas	Reserve Transfer	Transfer from reserves		20,000		
Salary - Op Exp - Finance	Operating Expenditure	Employee costs		61,454		
Consultants Corp Serv - Op Exp - Corp Gov Support	Operating Expenditure	Materials and contracts		75,000		
Consultants and Relief Staff - Op Exp - Finance - Corp. Gov. & Support	Operating Expenditure	Materials and contracts			(218,054)	
Insurance - General	Operating Expenditure	Insurance		31,907		
Insurance - Workers Compensation	Operating Expenditure	Employee costs		62,077		
Reimbursement of Insurable Claimable Costs - Op Inc - Unclassified General	Operating Income	Other revenue		27,000		
Salary - Op Exp - IT	Operating Expenditure	Employee costs		16,285		
IT Contract Consultants - Exp	Operating Expenditure	Materials and contracts			(16,285)	
Minor Assets<\$5000 - IT Exp	Operating Expenditure	Materials and contracts			(13,560)	
Planning Fees (GST Free) - Op Inc - Town Planning/Regional Devel	Operating Income	Fees and charges		30,000		
Stat Fees & Lic - Building Permits	Operating Income	Fees and charges		40,000		
Planning General Project Consult - Op Exp Town Planning/Reg Dev	Operating Expenditure	Materials and contracts			(8,000)	
Relief Staff - Exp - Op Exp - Ranger Operations	Operating Expenditure	Materials and contracts			(150,000)	
Salaries - Op Exp - Fire Prevention	Operating Expenditure	Employee costs		150,000		
Advertising Tags & Other Animal Control Exps - Op Exp - Animal Control	Operating Expenditure	Materials and contracts			(50,000)	
Relief Staff Expenses - Op Exp - Preventive - Inspection/Admin	Operating Expenditure	Materials and contracts			(20,000)	
Salary - Op Exp - Preventive - Inspection/Admin	Operating Expenditure	Employee costs		20,000		
State Direct MRWA/RRG Rd Maint Op Grant Rec'd	Operating Income	Grants, subsidies and contributions		34,110		
Mobile Garbage Bin Replacement - Cap Exp - San Gen Refuse	Capital Expenditure	Payments for property, plant and equipment			(201,000)	
Transfer Sanitation Steel - Op Exp	Operating Expenditure	Materials and contracts			(52,000)	
Consultants - Op Exp - Sanitation Gen Refuse	Operating Expenditure	Materials and contracts			(20,000)	
Waste Management Grant - Op Exp - Sanitation Gen Refuse	Operating Expenditure	Materials and contracts			(14,500)	
Kerbside collection - Op Inc - Sanitation Gen Refuse	Operating Income	Fees and charges		40,000		
Waste Management Grant - Op Inc - Sanitation Gen Refuse	Operating Income	Grants, subsidies and contributions		14,500		
WMF Op Income - Op Inc - Sanitation Gen Refuse	Operating Income	Fees and charges		500,000		
Transfer to Regional Resource Recovery Park Reserve - Cap Exp - Reg Res Rec Pk	Reserve Transfer	Transfer to reserves			(267,000)	
Town Beach Water Park - P&G Maint	Operating Expenditure	Materials and contracts			(32,700)	
Public BBQs Cleaning - Op Exp	Operating Expenditure	Materials and contracts			(17,342)	
Pressure Washing of Public Infrastructure - Op Exp	Operating Expenditure	Materials and contracts			(42,433)	
Urban Rubbish Bins Servicing - CCC Maint	Operating Expenditure	Employee costs		81,840		
General Litter Control - CCC Maint	Operating Expenditure	Employee costs		10,635		
Haas St Office - Reactive Maint - Op Exp	Operating Expenditure	Materials and contracts			(10,000)	
Cable Beach Restaurant - Reactive Maint - Op Ex	Operating Expenditure	Materials and contracts			(15,000)	
KRO2 - Reactive Maint - Op Exp	Operating Expenditure	Materials and contracts			(15,000)	(122,617)
SMC 25 November 2024 C/1124/031						
Walmanyjun Cable Beach Foreshore Redevelopment Stage 2	Capital Income	Proceeds from capital grants, subsidies and contributions		35,875,000		
Walmanyjun Cable Beach Foreshore Redevelopment Stage 2 - Head Contract	Capital Expenditure	Payments for construction of infrastructure			(35,875,000)	(122,617)

SHIRE OF BROOME
SUPPLEMENTARY INFORMATION
FOR THE PERIOD ENDED 31 JANUARY 2025

12 BUDGET AMENDMENTS

Amendments to original budget since budget adoption. Surplus/(Deficit)

Description	Classification	Nature & Type	Non Cash Adjustment \$	Increase in Available Cash \$	Decrease in Available Cash \$	Amended Budget Running Balance \$
OCM 12 December 2024 C/1224/005						
Increase budget for A Sporting Chance program to account for unspent monies from prior year						
A Sporting Chance Grant	Operating Income	Grants, subsidies and contributions		28,266		
A Sporting Chance Program Expenditure	Operating Expenditure	Materials and contracts			(39,502)	
A Remote Chance Program Expenditure	Operating Expenditure	Materials and contracts			(22,714)	(156,567)
OCM 12 December 2024 C/1224/006						
Mental Health Commission grant funding received to install needle disposal units						
Operating Grant - Health	Operating Income	Grants, subsidies and contributions		187,430		
Operating Expenditure - Health	Operating Expenditure	Materials and contracts			(187,430)	(156,567)
OCM 12 December 2024 C/1224/023						
Frederick Street Intersection Upgrade						
Frederick Street Intersection Upgrade - Income	Capital Income	Proceeds from capital grants, subsidies and contributions		112,500		
Frederick Street Intersection Upgrade - Expenditure	Capital Expenditure	Payments for construction of infrastructure			(112,500)	(156,567)
OCM 12 December 2024 C/1224/024						
Contaminated Site Remediation						
Contaminated Site Remediation- OP Ex	Operating Expenditure	Materials and contracts			(1,046,000)	
WMF Operating Income	Operating Income	Fees and charges		1,800,000		
Transfer to Regional Recovery Park Reserve	Reserve Transfer	Transfer to reserves			(754,000)	(156,567)
OCM 12 December 2024 C/1224/013						
Adjust brought forward figures after audit finalisation						
Increase in operating grants	Operating Income	Grants, subsidies and contributions		17,500		
Increase in other revenue	Operating Income	Other revenue		75,437		
Financial assistance grant received in prior year	Operating Income	Grants, subsidies and contributions			(1,895,841)	
Increase in operational expenditure	Operating Expenditure	Materials and contracts			(276,548)	
Increase in non operating grants	Capital Income	Proceeds from capital grants, subsidies and contributions		415,472		
Decrease in expected proceeds from sale of assets	Capital Income	Proceeds from disposal of assets			(157,762)	
Increase in expected proceeds from loans	Capital Income	Proceeds from new borrowings		636		
Decrease in expected capital expenditure	Capital Expenditure	Payments for construction of infrastructure			(265,127)	
Decrease in expected capital expenditure	Capital Expenditure	Payments for property, plant and equipment		1,422,212		
Transfers from Reserve	Reserve Transfer	Transfer from reserves			(1,002,301)	
Transfers to Reserve - Cable Beach	Reserve Transfer	Transfer to reserves			(81,566)	
Change in b/fwd surplus	Opening surplus/(deficit)	Surplus or deficit at the start of the financial year		1,785,149		(119,306)
				43,725,208	(43,844,514)	(119,306)

9.4.5 MONTHLY FINANCIAL REPORT FEBRUARY - 2025

LOCATION/ADDRESS:	Nil
APPLICANT:	Nil
FILE:	FRE02
AUTHOR:	Accountant
CONTRIBUTOR/S:	Finance Officer
RESPONSIBLE OFFICER:	Director Corporate Services
DISCLOSURE OF INTEREST:	Nil

SUMMARY:

Council is required under Regulation 34(1) of the *Local Government (Financial Management) Regulations 1996* (FMR) to consider and receive the Monthly Financial Report for the period ended 28 February 2025.

BACKGROUND

Council is provided with the Monthly Financial Report, which has been prepared in line with statutory reporting obligations and includes the:

- Statement of Financial Activity by nature classifications (satisfying Regulation 34 of the FMR);
- Statement of Financial Position (satisfying Regulation 35 of the FMR);
- Basis of Preparation;
- Statement of Financial Activity Information - the adjustments to the Statement of Financial Activity and Net Current Assets Position which agree to the surplus/deficit position (satisfying Regulation 32 of the FMR); and
- Explanation of material variances to year-to-date budget (satisfying Regulation 34 of the FMR).

Supplementary information has been provided per Regulation 34(2) of the FMR to provide Council with a holistic overview of the operations of the Shire of Broome. The Supplementary Information notes include:

- Cash and financial assets;
- Reserve accounts;
- Capital acquisitions – summarised by asset class, detailed to project, plant disposals;
- Aged payables;
- Borrowings;
- Grants – detailed listing of operating grants, capital grants and contributions; and
- Detailed list of Council adopted Budget amendments – by nature classification.

COMMENT

The February 2025 Monthly Financial Report provides an overview of operating and capital project progress. Below are the key indicators of the 2024/25 year-to-date budget position:

16. Budget Year Elapsed	17. 67%
18. Total Rates levied	19. 100%
20. Total Operating Revenue (excluding Rates and Profit on asset disposals)	21. 85%
22. Total Operating Expenditure (excluding Loss on asset disposals)	23. 58%
24. Total Capital Revenue	25. 8%
26. Total Capital Expenditure	27. 23%

For activity categories where progress notably differs from the 50% budget year elapsed, high-level explanations for the variances are provided:

Operating Revenue

Grants Subsidies and Contributions

\$419,758 less than estimated YTD income (34.30% variance). \$350,000 of funding was budgeted in respect of the Cable Beach Water Park Detailed Design Project however has not been received. Similarly, \$98,000 of funding for the Broome Housing Affordability Strategy Project has not yet been received. These receipts are expected in the coming months. Temporary variance.

Interest Revenue

\$484,762 increase over estimated YTD income (48.01% variance). Strong term deposit interest rates have resulted in a higher investment yield than forecast, primarily related to reserve account funds. Permanent variance.

Other Revenue

\$292,749 over estimated YTD income (29.07% variance). A reimbursement of \$139,000 was received for a 2023/24 insurance claim, and \$65,000 in additional scrap metal disposal fees were collected. Permanent variance.

Operating Expenditure

Materials and Contracts

\$4,046,402 less than estimated YTD expenditure (35.63% variance). \$1.2m has been budgeted for BRAC site remediation and asset rehabilitation works which have commenced however yet to be invoiced. Contracted recycling services and kerbside collections are \$660,000 under budget. Expenditure for Parks and Ovals is currently \$215,000 below budget. Parks and Ovals accounts will be reviewed in detail as part of the Quarter 3 Finance and Costing Review. Temporary variance.

Utility Charges

\$393,119 less than estimated YTD expenditure (22.23 variance). Maintenance of Parks and Ovals is currently \$166,000 under budget with costs expected to rise during wet season. Timing of invoices for street lighting charges has resulted in a budget variance of \$55,000. Temporary variance.

Finance Costs

\$71,249 less than estimated YTD expenditure (33.74% variance). \$74,000 was budgeted for interest on loans for the Key Worker Housing Project and Cable Beach Stage 1. These loans are expected to be drawn down in the coming months. Permanent variance.

Capital Revenue

Proceeds from capital grants, subsidies and contributions

\$2,712,471 less than estimated YTD revenue (41.99% variance). There is a timing difference between the budget phasing and the receipt of grant funding for the Cable Beach Redevelopment, which is funded through various sources, carrying an impact of \$3.3m. However, \$352,000 from the Regional Road Group was received earlier than budgeted. Temporary variance.

Proceeds from disposal of assets

\$322,695 less than estimated YTD revenue (100.00% variance). Periodic renewal of Mobile Plant and Equipment is behind schedule. It is expected that replacement vehicles and equipment will be put into service in the coming months. Temporary variance.

Capital Expenditure

Payments for property, plant and equipment

\$2,777,609 less than estimated YTD expenditure (54.59% variance). The Key Worker Housing project tender was awarded in July, and expenditure has commenced. The project is on track to meet the budget, with the current variance of \$1.9m being due to timing. Periodic renewal of Mobile Plant and Equipment is behind schedule causing a timing difference of \$870,000. A detailed capital expenditure schedule can be found at Supplementary Note 5. Temporary variance.

Payments for construction of infrastructure

\$2,078,332 more than estimated YTD expenditure (20.54% variance). Infrastructure works are running at \$2m above budget due to timing of invoices received from major contractors in the Cable Beach Redevelopment project. A detailed capital expenditure schedule can be found at Supplementary Note 5. Temporary variance.

Variances identified in the attached report are classified as either timing or permanent variances. For permanent variances, adjustments will be proposed during quarterly budget reviews to ensure the budget aligns with projected outcomes. For further details on major variances by activity (Actual vs. Budget), refer to Note 3 in the Monthly Financial Report. For a full list of budget adjustments approved by Council in 2024/25, refer to Note 9 in the Monthly Financial Report.

Budget Amendments

Shire Vehicle – Director Development and Community

At the Ordinary Meeting of Council held 27 February 2025, Council approved the appointment of the preferred candidate to the Director Development and Community position. As a part of the employment Contract and in accordance with the Shire's Motor Vehicle Usage Administration Policy the Shire allocates vehicles to specific positions based on business and operational requirements. In this instance the vehicle type offered as a part of the role is a Toyota Prado sedan or similar.

Where the person is entering a role where an existing Shire owned vehicle is owned the existing vehicle would be allocated to the incoming employee. In this instance the previous Director leased their vehicle and as such the Shire does not have a vehicle to allocate to the new Director. A budget allocation of \$70,000 to account 101061840 Vehicle & Mobile Plant Renewal (Replacement) Cap Exp - Dev Services is required in 2024/25 to provide funds

to purchase a vehicle. A corresponding transfer of \$70,000 from reserve account 101483950 Transfer from Plant Reserve - Works Ops is required to fund the purchase.

Award of Request for Quote - Coastal Hazard and Risk Management Adaption Plan Review

A review of the Coastal Hazard and Risk Management Adaption Plan (CHRMAP) was budgeted in Council's 2024/25 Annual Budget with \$90,000 allocated to the project at budget adoption. Officer's have subsequently gone to Request for Quote (RFQ) for the project.

Responses received for the RFQ exceed the budget by \$15,000 and an amendment is required to facilitate the award of the RFQ.

The review of the CHRMAP is a critical component of work informing decision making on planning initiatives in key precincts within the townsite. It is recommended that funds are made available to allow officers to award the work.

Officers have identified savings in account 106055 Planning General Project Consult - Op Exp that can be used to offset the increased costs.

It is proposed to allocate \$15,000 from account 106055 Planning General Project Consult - Op Exp to account 106060 CHRMAP Review, taking the total 2024/25 budget for that project to \$115,000.

All budget amendments require an Absolute Majority decision of Council, including transfers in and out of the Shire's cash Reserves.

CONSULTATION

Nil

STATUTORY ENVIRONMENT

Local Government (Financial Management) Regulations 1996

- 34(1) *A local government is to prepare each month a statement of financial activity reporting on the revenue and expenditure, as set out in the annual budget under regulation 22 (1)(d), for the previous month (the "relevant 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); and*
 - (b) budget estimates to the end of the relevant month; and*
 - (c) actual amounts of expenditure, revenue and income to the end of the relevant month; and*
 - (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 relevant month and a note containing a summary explaining the composition of the net current assets.*
- 34(1B) *The detail included under subregulation (1)(e) must be structured in the same way as the detail included in the annual budget under regulation 31(1) and (3)(a).*

- 34(1C) Any information relating to exclusions from the calculation of a budget deficiency that is included as part of the budget estimates referred to in subregulation (1)(a) or (b) must be structured in the same way as the corresponding information included in the annual budget.
- 34(2) Each statement of financial activity is to be accompanied by documents containing-
- (b) an explanation of each of the material variances referred to in subregulation (1)(d); and
 - (c) such other supporting information as is considered relevant by the local government.
- 34(3) The information in a statement of financial activity may be shown according to nature classification.
- 34(4) A statement of financial activity, and the accompanying documents referred to in subregulation (2), are to be —
- (a) presented at an ordinary meeting of the council within 2 months after the end of the relevant month; and
 - (b) recorded in the minutes of the meeting at which it is presented.
- 34(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.
- 35(1) A local government must prepare each month a statement of financial position showing the financial position of the local government as at the last day of the previous month (the previous month) and —
- (a) the financial position of the local government as at the last day of the previous financial year; or
 - (b) if the previous month is June, the financial position of the local government as at the last day of the financial year before the previous financial year.
- 35(2) A statement of financial position must be —
- (a) presented at an ordinary meeting of the council within 2 months after the end of the previous month; and
 - (b) recorded in the minutes of the meeting at which it is presented.

POLICY IMPLICATIONS

Nil

FINANCIAL IMPLICATIONS

The attached financial statements summarise the transactions for the 2024/25 financial year. The closing position as of 30 June 2025 may change due to year-end accruals and non-cash adjustments. The final closing position and statements will be provided in the audited annual financial report.

All budget amendments must be approved by an absolute majority of Council.

RISK

The Monthly Financial 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 ASPIRATIONS

Performance - We will deliver excellent governance, service & value for everyone.

Outcome 11 - Effective leadership, advocacy and governance

Objective 11.2 Deliver best practice governance and risk management.

Outcome 12 - A well informed and engaged community

Objective 12.1 Provide the community with relevant, timely information and effective engagement.

Outcome 13 - Value for money from rates and long term financial sustainability

Objective 13.1 Plan effectively for short- and long-term financial sustainability

Objective 13.2 Improve real and perceived value for money from rates.

Outcome 14 - Excellence in organisational performance and service delivery

Objective 14.3 Monitor and continuously improve performance levels.

VOTING REQUIREMENTS

Absolute Majority

COUNCIL RESOLUTION:

(REPORT RECOMMENDATION)

Minute No. C/0325/050

Moved: Cr M Virgo

Seconded: Cr S Cooper

That Council:

- 1. Adopts the Monthly Financial Activity Statement Report for the period ended 28 February 2025 as attached; and**

- 2. Approves an allocation of \$70,000 to account 101061840 Vehicle & Mobile Plant Renewal (Replacement) Cap Exp - Dev Services in 2024/25 to provide funds to purchase a vehicle for the Director Development and Community.**
- 3. Approves a corresponding transfer of \$70,000 from account 101483950 Transfer from Plant Reserve - Works Ops to fund the purchase;**
- 4. Approves a transfer of \$15,000 from account 106055 Planning General Project Consult - Op Exp to account 106060 CHRMAP Review – Op Ex to facilitate the award of the Request for Quote for review of the Shire's Coastal Hazard and Risk Management Adaption Plan.**

For the Motion: Shire President C Mitchell, Cr D Male, Cr S Cooper, Cr J Lewis Cr J Mamid, Cr P Matsumoto, Cr E Smith, Cr P Taylor and Cr M Virgo.

CARRIED UNANIMOUSLY BY ABSOLUTE MAJORITY 9/0

Attachments

1. Monthly Statement of Activity February 2025



SHIRE OF BROOME

MONTHLY FINANCIAL REPORT

**(Containing the required statement of financial activity and statement of financial position)
For the period ended 28 February 2025**

LOCAL GOVERNMENT ACT 1995

LOCAL GOVERNMENT (FINANCIAL MANAGEMENT) REGULATIONS 1996

TABLE OF CONTENTS

Statement of Financial Activity	2
Statement of Financial Position	3
Note 1 Basis of Preparation	4
Note 2 Net Current Assets Information	5
Note 3 Explanation of Material Variances	6
Supplementary Information	8

SHIRE OF BROOME
STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 28 FEBRUARY 2025

Note	Original Adopted Budget	Amended Budget Estimates (a)	YTD Budget Estimates (b)	YTD Actual (c)	Variance* \$ (c) - (b)	Variance* % ((c) - (b))/(b)	Var.
	\$	\$	\$	\$	\$	%	
OPERATING ACTIVITIES							
Revenue from operating activities							
General rates	28,649,409	28,726,430	28,657,107	28,837,505	180,398	0.63%	
Grants, subsidies and contributions	2,483,917	1,384,810	1,223,892	804,134	(419,758)	(34.30%)	▼
Fees and charges	11,400,517	13,989,517	11,574,718	12,231,462	656,744	5.67%	
Interest revenue	1,781,275	1,704,275	1,009,731	1,494,493	484,762	48.01%	▲
Other revenue	1,316,967	1,536,352	1,006,990	1,299,739	292,749	29.07%	▲
Profit on asset disposals	248,908	248,908	0	0	0	0.00%	
	45,880,993	47,590,292	43,472,438	44,667,333	1,194,895	2.75%	
Expenditure from operating activities							
Employee costs	(19,696,237)	(19,100,687)	(12,524,527)	(11,879,918)	644,609	5.15%	
Materials and contracts	(13,704,706)	(16,589,156)	(11,357,014)	(7,310,612)	4,046,402	35.63%	▲
Utility charges	(2,652,461)	(2,652,461)	(1,768,360)	(1,375,241)	393,119	22.23%	▲
Depreciation	(16,009,575)	(16,009,575)	(10,673,088)	(10,557,413)	115,675	1.08%	
Finance costs	(450,931)	(370,931)	(211,177)	(139,928)	71,249	33.74%	▲
Insurance	(867,944)	(855,220)	(855,220)	(795,244)	59,976	7.01%	
Other expenditure	(1,586,394)	(1,655,900)	(1,300,434)	(1,087,867)	212,567	16.35%	▲
Loss on asset disposals	(211,375)	(211,375)	0	0	0	0.00%	
	(55,179,623)	(57,445,305)	(38,689,820)	(33,146,223)	5,543,597	14.33%	
Non cash amounts excluded from operating activities	2(c) 15,972,042	15,972,042	10,673,088	10,557,413	(115,675)	(1.08%)	
Amount attributable to operating activities	6,673,412	6,117,029	15,455,706	22,078,523	6,622,817	42.85%	
INVESTING ACTIVITIES							
Inflows from investing activities							
Proceeds from capital grants, subsidies and contributions	10,794,394	47,355,680	6,459,698	3,747,227	(2,712,471)	(41.99%)	▼
Proceeds from disposal of assets	729,394	559,117	322,695	0	(322,695)	(100.00%)	▼
Proceeds from self supporting loans	96,154	96,154	71,249	71,249	0	0.00%	
	11,619,942	48,010,951	6,853,642	3,818,476	(3,035,166)	(44.29%)	
Outflows from investing activities							
Right of use assets recognised		0	0	(45,881)	(45,881)	0.00%	
Payments for property, plant and equipment	(8,360,381)	(7,254,182)	(5,088,352)	(2,310,743)	2,777,609	54.59%	▲
Payments for construction of infrastructure	(18,264,344)	(54,913,973)	(10,116,137)	(12,194,469)	(2,078,332)	(20.54%)	▼
	(26,624,725)	(62,168,155)	(15,204,489)	(14,551,093)	653,396	4.30%	
Non-cash amounts excluded from investing activities	2(d) 0	0	0	28,309	28,309	0.00%	
Amount attributable to investing activities	(15,004,783)	(14,157,204)	(8,350,847)	(10,704,308)	(2,353,461)	(28.18%)	
FINANCING ACTIVITIES							
Inflows from financing activities							
Leases liabilities recognised		0	0	45,881	45,881	0.00%	
Proceeds from new borrowings	3,963,081	3,963,717	0	0	0	0.00%	
Transfer from reserves	5,567,720	4,687,161	655,821	0	(655,821)	(100.00%)	▼
	9,530,801	8,650,878	655,821	45,881	(655,821)	(93.00%)	
Outflows from financing activities							
Payments for principal portion of lease liabilities	(137,144)	(137,144)	(103,382)	(103,382)	0	0.00%	
Repayment of borrowings	(955,389)	(955,389)	(302,807)	(302,807)	0	0.00%	
Transfer to reserves	(4,234,917)	(5,518,959)	(1,224,076)	(773,725)	450,351	36.79%	▲
	(5,327,450)	(6,611,492)	(1,630,265)	(1,179,914)	450,351	27.62%	
Amount attributable to financing activities	4,203,351	2,039,386	(974,444)	(1,134,033)	(205,470)	(16.38%)	
MOVEMENT IN SURPLUS OR DEFICIT							
Surplus or deficit at the start of the financial year	2(a) 4,128,020	5,913,170	5,913,170	5,913,170	0	0.00%	
Amount attributable to operating activities	6,673,412	6,117,029	15,455,706	22,078,523	6,622,817	42.85%	▲
Amount attributable to investing activities	(15,004,783)	(14,157,204)	(8,350,847)	(10,704,308)	(2,353,461)	(28.18%)	▼
Amount attributable to financing activities	4,203,351	2,039,386	(974,444)	(1,134,033)	(205,470)	(16.38%)	▼
Surplus or deficit after imposition of general rates	0	(87,619)	12,043,585	16,153,352	4,109,767	34.12%	▲

KEY INFORMATION

▲ ▼ Indicates a variance between Year to Date (YTD) Budget and YTD Actual data outside the adopted materiality threshold.

▲ Indicates a variance with a positive impact on the financial position.

▼ Indicates a variance with a negative impact on the financial position.

Refer to Note 3 for an explanation of the reasons for the variance.

This statement is to be read in conjunction with the accompanying notes.

SHIRE OF BROOME
STATEMENT OF FINANCIAL POSITION
FOR THE PERIOD ENDED 28 FEBRUARY 2025

	Actual 30 June 2024	Actual as at 28 February 2025
	\$	\$
CURRENT ASSETS		
Cash and cash equivalents	53,524,615	58,138,605
Trade and other receivables	2,570,892	5,534,105
Other financial assets	96,154	24,905
Inventories	27,879	(1,123)
Other assets	576,111	0
TOTAL CURRENT ASSETS	56,795,651	63,696,492
NON-CURRENT ASSETS		
Trade and other receivables	134,560	134,560
Other financial assets	2,003,696	2,003,696
Property, plant and equipment	87,529,274	86,763,434
Infrastructure	324,647,381	329,524,259
Right-of-use assets	356,399	239,045
TOTAL NON-CURRENT ASSETS	414,671,310	418,664,994
TOTAL ASSETS	471,466,961	482,361,486
CURRENT LIABILITIES		
Trade and other payables	4,186,894	2,394,813
Other liabilities	7,112,533	4,900,800
Lease liabilities	132,032	35,718
Borrowings	608,967	306,160
Employee related provisions	2,016,446	2,006,753
Other provisions	103,000	103,000
TOTAL CURRENT LIABILITIES	14,159,872	9,747,244
NON-CURRENT LIABILITIES		
Lease liabilities	235,554	274,367
Borrowings	6,626,745	6,626,745
Employee related provisions	352,567	352,567
Other provisions	4,190,943	4,190,943
TOTAL NON-CURRENT LIABILITIES	11,405,809	11,444,622
TOTAL LIABILITIES	25,565,681	21,191,866
NET ASSETS	445,901,280	461,169,620
EQUITY		
Retained surplus	153,595,865	168,090,474
Reserve accounts	38,787,299	39,561,027
Revaluation surplus	253,518,116	253,518,117
TOTAL EQUITY	445,901,280	461,169,618

This statement is to be read in conjunction with the accompanying notes.

SHIRE OF BROOME
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 28 FEBRUARY 2025

1 BASIS OF PREPARATION AND MATERIAL ACCOUNTING POLICIES

BASIS OF PREPARATION

This prescribed financial report has been prepared in accordance with the *Local Government Act 1995* and accompanying regulations.

Local Government Act 1995 requirements

Section 6.4(2) of the *Local Government Act 1995* read with the *Local Government (Financial Management) Regulations 1996*, prescribe that the financial report be prepared in accordance with the *Local Government Act 1995* and, to the extent that they are not inconsistent with the Act, the Australian Accounting Standards. The Australian Accounting Standards (as they apply to local governments and not-for-profit entities) and Interpretations of the Australian Accounting Standards Board were applied where no inconsistencies exist.

The *Local Government (Financial Management) Regulations 1996* specify that vested land is a right-of-use asset to be measured at cost, and is considered a zero cost concessionary lease. All right-of-use assets under zero cost concessionary leases are measured at zero cost rather than at fair value, except for vested improvements on concessionary land leases such as roads, buildings or other infrastructure which continue to be reported at fair value, as opposed to the vested land which is measured at zero cost. The measurement of vested improvements at fair value is a departure from AASB 16 which would have required the Shire to measure any vested improvements at zero cost.

Local Government (Financial Management) Regulations 1996, regulation 34 prescribes contents of the financial report. Supplementary information does not form part of the financial report.

Accounting policies which have been adopted in the preparation of this financial report have been consistently applied unless stated otherwise. Except for cash flow and rate setting information, the financial report has been prepared on the accrual basis and is based on historical costs, modified, where applicable, by the measurement at fair value of selected non-current assets, financial assets and liabilities.

PREPARATION TIMING AND REVIEW

Date prepared: All known transactions up to 17 February 2025

THE LOCAL GOVERNMENT REPORTING ENTITY

All funds through which the Shire controls resources to carry on its functions have been included in the financial statements forming part of this financial report.

All monies held in the Trust Fund are excluded from the financial statements.

MATERIAL ACCOUNTING POLICIES

Material accounting policies utilised in the preparation of these statements are as described within the 2024-25 Annual Budget. Please refer to the adopted budget document for details of these policies.

Critical accounting estimates and judgements

The preparation of a financial report in conformity with Australian Accounting Standards requires management to make judgements, estimates and assumptions that effect the application of policies and reported amounts of assets and liabilities, income and expenses.

The estimates and associated assumptions are based on historical experience and various other factors believed to be reasonable under the circumstances; the results of which form the basis of making the judgements about carrying values of assets and liabilities that are not readily apparent from other sources. Actual results may differ from these estimates.

As with all estimates, the use of different assumptions could lead to material changes in the amounts reported in the financial report.

The following are estimates and assumptions that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year and further information on their nature and impact can be found in the relevant note:

- Fair value measurement of assets carried at reportable value including:
 - Property, plant and equipment
 - Infrastructure
- Impairment losses of non-financial assets
- Expected credit losses on financial assets
- Assets held for sale
- Investment property
- Estimated useful life of intangible assets
- Measurement of employee benefits
- Measurement of provisions
- Estimation uncertainties and judgements made in relation to lease

SHIRE OF BROOME
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 28 FEBRUARY 2025

2 NET CURRENT ASSETS INFORMATION

(a) Net current assets used in the Statement of Financial Activity

	Amended Budget Opening	Actual as at	Actual as at
Note	1 July 2024	30 June 2024	28 February 2025
	\$	\$	\$
Current assets			
Cash and cash equivalents	53,524,615	53,524,615	58,138,605
Trade and other receivables	2,570,892	2,570,892	5,534,105
Other financial assets	96,154	96,154	24,905
Inventories	27,879	27,879	(1,123)
Other assets	576,111	576,111	0
	56,795,651	56,795,651	63,696,492
Less: current liabilities			
Trade and other payables	(4,186,894)	(4,186,894)	(2,394,813)
Other liabilities	(7,112,533)	(7,112,533)	(4,900,800)
Lease liabilities	(132,032)	(132,032)	(35,718)
Borrowings	(608,967)	(608,967)	(306,160)
Employee related provisions	(2,016,446)	(2,016,446)	(2,006,753)
Other provisions	(103,000)	(103,000)	(103,000)
	(14,159,872)	(14,159,872)	(9,747,244)
Net current assets	42,635,779	42,635,779	53,949,248
Less: Total adjustments to net current assets	2(b) (36,722,609)	(36,722,609)	(37,795,897)
Closing funding surplus / (deficit)	5,913,170	5,913,170	16,153,351

(b) Current assets and liabilities excluded from budgeted deficiency

Adjustments to net current assets			
Less: Reserve accounts	(38,787,299)	(38,787,299)	(39,561,024)
Less: Financial assets at amortised cost - self supporting loans	(96,154)	(96,154)	(24,905)
Less: Current assets not expected to be received at end of year			
- Receivables for employee related provisions	15,566	15,566	15,566
Add: Current liabilities not expected to be cleared at the end of the year			
- Current portion of lease liabilities	132,032	132,032	35,718
- Current portion of borrowings	608,967	608,967	306,160
- Current portion of employee benefit provisions held in reserve	1,404,279	1,404,279	1,432,588
Total adjustments to net current assets	2(a) (36,722,609)	(36,722,609)	(37,795,897)

(c) Non-cash amounts excluded from operating activities

	Amended Budget Estimates	YTD Budget Estimates	YTD Actual
	30 June 2025	28 February 2025	28 February 2025
	\$	\$	\$
Adjustments to operating activities			
Less: Profit on asset disposals	(248,908)	0	0
Add: Loss on asset disposals	211,375	0	0
Add: Depreciation	16,009,575	10,673,088	10,557,413
Total non-cash amounts excluded from operating activities	15,972,042	10,673,088	10,557,413

(d) Non-cash amounts excluded from investing activities

Adjustments to investing activities			
Adjustment to self supporting loan receipts to be corrected	0	0	
Movement in current other provision associated with restricted cash	0	0	28,309
Total non-cash amounts excluded from investing activities	0	0	28,309

CURRENT AND NON-CURRENT CLASSIFICATION

In the determination of whether an asset or liability is current or non-current, consideration is given to the time when each asset or liability is expected to be settled. Unless otherwise stated assets or liabilities are classified as current if expected to be settled within the next 12 months, being the local governments' operational cycle.

SHIRE OF BROOME
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 28 FEBRUARY 2025

3 EXPLANATION OF MATERIAL VARIANCES

The material variance thresholds are adopted annually by Council as an indicator of whether the actual expenditure or revenue varies from the year to date actual materially.
The material variance adopted by Council for the 2024-25 year is \$10,000 for operating, \$20,000 for capital and 10.00%, whichever is the greater.

Description

Revenue from operating activities

Grants, subsidies and contributions

\$350,000 of funding was budgeted in respect of the Cable Beach Water Park Detailed Design Project but has not been received. Similarly, \$98,000 of funding for the Broome Housing Affordability Strategy Project has not yet been received. These receipts are expected in the coming months.

Interest revenue

Strong term deposit interest rates have resulted in a higher investment yield than forecast.

Other revenue

A reimbursement of \$139,000 was received for a 2023/24 insurance claim, and \$65,000 in additional scrap metal disposal fees were collected. Both are permanent variations.

Expenditure from operating activities

Materials and contracts

\$1.2m has been budgeted for site remediation and asset rehabilitation works which have not yet commenced. Waste facility contracted recycling services and kerbside collections are \$660,000 under budget. Expenditure for Parks and Ovals is currently \$215,000 below budget.

Utility charges

Maintenance of Parks and Ovals is currently \$166,000 under budget with costs expected to rise during wet season. Timing of invoices for street lighting charges has resulted in a budget variance of \$55,000.

Finance costs

\$55,000 was budgeted for interest on loans for the Key Worker Housing Project. These loans are expected to be drawn down in the coming months.

Other expenditure

The Broome Visitor Centre subsidy was budgeted to have been paid in full, however the second instalment is yet to be paid, creating a timing difference of \$150,000.

Var. \$	Var. %	
\$	%	
(419,758)	(34.30%) ▼	
	Timing	
484,762	48.01% ▲	Permanent
292,749	29.07% ▲	Permanent
4,046,402	35.63% ▲	
	Timing	
393,119	22.23% ▲	
71,249	33.74% ▲	Timing
212,567	16.35% ▲	Timing

SHIRE OF BROOME
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 28 FEBRUARY 2025

3 EXPLANATION OF MATERIAL VARIANCES

Inflows from investing activities

Proceeds from capital grants, subsidies and contributions

There is a timing difference between the budget phasing and the receipt of grant funding for the Cable Beach redevelopment, which is funded through various sources, carrying an impact of \$3.3m. However, \$352,000 from the Regional Road Group was received earlier than budgeted.

(2,712,471)	(41.99%) ▼
	Timing

Proceeds from disposal of assets

Periodic renewal of Mobile Plant and Equipment is behind schedule. It is expected that replacement vehicles and equipment will be put into service in the coming months.

(322,695)	(100.00%) ▼
	Timing

Outflows from investing activities

Payments for property, plant and equipment

The Key Worker Housing project tender was awarded in July, and expenditure has commenced. The project is on track to meet the budget, with the current variance of \$1.9m being due to timing. Periodic renewal of Mobile Plant and Equipment is behind schedule causing a timing difference of \$870,000. A detailed capital expenditure schedule can be found at Supplementary Note 5.

2,777,609	54.59% ▲
	Timing

Payments for construction of infrastructure

Infrastructure works are running at \$2m above budget due to timing of invoices received from major contractors in the Cable Beach Redevelopment project. A detailed capital expenditure schedule can be found at Supplementary Note 5.

(2,078,332)	(20.54%) ▼
	Timing

Inflows from financing activities

Transfer from reserves

Transfers to and from reserves were budgeted to occur in the periods to date, but with the exception of interest earned, are yet to be completed. Reserves will be brought up to date before the close of the financial year.

(655,821)	(100.00%) ▼
	Timing

Outflows from financing activities

Transfer to reserves

Transfers to and from reserves were budgeted to occur in the periods to date, but with the exception of interest earned, are yet to be completed. Reserves will be brought up to date before the close of the financial year.

450,351	36.79% ▲
	Timing

Surplus or deficit after imposition of general rates

4,109,767	34.12% ▲
-----------	----------

SHIRE OF BROOME
SUPPLEMENTARY INFORMATION
TABLE OF CONTENTS

1	Key Information	9
2	Key Information - Graphical	10
3	Cash and Financial Assets	11
4	Reserve Accounts	12
5	Capital Acquisitions	13
6	Receivables	16
7	Payables	17
8	Borrowings	18
9	Rate Revenue	19
10	Grants, Subsidies & Contributions	20
11	Capital Grants, Subsidies & Contributions	21
12	Budget Amendments	22

BASIS OF PREPARATION - SUPPLEMENTARY INFORMATION

Supplementary information is presented for information purposes. The information does not comply with the disclosure requirements of the Australian Accounting Standards.

SHIRE OF BROOME
SUPPLEMENTARY INFORMATION
FOR THE PERIOD ENDED 28 FEBRUARY 2025

1 KEY INFORMATION

Funding Surplus or Deficit Components

	Funding surplus / (deficit)			
	Amended Budget	YTD Budget (a)	YTD Actual (b)	Var. \$ (b)-(a)
Opening	\$5.91 M	\$5.91 M	\$5.91 M	\$0.00 M
Closing	(\$0.09 M)	\$12.04 M	\$16.15 M	\$4.11 M

Refer to Statement of Financial Activity

Cash and cash equivalents		
	\$	% of total
Unrestricted Cash	\$58.14 M	32.0%
Restricted Cash	\$18.58 M	68.0%

Refer to 3 - Cash and Financial Assets

Payables	
	% Outstanding
Trade Payables	\$2.39 M
0 to 30 Days	\$0.59 M
Over 30 Days	82.1%
Over 90 Days	17.9%
	0.5%

Refer to 7 - Payables

Receivables	
	% Collected
Rates Receivable	\$0.80 M
Trade Receivable	\$4.73 M
Over 30 Days	84.2%
Over 90 Days	\$0.80 M
	% Outstanding
	47.8%
	34.8%

Refer to 6 - Receivables

Key Operating Activities

Amount attributable to operating activities			
Amended Budget	YTD Budget (a)	YTD Actual (b)	Var. \$ (b)-(a)
\$6.12 M	\$15.46 M	\$22.08 M	\$6.62 M

Refer to Statement of Financial Activity

Rates Revenue		
	\$	% Variance
YTD Actual	\$28.84 M	
YTD Budget	\$28.66 M	0.6%

Grants and Contributions		
	\$	% Variance
YTD Actual	\$0.80 M	
YTD Budget	\$1.22 M	(34.3%)

Refer to 10 - Grants and Contributions

Fees and Charges		
	\$	% Variance
YTD Actual	\$12.23 M	
YTD Budget	\$11.57 M	5.7%

Refer to Statement of Financial Activity

Key Investing Activities

Amount attributable to investing activities			
Amended Budget	YTD Budget (a)	YTD Actual (b)	Var. \$ (b)-(a)
(\$14.16 M)	(\$8.35 M)	(\$10.70 M)	(\$2.35 M)

Refer to Statement of Financial Activity

Proceeds on sale		
	\$	%
YTD Actual	\$0.00 M	
Amended Budget	\$0.73 M	(100.0%)

Refer to 6 - Disposal of Assets

Asset Acquisition		
	\$	% Spent
YTD Actual	\$12.19 M	
Amended Budget	\$54.81 M	(77.8%)

Refer to 5 - Capital Acquisitions

Capital Grants		
	\$	% Received
YTD Actual	\$3.75 M	
Amended Budget	\$47.36 M	(92.1%)

Refer to 5 - Capital Acquisitions

Key Financing Activities

Amount attributable to financing activities			
Amended Budget	YTD Budget (a)	YTD Actual (b)	Var. \$ (b)-(a)
\$2.04 M	(\$0.97 M)	(\$1.13 M)	(\$0.16 M)

Refer to Statement of Financial Activity

Borrowings	
Principal repayments	(\$0.30 M)
Interest expense	(\$0.13 M)
Principal due	\$6.93 M

Refer to 8 - Borrowings

Reserves	
Reserves balance	\$39.56 M
Net Movement	\$0.77 M

Refer to 4 - Cash Reserves

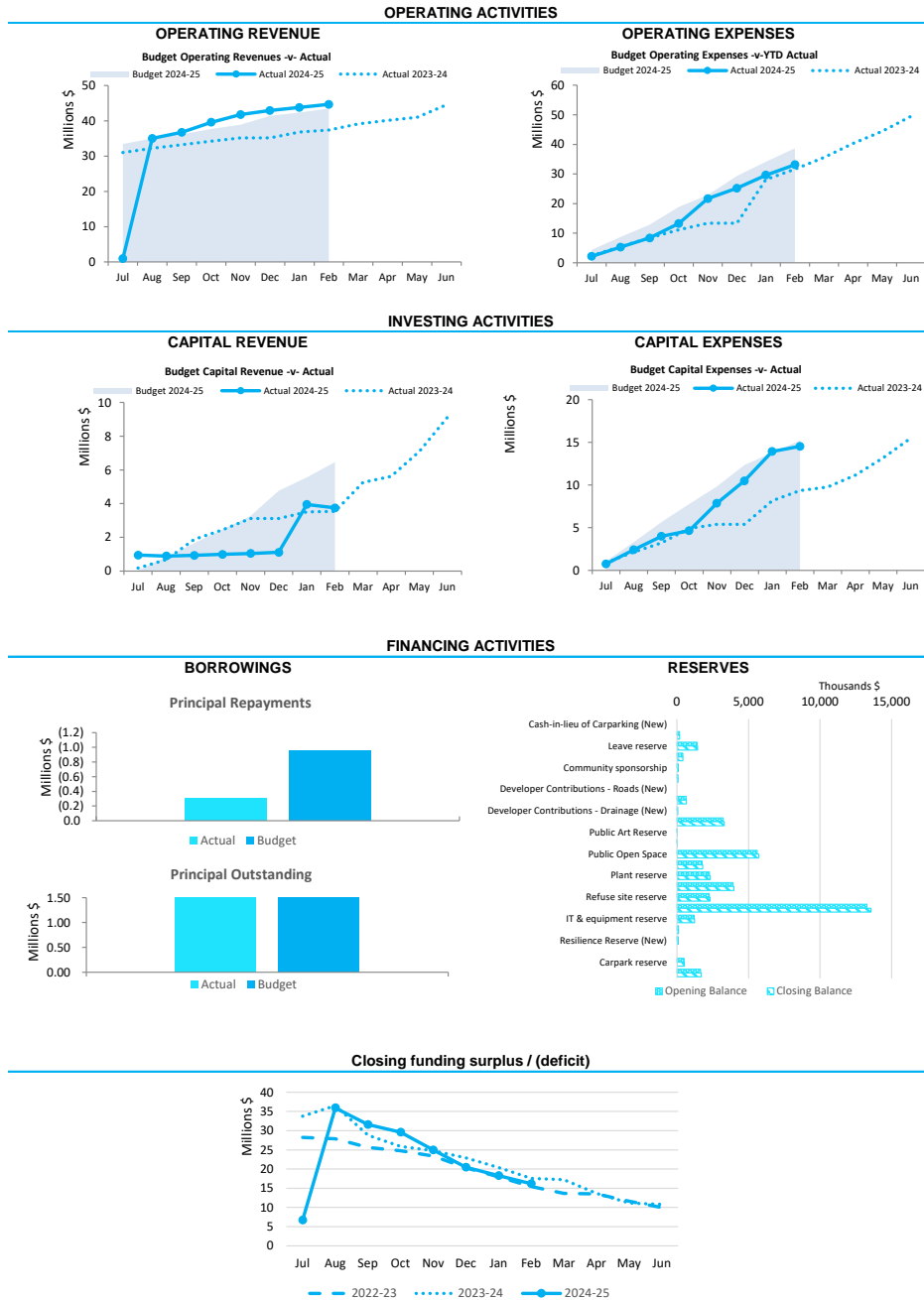
Lease Liability	
Principal repayments	(\$0.10 M)
Interest expense	\$0.01 M
Principal due	\$0.31 M

Refer to Note 9 - Lease Liabilities

This information is to be read in conjunction with the accompanying Financial Statements and notes.

SHIRE OF BROOME
SUPPLEMENTARY INFORMATION
FOR THE PERIOD ENDED 28 FEBRUARY 2025

2 KEY INFORMATION - GRAPHICAL



This information is to be read in conjunction with the accompanying Financial Statements and Notes.

SHIRE OF BROOME
SUPPLEMENTARY INFORMATION
FOR THE PERIOD ENDED 28 FEBRUARY 2025

3 CASH AND FINANCIAL ASSETS AT AMORTISED COST

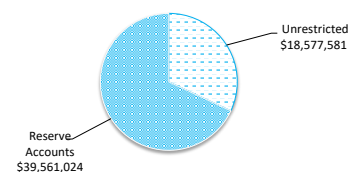
Description	Classification	Unrestricted	Reserve Accounts	Total	Trust	Institution	Interest Rate	Maturity Date
		\$	\$	\$	\$			
Cash on hand	Cash and cash equivalents	4,200	0	4,200	0	On Hand	Nil	On Hand
Municipal Bank Account	Cash and cash equivalents	3,564,832	0	3,564,832	0	CommBank	3.85%	At Call
Business Online Saver	Cash and cash equivalents	4,224,093	0	4,224,093	0	CommBank	4.35%	At Call
Reserve Bank Account	Cash and cash equivalents	0	3,960,922	3,960,922	0	CommBank	4.35%	At Call
Trust Bank Account	Cash and cash equivalents	200,339	0	200,339	0	CommBank	0.00%	At Call
Grants Bank Account	Cash and cash equivalents	584,117	0	584,117	0	CommBank	4.35%	At Call
ESCROW	Cash and cash equivalents	0	3,600,102	3,600,102	0	Perpetual	0.00%	At Call
Term Deposit	Cash and cash equivalents	10,000,000	0	10,000,000	0	Westpac	5.14%	26/03/2025
Term Deposit	Cash and cash equivalents	0	32,000,000	32,000,000	0	Westpac	5.15%	26/06/2025
Total		18,577,581	39,561,024	58,138,605	0			
Comprising								
Cash and cash equivalents (including Financial Assets - Term Deposits)		18,577,581	39,561,024	58,138,605	0			
		18,577,581	39,561,024	58,138,605	0			

KEY INFORMATION

Cash and cash equivalents include cash on hand, cash at bank, deposits available on demand with banks and other short term highly liquid investments with original maturities of three months or less that are readily convertible to known amounts of cash and which are subject to an insignificant risk of changes in value.

The local government classifies financial assets at amortised cost if both of the following criteria are met:

- the asset is held within a business model whose objective is to collect the contractual cashflows, and
- the contractual terms give rise to cash flows that are solely payments of principal and interest.



Term deposit information

Investment Type	Institution	Rating	Interest rate	Deposit Date	Maturity	Investment Term (days)	Investment \$	Forecast interest \$
Reserve Funds	WBC	AAA	5.15%	26/11/2024	26/06/2025	212	32,000,000	956,539
Municipal Funds	WBC	AAA	5.14%	26/11/2024	26/03/2025	120	10,000,000	168,871
Average Interest rate			5.15%			Total	42,000,000	1,125,410

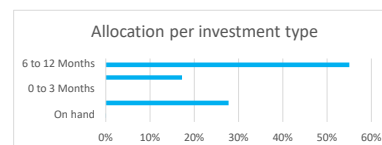
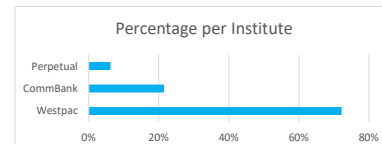
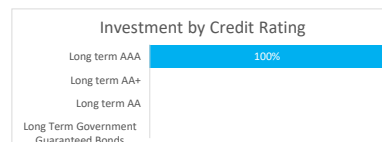
Investment Policy Reporting

Note: A review of the credit ratings held in the Investment Policy is required to ensure consistency with the Standard & Poors credit ratings for short and long term ratings.

Credit Rating	Maximum % in credit rating category	Shire of Broome allocation
Long term AAA	100%	100%
Long term AA+	50%	0%
Long term AA	25%	0%
Guaranteed Bonds	100%	0%

Institution	Maximum % in authorised institute	Shire of Broome allocation
Westpac	100%	72%
CommBank	100%	22%
Perpetual	100%	6%

Institution	Allocation per investment type
On hand	0.01%
At call	27.75%
0 to 3 Months	0.00%
3 to 6 Months	17.20%
6 to 12 Months	55.04%



SHIRE OF BROOME
SUPPLEMENTARY INFORMATION
FOR THE PERIOD ENDED 28 FEBRUARY 2025

4 RESERVE ACCOUNTS

Reserve account name	Original Budget				Amended Budget				Actual			
	Opening Balance	Transfers In (+)	Transfers Out (-)	Closing Balance	Opening Balance	Transfers In (+)	Transfers Out (-)	Closing Balance	Opening Balance	Transfers In (+)	Transfers Out (-)	Closing Balance
	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Reserve accounts restricted by legislation												
Cash-in-lieu of Carparking (New)	0	0	0	0	0	0	0	0	0	0	0	0
Cash-in-lieu of Public Open Space (New)	180,587	0	0	180,587	180,587	0	0	180,587	180,587	3,641	0	184,228
Reserve accounts restricted by Council												
Leave reserve	1,403,925	25,266	0	1,429,191	1,404,279	25,266	(75,242)	1,354,303	1,404,279	28,309	0	1,432,588
Restricted cash	445,042	0	(445,042)	0	406,946	0	(445,042)	(38,096)	406,946	0	0	406,946
Community sponsorship	87,999	1,558	0	89,557	88,021	1,558	0	89,579	88,021	1,774	0	89,795
EDL sponsorship	29,371	520	0	29,891	79,379	520	(26,500)	53,399	79,379	1,600	0	80,979
Developer Contributions - Roads (New)	0	0	0	0	0	0	0	0	0	0	0	0
Developer Contributions - Footpaths (New)	604,206	0	(182,364)	421,842	646,787	0	(168,785)	478,002	646,787	13,039	0	659,826
Developer Contributions - Drainage (New)	91,243	0	0	91,243	61,424	0	0	61,424	61,424	1,238	0	62,662
Road reserve	3,233,510	285,723	(151,981)	3,367,252	3,234,530	285,723	(151,981)	3,368,272	3,234,530	65,206	0	3,299,736
Public Art Reserve	6,711	119	0	6,830	6,712	119	0	6,831	6,712	135	0	6,847
BRAC (Leisure Centre) Reserve	22,092	1,119	0	23,211	22,107	1,119	0	23,226	22,107	446	0	22,553
Public Open Space	6,959,279	1,089,440	(2,797,472)	5,251,247	5,607,811	1,171,006	(1,444,682)	5,334,135	5,607,811	113,050	0	5,720,861
Drainage reserve	1,720,683	54,255	0	1,774,938	1,755,533	69,255	0	1,824,788	1,755,533	35,391	0	1,790,924
Plant reserve	2,279,786	314,471	(55,747)	2,538,510	2,280,160	314,471	(55,747)	2,538,884	2,280,160	45,967	0	2,326,127
Buildings reserve	4,002,171	999,457	(878,163)	4,123,465	3,901,844	1,020,408	(812,480)	4,109,772	3,901,844	78,659	0	3,980,503
Refuse site reserve	2,162,463	43,748	(698,050)	1,508,161	2,261,492	43,748	(1,003,888)	1,301,352	2,261,492	45,590	0	2,307,082
Regional resource recovery park reserve	13,239,766	579,579	(32,175)	13,787,170	13,281,953	1,672,579	(130,547)	14,823,985	13,281,953	267,756	0	13,549,709
IT & equipment reserve	1,209,183	240,290	0	1,449,473	1,209,451	240,290	0	1,449,741	1,209,451	24,382	0	1,233,833
Kimberley zone reserve	110,746	1,960	(112,706)	0	110,773	1,960	(112,706)	27	110,773	2,233	0	113,006
Resilience Reserve (New)	96,465	100,000	0	196,465	96,465	100,000	0	196,465	96,465	1,945	0	98,410
Staff Housing Reserve (New)	0	0	0	0	0	0	0	0	0	0	0	0
Carpark reserve	499,597	303,187	(105,188)	697,596	499,707	303,187	(105,188)	697,706	499,707	10,074	0	509,781
Footpath reserve	1,605,659	194,225	(108,832)	1,691,052	1,651,338	267,750	(154,373)	1,764,715	1,651,338	33,290	0	1,684,628
	39,990,484	4,234,917	(5,567,720)	38,657,681	38,787,299	5,518,959	(4,687,161)	39,619,097	38,787,299	773,725	0	39,561,024

SHIRE OF BROOME
SUPPLEMENTARY INFORMATION
FOR THE PERIOD ENDED 28 FEBRUARY 2025

INVESTING ACTIVITIES

5 CAPITAL ACQUISITIONS

Capital acquisitions	Original Budget	Amended		YTD Actual \$	YTD Variance \$
		Budget \$	YTD Budget \$		
Buildings - non-specialised	5,426,684	4,570,181	3,539,041	1,770,808	(1,768,233)
Furniture and equipment	123,926	109,890	81,890	69,788	(12,102)
Plant and equipment	2,809,771	2,574,111	1,336,874	458,417	(878,457)
Acquisition of property, plant and equipment	8,360,381	7,254,182	4,957,805	2,299,013	(2,658,792)
Infrastructure - roads	4,036,811	4,229,867	978,648	1,434,421	455,773
Infrastructure - drainage	10,000	4,570	4,570	5,800	1,230
Infrastructure - recreation areas	14,031,277	50,049,357	8,916,287	10,671,578	1,755,291
Infrastructure - other	186,255	630,179	347,179	125,413	(221,766)
Acquisition of infrastructure	18,264,343	54,913,973	10,246,684	12,237,213	1,990,529
Total capital acquisitions	26,624,724	62,168,155	15,204,489	14,536,226	(668,263)
Capital Acquisitions Funded By:					
Capital grants and contributions	10,794,394	47,355,680	6,459,698	3,747,227	(2,712,471)
Borrowings	3,963,081	3,963,717	0	0	0
Other (disposals & C/Fwd)	729,394	559,117	322,695	0	(322,695)
Reserve accounts	4,285,922	3,303,541	655,821	0	(655,821)
Contribution - operations	6,851,934	6,817,315	7,766,275	10,757,985	2,991,710
Capital funding total	26,624,725	61,999,370	15,204,489	14,505,212	(699,277)
				31,014	

KEY INFORMATION

Initial recognition

An item of property, plant and equipment or infrastructure that qualifies for recognition as an asset is measured at its cost.

Upon initial recognition, cost is determined as the amount paid (or other consideration given) to acquire the assets, plus costs incidental to the acquisition. The cost of non-current assets constructed by the Shire includes the cost of all materials used in construction, direct labour on the project and an appropriate proportion of variable and fixed overheads. For assets acquired at zero cost or otherwise significantly less than fair value, cost is determined as fair value at the date of acquisition.

Assets for which the fair value as at the date of acquisition is under \$5,000 are not recognised as an asset in accordance with *Local Government (Financial Management) Regulation 17A(5)*. These assets are expensed immediately.

Where multiple individual low value assets are purchased together as part of a larger asset or collectively forming a larger asset exceeding the threshold, the individual assets are recognised as one asset and capitalised.

Individual assets that are land, buildings and infrastructure acquired between scheduled revaluation dates of the asset class in accordance with the Shire's revaluation policy, are recognised at cost and disclosed as being at reportable value.

Measurement after recognition

Plant and equipment including furniture and equipment and right-of-use assets (other than vested improvements) are measured using the cost model as required under *Local Government (Financial Management) Regulation 17A(2)*. Assets held under the cost model are carried at cost less accumulated depreciation and any impairment losses being their reportable value.

Reportable Value

In accordance with *Local Government (Financial Management) Regulation 17A(2)*, the carrying amount of non-financial assets that are land and buildings classified as property, plant and equipment, investment properties, infrastructure or vested improvements that the local government controls.

Reportable value is for the purpose of *Local Government (Financial Management) Regulation 17A(4)* is the fair value of the asset at its last valuation date minus (to the extent applicable) the accumulated depreciation and any accumulated impairment losses in respect of the non-financial asset subsequent to its last valuation date.

SHIRE OF BROOME
SUPPLEMENTARY INFORMATION
FOR THE PERIOD ENDED 28 FEBRUARY 2025

INVESTING ACTIVITIES























5 CAPITAL ACQUISITIONS (CONTINUED) - DETAILED

Account Description	Adopted Budget	Amended Budget	YTD Budget	YTD Actual	Variance (Under)/Over
		\$	\$	\$	\$
Buildings - non-specialised					
Shire Key Worker Housing - Capex New 2023/24	2,965,364	2,123,698	2,123,698	1,276,525	847,173
Town Beach Kiosk Cap Build New Const-Cap Exp-Other Build Lea	72,715	64,225	64,225	38,868	25,357
Brac Gym And Fitness Facility - Detailed Design / Tender Package- Cap Ex	406,107	424,926	424,926	132,104	292,822
Pavillion Build New Const Stg 2 - Brac Ovals - Cap Exp	13,200	13,200	0	0	0
Western Australian Football Commission Grant Expenditure - Medland	60,000	87,000	67,000	0	67,000
Library Building Renewal	17,500	39,100	21,600	39,082	(17,482)
Male Oval Toilets Renewal Cap Exp	200,000	133,766	100,442	136,947	(36,505)
Building Amp - Museum Capital Works	5,000	5,000	0	2,410	(2,410)
Museum Precinct Master Plan	72,500	72,500	72,500	0	72,500
Brac Building Renewal - Cap Exp - Brac Dry	44,500	44,500	0	32,290	(32,290)
Admin Building - Packaged Plant- Cap Ex	365,140	365,140	365,140	0	365,140
Depot Building Const Renewal - Cap Exp - Depot Operations	28,800	28,800	0	7,430	(7,430)
Brac Building Upgrade - Cap Exp - Brac Dry	220,000	320,000	0	0	0
Civic Centre Building Renewal (Inc Plant & Furn) - Cap Exp - Public Halls	62,095	64,470	52,095	40,223	11,872
Shire Office Barker St - Building Renewal - Cap Exp - Corp Gov Support	11,000	11,000	0	8,625	(8,625)
KRO1 Building Renewal - Cap Exp - Office Prop Leased	98,600	50,693	50,693	46,798	3,895
KRO2 Building Renewal - Cap Exp - Office Prop Leased	110,000	110,000	0	0	0
BOSCCA Building Renewal (Inc Plant & Furn) - Cap Exp - Com Fac Leased	22,000	22,000	0	9,325	(9,325)
Town Beach Cafe Redevelopment - Cap Exp	590,163	590,163	196,722	180	196,542
Depot Security Gates Upgrade	62,000	0	0	0	0
Total Buildings - non-specialised	5,426,684	4,570,181	3,539,041	1,770,808	1,768,233
Furniture and equipment					
Exhibition Infrastructure For Kimberley Artwork Grant - Cap Exp	0	69,788	41,788	69,788	(28,000)
Software Cap Exp - IT (dont use)	73,926	40,102	40,102	0	40,102
Mola Mapping	50,000	0	0	0	0
Total Furniture and equipment	123,926	109,890	81,890	69,788	12,102
Plant and equipment					
Vehicle & Mob Plant New Cap Exp - Comm Services	58,000	58,000	0	0	0
Vehicles & Mobile Plant New - Cap Exp- Sanit Gen Refuse	60,000	60,000	0	0	0
Vehicle & Mobile Plant New - Cap Exp- IT	30,000	30,000	30,000	0	30,000
Vehicle & Mobile Plant New - Cap Exp - Depot Ops	68,000	219,534	151,534	0	151,534
Vehicle & Mob Plant New - Cap Exp - Works Ops	62,000	62,000	0	4,540	(4,540)
Vehicle & Mob Plant Renewal(Replacement)-Cap Exp- Sanit Gen Refuse	385,615	385,615	262,615	9,445	253,170
Vehicle & Mobile Plant Renewal (Replacement) Cap Exp - Dev Services	60,277	60,268	60,268	0	60,268
Vehicles & Mobile Plant Renewal(Replacement) - Cap Exp - Town Plann	58,000	58,000	0	0	0
Vehicle & Mobile Plant Renewal (Replacement) -Cap Exp- Swim Area & Beaches	25,000	25,000	0	0	0
Vehicle & Plant Renewal(Replacement) - Cap Exp - P&G Operations	793,545	426,588	123,023	84,748	38,275
Vehicle & Mobile Plant Renewal(Replacement)- Cap Exp - Eng Office	82,000	82,000	0	0	0
Vehicle & Mob Plant Renewal(Replacement) - Cap Exp - Works Ops	890,891	873,995	476,323	126,123	350,200
Mobile Plant & Equipment Renewal (Replacement) - Cap Exp - Sanitation Other	70,043	233,111	233,111	233,560	(449)
BRAC Booster Pump	166,400	0	0	0	0
Total Plant and equipment	2,809,771	2,574,111	1,336,874	458,417	878,457
Infrastructure - roads, footpaths & bridges					
Urban Maint Reseals Renewal Works Cap Exp	965,619	940,098	151,638	657,707	(506,069)
Carpark Annual Reseals As Per Amp - Various	12,841	0	0	0	0
Frederick St Footpath Construction - Jewell To The Boulevard	157,500	157,500	0	12,046	(12,046)
Various Footpath Renewals - Cap Exp	86,727	132,268	103,357	122,335	(18,978)
Black Spot - Fairway Drive Traffic Calming Device	84,622	84,623	0	12,372	(12,372)
Frederick St Roundabout - Brac Entry	1,512,126	1,624,626	0	242,165	(242,165)
Old Broome Road	0	1	1	7,227	(7,226)
De Marchi Road Black Spot - Cap Exp	453,821	453,266	192,765	216,407	(23,642)
State Blackspot - Frederick Street Off-Street Carpark Cap (Broome Shs) Exp	250,000	243,640	243,640	0	243,640
Footpaths - Various	150,788	150,788	0	142,430	(142,430)
Broome North Subdivision - New Footpath Construction	31,576	52,573	52,573	32	52,541
Sanctuary Road - Idf - 01 Cap Ex Grant Exp	213,934	270,984	199,674	21,700	177,974
Japanese Cemetery New Infra By P & G - Cap Exp	12,500	12,500	0	0	0
Cape Leveque Tourist Bay And Signage	32,757	35,000	35,000	0	35,000
Misc Infrastructure Renewals per AMP	72,000	72,000	0	0	0
Total Infrastructure - roads, footpaths & bridges	4,036,811	4,229,867	978,648	1,434,421	(455,773)
Infrastructure - drainage					
Drainage Grate Improvements	10,000	4,570	4,570	5,800	(1,230)
Total Infrastructure - drainage	10,000	4,570	4,570	5,800	(1,230)
Infrastructure - recreation areas					
Cable Beach Stage 1 Rtr/Rpg Grant Expenditure - Cable Beach Road West	0	0	0	3,132	(3,132)
Cable Beach Stage 1 - Other	477,224	474,980	325,939	729,420	(403,481)
Cable Beach Stage 1 Pacp Grant Expenditure	3,210,000	3,066,131	1,898,857	3,070,331	(1,171,474)
Cable Beach Stage 1 Bbrf Grant Expenditure	2,938,744	2,862,504	1,793,873	1,880,797	(86,924)

SHIRE OF BROOME
SUPPLEMENTARY INFORMATION
FOR THE PERIOD ENDED 28 FEBRUARY 2025

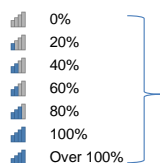
INVESTING ACTIVITIES

5 CAPITAL ACQUISITIONS (CONTINUED) - DETAILED

Account Description	Adopted Budget	Amended Budget	YTD Budget	YTD Actual	Variance (Under)/Over
 Cable Beach Stage 1 Lotterywest Grant Expenditure	961,324	919,482	569,909	658,797	(88,888)
 Cable Beach Stage 1 Pacp 2 Grant Expenditure	750,000	750,000	477,274	86,442	390,832
 Cable Beach Stage 1 Loan Expenditure	2,350,507	2,297,463	1,442,730	1,390,230	52,500
 Cable Beach Stage 1 Reserve Expenditure	1,752,851	1,752,851	1,115,450	1,748,743	(633,293)
 Cable Beach Stage 1 Lrci Grant Expenditure Phase 4	608,942	608,942	387,506	608,942	(221,436)
 Cable Beach Stage 2 - Head Contract	0	35,875,000	0	0	0
 Reticulation Control System New Exp - Cap Exp Parks & Ovals	9,948	9,948	0	0	0
 Brac Oval Upgrade Of Infra - Cap Exp	450,010	447,835	361,825	38,501	323,324
 Cable Beach Foreshore Upgrade	205,430	267,924	267,924	54,591	213,333
 Mola Mapping	0	50,000	50,000	0	50,000
 Cable Beach Waterpark Detailed Design 23-24 Expenditure	0	350,000	210,000	401,651	(191,651)
 Haynes Oval Infra Upgrade Const By P&G - Cap Exp - Pks & Ovl	48,740	48,740	15,000	0	15,000
 Chippindale Park Renewal Infra - Cap Exp - Parks & Ovals	53,293	53,293	0	0	0
 Male Oval Renewal Infra - Cap Exp - Parks & Ovals	30,816	30,816	0	0	0
 Tolentino Park Infrastructure Renewal - Cap Exp	72,126	72,126	0	0	0
 Depot Other Infra Renewal Const - Cap Exp - Depot Ops	111,322	111,322	0	0	0
Total Infrastructure - recreation areas	14,031,277	50,049,357	8,916,287	10,671,578	(1,755,291)
Infrastructure - other					
 Mobile Garbage Bin Replacement - Cap Exp - San Gen Refuse	0	283,931	203,931	60,081	143,850
 Street Lighting At Various Locations - Renewal	105,000	105,000	0	7,880	(7,880)
 Sam Male Lugger Restoration- Cap Ex	49,080	28,700	12,700	43,929	(31,229)
 Depot Security Gates Upgrade	0	62,000	0	0	0
 Radar Speed Display Signs Cap Exp	0	1	1	6,588	(6,587)
 Community Recycling Centre - Rrp - Cap Exp	32,175	150,547	130,547	6,936	123,611
Total Infrastructure - other	186,255	630,179	347,179	125,413	221,766
	26,624,724	62,168,155	15,204,489	14,536,226	1,336,526

Capital expenditure total

Level of completion indicators



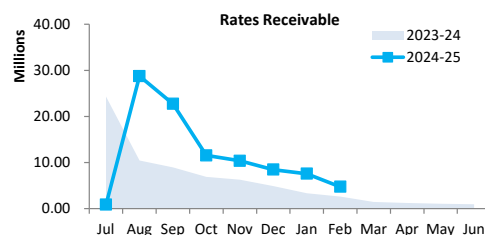
Percentage Year to Date Actual to Annual Budget expenditure where the expenditure over budget highlighted in red.

SHIRE OF BROOME
SUPPLEMENTARY INFORMATION
FOR THE PERIOD ENDED 28 FEBRUARY 2025

OPERATING ACTIVITIES

6 RECEIVABLES

Rates receivable	30 June 2024	28 Feb 2025
	\$	\$
Opening arrears previous year	1,227,911	1,052,012
Levied this year	26,565,004	28,837,505
Less - collections to date	(26,740,903)	(25,156,265)
Net rates collectable	1,052,012	4,733,252
% Collected	96.2%	84.2%



Receivables - general	Credit	Current	30 Days	60 Days	90+ Days	Total
	\$	\$	\$	\$	\$	\$
Trade receivables	(105,519)	417,337	74,179	3,390	207,735	597,122
Percentage	(17.7%)	69.9%	12.4%	0.6%	34.8%	
Balance per trial balance						
Trade receivables						608,947
Infringement Debtors						244,390
GST receivable						142,443
Receivables for employee related provisions						49,347
Allowance for credit losses of other receivables						(244,274)
Total receivables general outstanding						800,853

Amounts shown above include GST (where applicable)

KEY INFORMATION

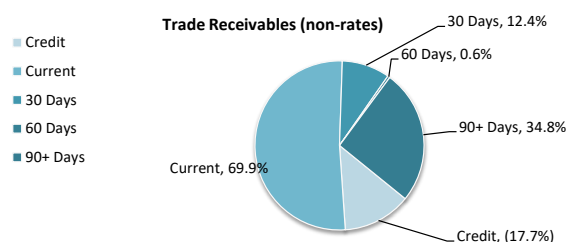
Trade and other receivables include amounts due from ratepayers for unpaid rates and service charges and other amounts due from third parties for goods sold and services performed in the ordinary course of business.

Trade receivables are recognised at original invoice amount less any allowances for uncollectable amounts (i.e. impairment). The carrying amount of net trade receivables is equivalent to fair value as it is due for settlement within 30 days.

Classification and subsequent measurement

Receivables which are generally due for settlement within 30 days except rates receivables which are expected to be collected within 12 months are classified as current assets. All other receivables such as, deferred pensioner rates receivable after the end of the reporting period are classified as non-current assets.

Trade and other receivables are held with the objective to collect the contractual cashflows and therefore the Shire measures them subsequently at amortised cost using the effective interest rate method.



**SHIRE OF BROOME
SUPPLEMENTARY INFORMATION
FOR THE PERIOD ENDED 28 FEBRUARY 2025**

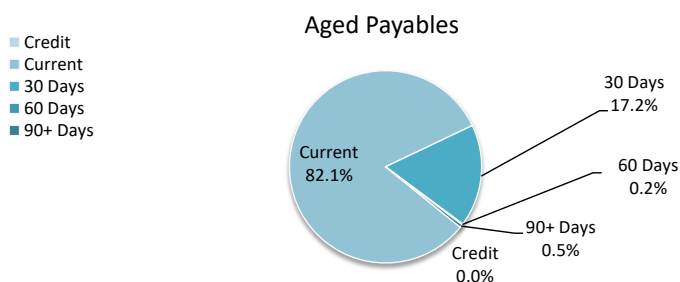
OPERATING ACTIVITIES

7 PAYABLES

Sundry creditors	Credit	Current	30 Days	60 Days	90+ Days	Total
	\$	\$	\$	\$	\$	\$
Sundry creditors	0	482,094	101,048	988	3,054	587,184
Percentage	0.0%	82.1%	17.2%	0.2%	0.5%	
Balance per trial balance						
Sundry creditors						587,184
Building Services Levy						27,232
Employee liabilities						1,135
Prepaid rates						387,632
Accrued payroll liabilities						3,159
ATO liabilities						(12,759)
Bonds and deposits held						851,600
Accrued liabilities						549,630
Total payables general outstanding						2,394,813
Amounts shown above include GST (where applicable)						

KEY INFORMATION

Trade and other payables represent liabilities for goods and services provided to the Shire prior to the end of the period that are unpaid and arise when the Shire becomes obliged to make future payments in respect of the purchase of these goods and services. The amounts are unsecured, are recognised as a current liability and are normally paid within 30 days of recognition. The carrying amounts of trade and other payables are considered to be the same as their fair values, due to their short-term nature.



SHIRE OF BROOME
SUPPLEMENTARY INFORMATION
FOR THE PERIOD ENDED 28 FEBRUARY 2025

FINANCING ACTIVITIES

8 BORROWINGS

Repayments - borrowings

Information on borrowings Particulars		Loan No.	New Loans		Principal Repayments		Principal Outstanding		Interest Repayments		
			1 July 2024	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget
			\$	\$	\$	\$	\$	\$	\$	\$	
Town Beach Redevelopment	197		1,096,897	0	0	(45,758)	(91,886)	1,051,139	1,005,011	(11,947)	(17,362)
Chinatown Revitalisation Project Stage 1	196		889,945	0	0	(85,276)	(171,356)	804,669	718,589	(11,025)	(16,014)
Chinatown Revitalisation Project Stage 2	198		1,468,313	0	0	(54,597)	(109,726)	1,413,716	1,358,587	(19,261)	(28,099)
Chinatown Contingency	201		1,626,711	0	0	(45,927)	(92,946)	1,580,784	1,533,765	(42,291)	(76,252)
Broome Life Saving Club	200		157,960	0	0	0	0	157,960	157,960	0	0
Cable Beach Stage 1	NEW		0	0	997,717	0	(49,886)	0	947,831	0	(34,122)
Shire Key Worker Accommodation	NEW		0	0	2,966,000	0	(296,536)	0	2,669,464	0	(135,221)
			5,239,826	0	3,963,717	(231,558)	(812,336)	5,008,268	8,391,207	(84,524)	(307,070)
Self supporting loans											
Broome Golf Club	199		1,153,846	0	0	(48,077)	(96,154)	1,105,769	1,057,692	(15,158)	(22,076)
Broome Life Saving Club			842,040	0	0	(23,172)	(46,899)	818,868	795,141	(26,401)	(47,289)
			1,995,886	0	0	(71,249)	(143,053)	1,924,637	1,852,833	(41,559)	(69,365)
Total			7,235,712	0	3,963,717	(302,807)	(955,389)	6,932,905	10,244,040	(126,083)	(376,435)
Current borrowings			608,967					306,160			
Non-current borrowings			6,626,745					6,626,745			
			7,235,712					6,932,905			

All debenture repayments were financed by general purpose revenue.
Self supporting loans are financed by repayments from third parties.

New borrowings 2024-25

Particulars	Amount Borrowed	Amount Borrowed	Institution	Loan Type	Term Years	Total Interest	Interest Rate	Amount (Used)		Balance Unspent
	Actual	Budget				& Charges		Actual	Budget	
	\$	\$				\$	%	\$	\$	\$
Cable Beach Stage 1	0	997,717	WATC	Debenture	30	835,017	4.56	0	997,717	0
Shire Key Worker Accommodation	0	2,966,000	WATC	Debenture	20	1,560,204	4.56	0	2,966,000	0
	0	3,963,717				2,395,221		0	3,963,717	0

KEY INFORMATION

The Shire has elected to recognise borrowing costs as an expense when incurred regardless of how the borrowings are applied.

Fair values of borrowings are not materially different to their carrying amounts, since the interest payable on those borrowings is either close to current market rates or the borrowings are of a short term nature.

SHIRE OF BROOME
SUPPLEMENTARY INFORMATION
FOR THE PERIOD ENDED 28 FEBRUARY 2025

OPERATING ACTIVITIES

9 RATE REVENUE

General rate revenue

RATE TYPE	Rate in	Number of	Budget					YTD Actual	
	\$	Properties	Rateable Value	Rate Revenue	Reassessed Rate Revenue	Total Revenue	Rate Revenue	Reassessed Rate Revenue	Total Revenue
	\$			\$	\$	\$	\$	\$	\$
Gross rental value									
GRV - Residential	0.092478	5,118	166,098,639	15,360,470	207,979	15,568,449	15,308,772	396,277	15,705,049
GRV - Vacant	0.200813	173	3,246,770	651,994	0	651,994	651,994	0	651,994
GRV - Commercial	0.126712	558	59,937,332	7,594,779	0	7,594,779	7,594,779	0	7,594,779
GRV - Tourism	0.149846	605	22,611,039	3,388,174	0	3,388,174	3,388,174	0	3,388,174
Unimproved value									
UV - Rural	0.009019	54	19,691,000	177,593	0	420,486	420,486	0	420,486
UV - Mining	0.152538	29	1,501,724	229,070	0	229,070	229,070	0	229,070
UV - Commercial Rural	0.037704	22	11,152,293	420,486	0	177,593	177,593	0	177,593
Sub-Total		6,559	284,238,797	27,822,566	207,979	28,030,545	27,770,868	396,277	28,167,145

Minimum payment

			Minimum Payment						
			\$						
Gross rental value									
GRV - Residential	1,344	44	578,580	59,136	0	59,136	59,136	0	59,136
GRV - Vacant	1,264	171	795,308	216,144	0	216,144	216,144	0	216,144
GRV - Commercial	1,344	22	153,862	29,568	0	29,568	29,568	0	29,568
GRV - Tourism	1,344	247	782,931	331,968	0	331,968	331,968	0	331,968
Unimproved value									
UV - Rural	1,344	4	196,300	5,376	0	5,376	5,376	0	5,376
UV - Mining	958	28	79,959	26,824	0	26,824	26,824	0	26,824
UV - Commercial Rural	1,344	1	3,300	1,344	0	1,344	1,344	0	1,344
Sub-total		517	2,590,240	670,360	0	670,360	670,360	0	670,360
Concession						(51,496)			(51,698)
Total general rates	7,076		286,829,037	28,492,926	207,979	28,700,905	28,441,228	396,277	28,837,505

SHIRE OF BROOME
SUPPLEMENTARY INFORMATION
FOR THE PERIOD ENDED 28 FEBRUARY 2025

OPERATING ACTIVITIES

10 GRANTS, SUBSIDIES AND CONTRIBUTIONS

Provider	Grant	Grants, subsidies and contributions revenue					YTD Revenue Actual
		Amended Budget Revenue	YTD Budget	Annual Budget	Budget Variations	Expected	
		\$	\$	\$	\$	\$	
Grants and subsidies							
WA Grants Commission	Financial Assistance Grant - General Purpose	4	3	1,429,840	(1,429,836)	4	2
WA Grants Commission	Financial Assistance Grant - Roads	64,874	48,655	530,879	(466,005)	64,874	48,657
Department of Health	Broome CLAG Funding	7,000	7,000	7,000	0	7,000	0
Rio Tinto - Pilbara Iron Company Pty Ltd	Youth Partnership Agreement 2022-2025	76,000	76,000	63,000	13,000	76,000	77,890
Reimbursements	Economic Services	0	0	0	0	0	45,455
Gaming and Wagering Commission	Every Club Scheme Funding (DLGSC)	45,000	0	45,000	0	45,000	5,100
Department of Local Government, Sport and Cultural Industries	In the House	70,000	70,000	70,000	0	70,000	70,000
State Library of WA	Travel Grant	0	0	0	0	0	1,171
Main Roads WA	Street Lighting Subsidy	45,000	0	45,000	0	45,000	0
Main Roads WA	Direct Grant	202,110	202,110	168,000	34,110	202,110	202,110
Department Of Justice	A Sporting Chance	28,266	28,266	0	28,266	28,266	28,266
Department of Employment and Workplace Relations	Apprentice Wage Subsidy	0	0	0	0	0	11,940
Library Various grants		34,598	28,400	18,598	16,000	34,598	12,015
Department of Planning, Lands and Heritage	Coastal Management Plan Assistance Program 2024-25	46,000	30,664	46,000	0	46,000	44,000
Department of Planning, Lands and Heritage	Inclusion Development Fund	2,000	1,336	2,000	0	2,000	0
Department of Communities	Podcast Exhibition	55,000	37,500	0	55,000	55,000	2,000
Waste Management Grant	Waste Management	14,500	14,500	0	14,500	14,500	14,500
Mental Health Commission	Installation of needle disposal units	187,430	187,430	0	187,430	187,430	187,430
	Cable Beach Waterpark Detailed Design Income	507,028	492,028	58,600	448,428	507,028	53,600
TOTALS		1,384,810	1,223,892	2,483,917	(1,099,107)	1,384,810	804,136

SHIRE OF BROOME
SUPPLEMENTARY INFORMATION
FOR THE PERIOD ENDED 28 FEBRUARY 2025

INVESTING ACTIVITIES

11 CAPITAL GRANTS, SUBSIDIES AND CONTRIBUTIONS

Provider	Grant	Capital grants, subsidies and contributions revenue					YTD Revenue Actual
		Amended Budget Revenue	YTD Budget	Annual Budget	Budget Variations	Expected	
		\$	\$	\$	\$	\$	\$
Main Roads	Black Spot Frederick Street Carpark	211,450	120,968	211,450	0	211,450	89,604
Main Roads	RPG Stewart St, Port Guy intersection	880,000	0	880,000	0	880,000	352,000
Main Roads	RTR/RPG Cable Beach Stage 1 - Cable Beach Road West	712,500	0	600,000	112,500	712,500	0
Lotterywest	Cable Beach Stage 1 Cable Beach Stage 1	9,077,432	5,997,792	8,469,010	608,422	9,077,432	2,679,594
Community Sporting & Recreation Facilities	BRAC Tennis Court Surface Renewal	110,000	0	110,000	0	110,000	0
Department of Communities	Changing Places Cable Beach	35,875,000	0	0	35,875,000	35,875,000	0
Western Australian Football Commission		60,000	40,000	60,000	0	60,000	60,000
Roebuck Estate Development Pty Ltd	Drainage Headworks WAPC 155527 STAGE 11C 2022	15,000	15,000	0	15,000	15,000	23,000
Roebuck Estate Development Pty Ltd	Footpath Contribution WAPC 155527 STAGE 11C 2022	73,525	73,525	0	73,525	73,525	73,525
Education Department of Western Australia	Frederick Street Carpark Contribution towards parking at Broome SHS	0	0	250,000	(250,000)	0	0
Regional Bikeways Grant- Non Op Inc - Footpaths		1	1	0	1	1	0
Grants & Contr. Received Non Op - Cap Inc - Tourism & Area Promotion		270,984	142,624	213,934	57,050	270,984	0
Broome Civic Centre Capital Grants - Cap Inc - Bme Civic Centre		69,788	69,788	0	69,788	69,788	69,788
National Emergency Management Australia	Cable Beach (Walmanyjun) Coastal Protection Project	0	0	0	0	0	399,716
TOTALS		47,355,680	6,459,698	10,794,394	36,561,286	47,355,680	3,747,227

SHIRE OF BROOME
Printed : at 3:56 PM on 19/03/2025

SHIRE OF BROOME
SUPPLEMENTARY INFORMATION
FOR THE PERIOD ENDED 28 FEBRUARY 2025

BUDGET AMENDMENTS

Amendments to original budget since budget adoption. Surplus/(Deficit)

USR-TB-FM
as at 28/2/25

Page 15 of 26

Description	Classification	Nature & Type	Non Cash Adjustment \$	Increase in Available Cash \$	Decrease in Available Cash \$	Amended Budget Running Balance \$
Budget adoption						0
OMC 29 August 2024 C/084/008						
Develop Broome Housing Affordability Strategy and Master Planning	Operating Expenditure	Materials and contracts			(98,428)	
Housing Support Program Grant Expenditure		Grants, subsidies and contributions				
Housing Support Program Grant Income	Operating Income			98,428		0
Detailed design of Stage 3 (Waterpark) of the Walmanyun Cable Beach Foreshore Redevelopment Project						
Cable Beach Waterpark Detailed Design Expenditure	Capital Expenditure	Payments for construction of infrastructure			(350,000)	
Cable Beach Waterpark Detailed Design Grant Income - Lotterywest	Operating Income	Grants, subsidies and contributions		350,000		0
OMC 19 September 2024 C/0924/100						
Implement previous resolution C/0624/066 regarding Energy Developments Ltd Funds	Reserve Transfer	Transfer from reserves		26,500		
Transfer from EDL Sponsorship Reserve	Operating Expenditure	Other expenditure			(26,500)	0
EDL Sponsorship Programme						
Implement previous resolution C/0624/066 regarding Community Development Fund	Operating Expenditure	Other expenditure			(19,500)	
Community Development Fund Stream 1 & Quick Response Grants	Operating Expenditure	Other expenditure		19,500		0
Community Development Fund Stream 2 and 3						
OMC 31 October 2024 C/1024/026						
As per Quarter 1 Finance & Costing Review						
Council Newsletter & Community Info	Operating Expenditure	Materials and contracts			(10,000)	
HRM Consultancy	Operating Expenditure	Materials and contracts			(22,500)	
Salary - Op Exp - Human Resources	Operating Expenditure	Employee costs		22,500		
All Employee Centrelink Paid Parental Leave - Op Exp	Operating Expenditure	Employee costs			(34,511)	
All Employee Centrelink Paid Parental Leave - Op Inc	Operating Income	Other revenue		11,779		
Grant Income - Comm Services - Regional Arts WA - Man-gala Lanterns	Operating Income	Grants, subsidies and contributions		20,000		
Arts & Culture Strategy Implementation - Man-gala Lanterns	Operating Expenditure	Materials and contracts			(20,000)	
Community Development Strategy - Community Safety Plan	Operating Expenditure	Materials and contracts			(13,000)	
Consultants Corp Serv - Op Exp - Corp Gov Support	Operating Expenditure	Materials and contracts			(77,061)	
Salary - Op Exp - Corp Serv Directorate	Operating Expenditure	Employee costs		69,113		
Salary - Op Exp - Corp Serv Directorate	Operating Expenditure	Employee costs		7,948		
Salary - Op Exp - Corp Serv Directorate	Operating Expenditure	Employee costs			(69,113)	
Salary - Op Exp - Corp Serv Directorate	Operating Expenditure	Employee costs			(7,948)	
Transfer from Leave Reserve	Reserve Transfer	Transfer from reserves		75,242		
Entry Fees and Spectator Fees - Op Inc - BRAC Aquatic	Operating Income	Fees and charges		20,000		
WA Football Commission Grant Expenditure - Medlend	Capital Expenditure	Payments for construction of infrastructure			(27,000)	
BRAC Building Upgrade - Cap Exp - BRAC Dry	Capital Expenditure	Payments for property, plant and equipment			(100,000)	
Exhibition Infrastructure for Kimberley Artwork Grant	Capital Income	Proceeds from capital grants, subsidies and contributions		69,788		
Exhibition Infrastructure for Kimberley Artwork Grant - Cap Exp	Capital Expenditure	Payments for property, plant and equipment			(69,788)	

SHIRE OF BROOME

Printed : at 3:56 PM on 19/03/2025

SHIRE OF BROOME
SUPPLEMENTARY INFORMATION
FOR THE PERIOD ENDED 28 FEBRUARY 2025

BUDGET AMENDMENTS

Library Reactive Maint - Op Exp
Transfer From Building Reserve Leased Comm Facilities - Un Clas
Salary - Op Exp - Finance
Consultants Corp Serv - Op Exp - Corp Gov Support
Consultants and Relief Staff - Op Exp - Finance - Corp. Gov. & Support
Insurance - General
Insurance - Workers Compensation
Reimbursement of Insurable Claimable Costs - Op Inc - Unclassified General
Salary - Op Exp - IT
IT Contract Consultants - Exp
Minor Assets<\$5000 - IT Exp
Planning Fees (GST Free) - Op Inc - Town Planning/Regional Devel
Stat Fees & Lic - Building Permits
Planning General Project Consult - Op Exp Town Planning/Reg Dev
Relief Staff Exp - Op Exp - Ranger Operations
Salaries - Op Exp - Fire Prevention
Advertising Tags & Other Animal Control Exps - Op Exp - Animal Control
Relief Staff Expenses - Op Exp - Preventive - Inspection/Admin
Salary - Op Exp - Preventive - Inspection/Admin

State Direct MRWA/RRG Rd Maint Op Grant Rec'd

Mobile Garbage Bin Replacement - Cap Exp - San Gen Refuse
Transfer Sanitation Steel - Op Exp
Consultants - Op Exp - Sanitation Gen Refuse
Waste Management Grant - Op Exp - Sanitation Gen Refuse
Kerbside collection - Op Inc - Sanitation Gen Refuse

Waste Management Grant - Op Inc - Sanitation Gen Refuse
WMF Op Income - Op Inc - Sanitation Gen Refuse
Transfer to Regional Resource Recovery Park Reserve - Cap Exp - Reg Res Rec Pk
Town Beach Water Park - P&G Maint
Public BBQs Cleaning - Op Exp
Pressure Washing of Public Infrastructure - Op Exp
Urban Rubbish Bins Servicing - CCC Maint
General Litter Control - CCC Maint
Haas St Office - Reactive Maint - Op Exp
Cable Beach Restaurant - Reactive Maint - Op Ex
KRO2 - Reactive Maint - Op Exp

SMC 25 November 2024 C/1124/031

Walmanyjun Cable Beach Foreshore Redevelopment Stage 2

Walmanyjun Cable Beach Foreshore Redevelopment Stage 2 - Head Contract

OCM 12 December 2024 C/1224/005

Increase budget for A Sporting Chance program to account for unspent monies from prior year

A Sporting Chance Grant
A Sporting Chance Program Expenditure
A Remote Chance Program Expenditure

USR-TB-FM

as at 28/2/25

Page 16 of 26

Operating Expenditure	Materials and contracts	(20,000)	
Reserve Transfer	Transfer from reserves	20,000	
Operating Expenditure	Employee costs	61,454	
Operating Expenditure	Materials and contracts	75,000	
Operating Expenditure	Materials and contracts	(218,054)	
Operating Expenditure	Insurance	31,907	
Operating Expenditure	Employee costs	62,077	
Operating Income	Other revenue	27,000	
Operating Expenditure	Employee costs	16,285	
Operating Expenditure	Materials and contracts	(16,285)	
Operating Expenditure	Materials and contracts	(13,560)	
Operating Income	Fees and charges	30,000	
Operating Income	Fees and charges	40,000	
Operating Expenditure	Materials and contracts	(8,000)	
Operating Expenditure	Materials and contracts	(150,000)	
Operating Expenditure	Employee costs	150,000	
Operating Expenditure	Materials and contracts	(50,000)	
Operating Expenditure	Materials and contracts	(20,000)	
Operating Expenditure	Employee costs	20,000	
Operating Income	Grants, subsidies and contributions	34,110	
Capital Expenditure	Payments for property, plant and equipment	(201,000)	
Operating Expenditure	Materials and contracts	(52,000)	
Operating Expenditure	Materials and contracts	(20,000)	
Operating Expenditure	Materials and contracts	(14,500)	
Operating Income	Fees and charges	40,000	
Operating Income	Grants, subsidies and contributions	14,500	
Operating Income	Fees and charges	500,000	
Reserve Transfer	Transfer to reserves	(267,000)	
Operating Expenditure	Materials and contracts	(32,700)	
Operating Expenditure	Materials and contracts	(17,342)	
Operating Expenditure	Materials and contracts	(42,433)	
Operating Expenditure	Employee costs	81,840	
Operating Expenditure	Employee costs	10,635	
Operating Expenditure	Materials and contracts	(10,000)	
Operating Expenditure	Materials and contracts	(15,000)	
Operating Expenditure	Materials and contracts	(15,000)	(122,617)
Capital Income	Proceeds from capital grants, subsidies and contributions	35,875,000	
Capital Expenditure	Payments for construction of infrastructure	(35,875,000)	(122,617)
Operating Income	Grants, subsidies and contributions	28,266	
Operating Expenditure	Materials and contracts	(39,502)	
Operating Expenditure	Materials and contracts	(22,714)	(156,567)

SHIRE OF BROOME

Printed : at 3:56 PM on 19/03/2025

SHIRE OF BROOME
SUPPLEMENTARY INFORMATION
FOR THE PERIOD ENDED 28 FEBRUARY 2025

BUDGET AMENDMENTS

OCM 12 December 2024 C/1224/006

Mental Health Commission grant funding received to install needle disposal units

Operating Grant - Health
Operating Expenditure - Health

Operating Income	Grants, subsidies and contributions	187,430		
Operating Expenditure	Materials and contracts		(187,430)	(156,567)

OCM 12 December 2024 C/1224/023

Frederick Street Intersection Upgrade

Frederick Street Intersection Upgrade - Income

Capital Income	Proceeds from capital grants, subsidies and contributions	112,500		
Capital Expenditure	Payments for construction of infrastructure		(112,500)	(156,567)

Frederick Street Intersection Upgrade - Expenditure

OCM 12 December 2024 C/1224/024

Contaminated Site Remediation

Contaminated Site Remediation- OP Ex

WMF Operating Income

Transfer to Regional Recovery Park Reserve

Operating Expenditure	Materials and contracts		(1,046,000)	
Operating Income	Fees and charges	1,800,000		
Reserve Transfer	Transfer to reserves		(754,000)	(156,567)

OCM 12 December 2024 C/1224/013

Adjust brought forward figures after audit finalisation

Increase in operating grants
Increase in other revenue

Operating Income	Grants, subsidies and contributions	17,500		
Operating Income	Other revenue	75,437		

Financial assistance grant received in prior year
Increase in operational expenditure

Operating Income	Grants, subsidies and contributions		(1,895,841)	
Operating Expenditure	Materials and contracts		(276,548)	

Increase in non operating grants

Capital Income	Proceeds from capital grants, subsidies and contributions	415,472		
----------------	---	---------	--	--

Decrease in expected proceeds from sale of assets

Capital Income	Proceeds from disposal of assets		(157,762)	
----------------	----------------------------------	--	-----------	--

Increase in expected proceeds from loans

Capital Income	Proceeds from new borrowings	636		
----------------	------------------------------	-----	--	--

Decrease in expected capital expenditure

Capital Expenditure	Payments for construction of infrastructure		(265,127)	
---------------------	---	--	-----------	--

Decrease in expected capital expenditure

Capital Expenditure	Payments for property, plant and equipment	1,422,212		
---------------------	--	-----------	--	--

Transfers from Reserve

Reserve Transfer	Transfer from reserves		(1,002,301)	
------------------	------------------------	--	-------------	--

Transfers to Reserve - Cable Beach

Reserve Transfer	Transfer to reserves		(81,566)	
------------------	----------------------	--	----------	--

Change in b/fwd surplus

Opening surplus(deficit)	Surplus or deficit at the start of the financial year	1,785,149		(119,306)
--------------------------	---	-----------	--	-----------

OCM 28 February 2025 C/0225/016

Additional funds for Cable Beach Life Guard Services

Operating Expenditure	Materials and contracts		(80,000)	(199,306)
-----------------------	-------------------------	--	----------	-----------

OCM 28 February 2025 C/1224/023

Increase Expenditure for Frederick St Intersection Upgrades

Capital Expenditure	Payments for construction of infrastructure		(112,500)	
---------------------	---	--	-----------	--

Increase Roads to Recovery Grant to offset increase expenditure

Capital Income	Proceeds from capital grants, subsidies and contributions	112,500		(199,306)
----------------	---	---------	--	-----------

OCM 28 February 2025 C/0225/014 (Mid-Year Review)

Additional funds required for travel to Halls Creek & Canberra - Kimberley Zone

Operating Expenditure	Materials and contracts		(7,500)	
-----------------------	-------------------------	--	---------	--

SHIRE OF BROOME

Printed : at 3:56 PM on 19/03/2025

SHIRE OF BROOME
SUPPLEMENTARY INFORMATION
FOR THE PERIOD ENDED 28 FEBRUARY 2025

BUDGET AMENDMENTS

Additional funds for National PIA Awards, increased travel CEO & President
Savings in Executive Travel & Accommodation
Structural wall works required in leisure pool
Increased costs for chemicals for pool
Increase in instructor costs & AV equipment & set up

Increased revenue for BRAC aquatic fitness
Increase revenue from BRAC pool entry
Failure of large items needing repair - sewer pump, railing etc at BRAC
Room hires increased at BRAC
Increased fees from holiday program
Increased repairs expenditure due to vandalism - Medland Pavilion
Increased fees from Father McMahon playing fields
Adjustment for miscellaneous income

Adjustment for library grant income
Increase in 2024 audit fees for restating balances in financial statements
Adjustment in Emergency Levy
Increase in Landgate Valuation valuations for GRV review
Interim rates increase comparative to budget
External support for Finance vacancies (LoGo contract)
Salary savings due to Manager vacancy
Superannuation savings due to Manager vacancy
LSL recoup from previous Local Govt for current employee
Governance - additional funds for study tour Pt Hedland, Dampier visit
Increased expenses due to increased councillor workshops
Increased cemetery fee revenue
Circus & Shirju hires Male Oval
Increased consultant fee for strategic review of Council Plan
Reduction of interest payments for Key Worker accommodation not full year
increased interest on Municipal Funds
Savings from Altus Definitiv payroll upgrade
Transfer of funds to IT Operating account
Salary vacancies in IT
Superannuation savings in IT
IT contractors & consultants due to vacancies
Increased income from commercial pool inspections
Increased for Australian Sports Commission Play Well Grant

Grant income for Play Well Grant
Engagement of contractor to assist with staff vacancy - Marketing and Communications
Savings in employee expenses transferred to contractor to cover vacancy
Savings in security incentive scheme
Increased expenditure for Future Ready Project

Increased grant income Future Ready Project, Bike West Grant
Decreased expenditure for INPEX grant
Increase expenditure for artists in residence (AC03)
Discontinuation of Sporting Chance program
Salary adjustments due to discontinuation of Sporting Chance Grant
Salary adjustments following discontinuation of A Sporting Chance
Salary adjustments following discontinuation of A Sporting Chance
Increased budget for contract rangers accommodation & Salary cover for relief
Cover for ongoing staff shortages. Reduction in salaries account.

USR-TB-FM

as at 28/2/25

Page 18 of 26

Operating Expenditure	Materials and contracts	(10,000)
Operating Expenditure	Materials and contracts	17,500
Operating Expenditure	Materials and contracts	(10,000)
Operating Expenditure	Materials and contracts	(15,000)
Operating Expenditure	Materials and contracts	(10,000)
Operating Income	Revenue from operating activities	10,000
Operating Income	Fees and charges	30,000
Operating Expenditure	Materials and contracts	(20,000)
Operating Income	Fees and charges	10,000
Operating Income	Fees and charges	10,000
Operating Expenditure	Materials and contracts	(15,000)
Operating Income	Fees and charges	10,000
Operating Income	Other revenue	20,000
Operating Income	Grants, subsidies and contributions	16,000
Operating Expenditure	Materials and contracts	(15,000)
Operating Expenditure	Materials and contracts	(13,006)
Operating Expenditure	Materials and contracts	(7,000)
Operating Income	General rates	77,021
Operating Expenditure	Materials and contracts	(67,000)
Operating Expenditure	Employee costs	50,000
Operating Expenditure	Employee costs	5,000
Operating Income	Other revenue	13,169
Operating Expenditure	Materials and contracts	(37,000)
Operating Expenditure	Materials and contracts	(10,000)
Operating Income	Fees and charges	10,000
Operating Income	Fees and charges	14,000
Operating Expenditure	Materials and contracts	15,000
Operating Expenditure	Finance costs	80,000
Operating Income	Interest revenue	(77,000)
Capital Expenditure	Materials and contracts	33,824
Operating Expenditure	Materials and contracts	(33,824)
Operating Expenditure	Employee costs	40,000
Operating Expenditure	Employee costs	5,000
Operating Expenditure	Materials and contracts	(45,000)
Operating Income	Fees and charges	35,000
Operating Expenditure	Materials and contracts	(17,500)
Operating Income	Grants, subsidies and contributions	17,500
Operating Expenditure	Materials and contracts	(12,727)
Operating Expenditure	Employee costs	12,727
Operating Expenditure	Materials and contracts	10,000
Operating Expenditure	Materials and contracts	(10,000)
Operating Income	Grants, subsidies and contributions	13,000
Operating Expenditure	Materials and contracts	10,000
Operating Expenditure	Materials and contracts	(10,000)
Operating Expenditure	Materials and contracts	32,308
Operating Expenditure	Employee costs	1,994
Operating Expenditure	Employee costs	74,095
Operating Expenditure	Employee costs	9,304
Operating Expenditure	Materials and contracts	(25,000)
Operating Expenditure	Employee costs	(95,000)

Page 19 of 26

as at 28/2/25

BUDGET AMENDMENTS

Reduction in salaries due to staff shortages in Fire Prevention
Reduction in salaries forecast for FY25 due to ongoing staff shortages.
Additional funds for legal expenses required for dog attack
External contractor to back fill vacant Manager of Operations
Salary savings for Manager Operations

Purchase of slasher attachments for Parks Skidsteer loader
Reduction in transfer station concrete costs
Increased hire costs of excavator for waste facility due to compactor repairs
Additional funds required for Waste Financial review
Additional reactive repairs for waste weighbridge

Additional income for sale of scrap steel
Transfer to Resource Recovery Reserve due to increase scrap steel sales
Income from Drainage Headworks fee
Transfer of increase revenue to Drainage Reserve

Savings on Male Oval Toilets Renewal
Transfer to Building Reserve from Male Oval toilet savings

Footpath Development contribution from Roebuck Estate Construction
Transfer to Footpath Reserve

Cable Beach Stage 1 transfers for Monsoonal Vine Thickett boardwalk (CB08)

Cable Beach Upgrade for Monsoonal Vine Thickett boardwalk
Amendment for significant development in crossovers expenditure
Consultants costs for review of Weed Management strategy
Reactive at Walcott Street Shire owned property
Rent Increase on 69 Robinson Street
Rent decrease due to vacancy 15 Shelduck Way
Savings in preparation of Asset Management Plan
Allocation for insurance costs at Cemetery

Library building renewal - aircon renewal
Transfer to Building Reserve for library building renewal
Broome Visitor Centre breakdown of Fire Indicator Panel
Additional painting of Haas Street admin office

Operating Expenditure	Employee costs	106,200		
Operating Expenditure	Employee costs	13,800		
Operating Expenditure	Materials and contracts		(7,500)	
Operating Expenditure	Materials and contracts		(45,000)	
Operating Expenditure	Employee costs	45,000		
Capital Expenditure	Payments for property, plant and equipment		(12,515)	
Operating Expenditure	Materials and contracts	80,000		
Operating Expenditure	Materials and contracts		(90,000)	
Operating Expenditure	Materials and contracts		(20,000)	
Operating Expenditure	Materials and contracts		(10,000)	
	Revenue from operating activities			
Operating Income		92,000		
Capital Income	Transfer to reserves		(72,000)	
Capital Income	Fees and charges	15,000		
Capital Income	Transfer to reserves		(15,000)	
	Payments for construction of infrastructure			
Operating Expenditure		42,551		
Capital Income	Transfer to reserves		(42,551)	
	Proceeds from capital grants, subsidies and			
Capital Income		73,525		
Capital Income	Transfer to reserves		(73,525)	
	Payments for construction of infrastructure			
Capital Expenditure		50,000		
	Payments for construction of infrastructure		(50,000)	
Capital Expenditure	Materials and contracts		(30,000)	
Operating Expenditure	Materials and contracts		(29,000)	
Operating Expenditure	Materials and contracts		(10,000)	
Operating Income	Other revenue	32,500		
Operating Income	Other revenue		(22,500)	
Operating Expenditure	Materials and contracts	10,000		
Operating Expenditure	Insurance		(19,183)	
	Payments for property, plant and equipment		(21,600)	
Capital Expenditure				
Capital Income	Transfer to reserves	21,600		
Operating Expenditure	Materials and contracts		(10,000)	
Operating Expenditure	Materials and contracts		(10,000)	(87,619)
		45,102,326	(45,189,945)	(87,619)

10. REPORTS OF COMMITTEES

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 7.34pm.