



AGENDA

FOR THE

ORDINARY MEETING OF COUNCIL

28 AUGUST 2025

NOTICE OF MEETING

Dear Council Member,

The next Ordinary Meeting of Council will be held on Thursday, 28 August 2025 in the Council Chambers, Corner Weld and Haas Streets, Broome, commencing at 5:00PM.

Regards,



S MASTROLEMBO
Chief Executive Officer

21/08/2025

Our Mission

"To deliver affordable and quality Local Government services."

DISCLAIMER

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Should you require this document in an alternative format please contact us.

Councillor Attendance Register										
Councillor		Cr 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
2024	25 July			LOA						
2024	29 August									
2024	19 September									
2024	31 October					LOA				
2024	21 November (Meeting Cancelled)									
2024	12 December				LOA				A	
2025	27 February							LOA	LOA	
2025	27 March					E				
2025	1 May					LOA				
2025	22 May									
2025	26 June			E						
2025	31 July							E	E	

- **LOA (Leave of Absence)**
- **A (Apologies)**
- **E (Attended Electronically)**
- **NA (Non-Attendance)**
- **R (Resignation)**

2.25. Disqualification for failure to attend meetings

- (1) A council may, by resolution, grant leave of absence, to a member.
- (2) Leave is not to be granted to a member in respect of more than 6 consecutive ordinary meetings of the council without the approval of the Minister, unless all of the meetings are within a period of 3 months.
- (3A) Leave is not to be granted in respect of —
 - (a) a meeting that has concluded; or
 - (b) the part of a meeting before the granting of leave.
- (3) The granting of the leave, or refusal to grant the leave and reasons for that refusal, is to be recorded in the minutes of the meeting.
- (4) A member who is absent, without obtaining leave of the council, throughout 3 consecutive ordinary meetings of the council is disqualified from continuing his or her membership of the council, unless all of the meetings are within a 2-month period.
- (5A) If a council holds 3 or more ordinary meetings within a 2-month period, and a member is absent without leave throughout each of those meetings, the member is disqualified if he or she is absent without leave throughout the ordinary meeting of the council immediately following the end of that period.

SHIRE OF BROOME
ORDINARY MEETING OF COUNCIL
THURSDAY 28 AUGUST 2025
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1. OFFICIAL OPENING**2. ATTENDANCE AND APOLOGIES****3. ANNOUNCEMENTS BY PRESIDENT****4. DECLARATIONS OF INTEREST****5. PUBLIC QUESTION TIME****6. APPLICATION FOR LEAVE OF ABSENCE****7. CONFIRMATION OF MINUTES**RECOMMENDATION:

That the Minutes of the Ordinary Meeting of Council held on 31 July 2025, as published and circulated, be confirmed as a true and accurate record of that meeting.

8. PRESENTATIONS / PETITIONS / DEPUTATIONS

9. REPORTS FROM OFFICERS

9.1 PEOPLE

9.1.1 BROOME HOUSING AFFORDABILITY ISSUES AND ADVOCACY REPORT

LOCATION/ADDRESS:	Nil
APPLICANT:	Nil
FILE:	PLA109
AUTHOR:	Land Tenure Officer
CONTRIBUTOR/S:	Nil
RESPONSIBLE OFFICER:	Director Development and Community
DISCLOSURE OF INTEREST:	Nil

SUMMARY:

The Shire of Broome secured funding through the Australian Governments Housing Support Program to develop the Broome Housing Affordability Issues and Advocacy Report which identifies various causes of housing affordability, while also recommending several actions to alleviate these issues including advocating to State and Federal Government to increase access to affordable housing.

This report is seeking Council's endorsement of the Broome Housing Affordability Issues and Advocacy Report and its recommended actions.

BACKGROUND

Previous Considerations

OMC 29 August 2024 Item 9.2.1

In response to the housing affordability crisis and with no current strategy in place for addressing these issues, Shire staff sought external funding to develop a new strategy and an application for grant funding was made through the Australian Government's Housing Support Program. \$98,428 (excluding GST) was sought and on the 5 July 2024, it was announced that the Shire's application was successful for the full funding requested.

At the Ordinary Meeting of Council (**OMC**) on 29 August 2024, Council endorsed the scope of works for the development of a 'Broome Housing Affordability Strategy' and also supported undertaking concept master planning for individual landowners to help stimulate the development of underdeveloped and undeveloped land. The Shire's previous housing strategy was adopted at the 19 February 2009 OMC however, the document was retired following the gazettal of Local Planning Scheme No. 7 (**LPS7**).

Like most of the nation, Broome is currently experiencing a housing affordability crisis. Access to affordable housing that meets the diverse needs of the community is not being met, which is having significant impacts on the town and region's liveability. The lack of affordable housing is deterring employment opportunities and economic activity. Businesses rely on a strong economy and housing for their workers is critical. The lack of appropriate housing has created a highly competitive market that is being exacerbated by a range of factors which are identified within the report.

The project comprises of two components:

1. Part 1 – Housing Affordability Strategy which highlights key housing affordability issues, surveys the community's demand and needs with respect to housing, and identifies other factors beyond the planning framework that are impacting the delivery of housing and propose levers or actions to alleviate housing affordability (**Attachment 1**).
2. Part 2 – High level concept designs for underdeveloped and undeveloped land parcels throughout Broome to increase awareness of opportunities for housing development.

In September 2024 Hames Sharley was awarded the contract to undertake the project on behalf of the Shire.

COMMENT

The Broome Housing Affordability Issues and Advocacy Report (BHAIR) forms Part 1 of this project. Housing affordability is an issue that has many contributing factors, largely outside of the Shire's direct influence or control. These include, but are not limited to, cost of materials due to remoteness and logistical timeframes, cost of labour, State Government housing policies such as the Government Regional Officer Housing (GROH) initiative, the transient nature of the Shire's population and economic activity, climatic impacts, high demand and lack of supply.

Although the Shire is not capable of directly intervening to alleviate all of these factors, there are a number of initiatives that are underway to address housing affordability, these include:

- Chinatown-Old Broome and Cable Beach Precinct Structure Plans: Also known as Amendment No. 1 to the Shire's Local Planning Scheme No. 7. This amendment seeks to activate existing precincts to improve liveability and density and provide increased opportunities for housing diversity through amendments to the planning scheme and changes to zoning.
- Development of McMahon Estate: McMahon Estate is a proposed housing estate within Cable Beach with an estimated yield of 94 lots which may house over 300 people. The Local Structure Plan has recently been advertised for comment.
- Sanctuary Road Holiday Park and Key Worker Accommodation: This proposal is still in the planning stage and yet to be fully funded. It seeks to develop Lot 501 Sanctuary Road into a tourism and key worker accommodation site, providing a minimum of 91 key worker homes. The tourism component of the development will alleviate short-term tourism accommodation demand.

While the BHAIR recognises these housing initiatives, it largely focuses on understanding the key housing demands and factors contributing to unaffordable housing. Community and stakeholder engagement was undertaken and highlighted the extreme difficulty for finding affordable housing as well as challenges associated with building more houses. A detailed technical and research assessment was also undertaken by Hames Sharley and their associates, Pracsys – an urban economics and strategy consulting firm. Together, they identified a number of 'levers' or proposed interventions that could be utilised to create more affordable housing opportunities. Given the complex nature of the housing affordability crisis, no lever was considered to be entirely capable of resolving this crisis, however, if a number of levers are pulled simultaneously, then it is expected to create some relief.

The BHAIR is designed to support the Shire's other initiatives (mentioned above) as well as provide a consistent advocacy position alongside other regional agencies. This includes the Kimberley Regional Group (KRG), who have published a position statement on housing affordability aspirations for the Kimberley region. The BHAIR also hopes to align closely with issues that other regional local government authorities are facing.

In considering these levers, alongside the community and stakeholder consultation and technical research, the BHAIR recommends 13 actions for the Shire to undertake to investigate, support and advocate for improving affordable housing opportunities. The project was renamed from a strategy to a report, as this better reflects the original scope of works. A full list of the Actions is outlined in the report, the following five priority actions are identified:

- *Advocate for State and Federal governments to fund housing construction projects.*
- *Ensure adequate and continual land supply to all new housing to be constructed in the Shire.*
- *Evaluate and monitor benefits from assisting landowners to unlock redevelopment opportunities to deliver new housing in the Shire.*
- *Support landowners and Aboriginal Corporations to access grants and funding for housing projects.*
- *Continue working with North-West local governments and Regional Capitals Alliance WA (RCAWA) to advocate for the State Government to build new housing to satisfy GROH demand, rather than renting existing housing stock.*

Part 2 of the project was advertised through an expression of interest process, whereby, landowners of undeveloped/underdeveloped land were sought out and/or invited to participate in the free high level concept designs on offer. 11 eligible submissions were received within the EOI timeframe. The concept designs will be presented to Council at the next Council Information Bulletin.

This report seeks Council's endorsement for the Broome Housing Affordability Issues and Advocacy Report and its recommended actions.

CONSULTATION

Community and Stakeholder engagement was undertaken through an online community survey and interviews with housing providers, suppliers and key government agencies, respectively.

The community survey commenced 4 December 2024 and finished 20 January 2025 with a total of 68 submissions received. The survey sought to capture demographic information, such as income, housing typologies, rental/mortgage payments, as well as perceptions of access to affordable housing, such as desired housing, difficulty finding accommodation, desire to remain in Broome with or without subsidised support. The community survey and results can be found attached to the report in Appendix B within **Attachment 1**.

Stakeholder engagement was undertaken through interviews with key personnel from housing providers, housing suppliers and key government agencies. This included:

- Department of Communities
- Kimberley Development Commission
- Development WA
- Foundation Housing
- Summit Homes

A summary of the findings from the stakeholder engagement can be found in Part 3 of the BHAIR.

STATUTORY ENVIRONMENT

Nil.

POLICY IMPLICATIONS

The BHAIR recommends 13 actions, most of which are advocacy actions. However, there may be some policy implications should any of the actions be implemented. It is difficult to foresee exactly how these policy implications would unfold however, they will largely be influenced by whatever policy changes are implemented by the State and Federal government.

FINANCIAL IMPLICATIONS

There are no immediate financial implications as most of the actions are advocacy points. However, three of the actions require resourcing.

- Action 5: Undertake a research study, including industry engagement, to understand barriers to increased delivery of alternative housing construction methods in the Shire.
- Action 7: Evaluate and monitor benefits from assisting landowners to unlock redevelopment and infill housing opportunities to deliver new housing in the Shire.
- Action 9: Undertake market sounding for affordable build-to-rent (BTR) initiatives with subsequent EOI process if viable.

The scope of these actions are yet to be determined however, it is believed that they could be covered by existing resourcing. Nevertheless, should the scope determine otherwise, adjustments to budget allocations should be considered or external funding/resourcing sourced.

RISK

There is a low level risk that should the economic climate (i.e., recession) around housing affordability dramatically change in the near future, the content, recommendations and longevity of the report could be compromised.

STRATEGIC ASPIRATIONS

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

Outcome 2 - Everyone has a place to call home

Objective 2.1 Promote access to safe, affordable accommodation to meet all needs, including itinerants, homeless people, those at risk, youth and the elderly.

VOTING REQUIREMENTS

Simple Majority

REPORT RECOMMENDATION:

That Council:

1. *Endorses the Broome Housing Affordability Issues and Advocacy Report as detailed in **Attachment 1**.*
2. *Requests the Chief Executive Officer to forward a copy of the Broome Housing Affordability Issues and Advocacy Report to the State and Federal Housing Ministers.*
3. *Requests the Chief Executive Officer to prioritise implementation of the following actions:*
 - a. *Advocate for State and Federal governments to fund housing construction projects.*
 - b. *Advocate for DevelopmentWA and the State Government to ensure adequate and continual land supply to support new housing be constructed in the Shire.*
 - c. *Evaluate and monitor the benefits from assisting landowners to unlock redevelopment opportunities to deliver new housing in the Shire.*
 - d. *Support landowners and Aboriginal Corporations to access grants and funding for housing projects.*
 - e. *Continue working with North-West local governments and Regional Capitals Alliance WA (RCAWA) to advocate for the State Government to build new housing to satisfy Government Regional Officer Housing Program demand, rather than renting existing housing stock.*

Attachments

1. Broome Housing Affordability Issues and Advocacy Report



BROOME HOUSING AFFORDABILITY ISSUES & ADVOCACY REPORT

JULY 2025

Revision Letter	Date	Reason for Issue	CM
A	03/06/2025	Draft Report for client review	RS
B	08/07/2025	Final report incorporating Shire feedback	RS
C	05/08/2025	Minor updates to reflect feedback from Council Workshop	RS

Cover Image Source: Foundation Housing, Broome North

Project No: 44941

Project Name: Broome Housing Affordability Issues & Advocacy Report

Prepared for:



Prepared by:



Supported by:



DISCLAIMER

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01

EXECUTIVE SUMMARY

The Shire of Broome (the Shire) engaged Hames Sharley (planning, urban design & architecture) with the support of Pracsys (economics) to examine the drivers of unaffordable housing in the Shire and prepare a Broome Housing Affordability Issues & Advocacy Report to address them. This project is founded on the premise that housing is a basic human need and right that all Western Australian households should be able to access, at a cost that they can afford. Though in the Shire of Broome, as in many communities in Western Australia, the lack of affordable and suitable housing is an issue that has challenged the community for some time. The purpose of creating the Broome Housing Affordability Issues & Advocacy Report is to equip the Shire with a tool to discuss and advocate for State and Federal change.

Policy, strategy, and other documentation provided by the Shire have been reviewed to understand the current situation. Steps being considered by the Shire to address housing concerns have been aligned with the relevant State and Federal policies and strategies around housing. The strategic alignment outlines that as tourism and resource sectors grow in the local government area that constitutes the Shire of Broome (Broome) and areas proximate to Broome, workers in key service industries will struggle to afford both renting or purchasing housing. This poses significant barriers to recruiting and retaining workers for local businesses, government agencies, and the Shire. While sufficient land is available for housing development, the development costs are considerable and is constraining the delivery of dwellings. Opportunities to address this via government intervention are investigated in this report.

A 2024 Housing Snapshot of the Shire prepared by Kimberley Development Commission (KDC) highlights that the median weekly rent for houses was approximately \$1,100 and for units just under of \$800 (with this data relating to the four suburbs of Djugun, Broome, Cable Beach, Bilingurr aggregated into a single figure). Additionally, the most recent REIWA data (June 2025) shows median house and unit prices for the suburb of Broome are \$1,250 and \$1,000 per week respectively.

To provide context and contrast to the situation in Broome, demographic analysis of 2021 ABS Census data shows that, compared to Western Australia (WA) and Regional WA rental and mortgage prices are significantly higher in Broome. Further, higher proportions of households with subsidised rent is evidence of the strong effect of GROH in the Shire, whilst the low rate of owner-occupied dwellings shows that most households rent or are subject to high mortgages (refer **Table 1**).

Table 1: Demographic Analysis Table

AVERAGES	SHIRE OF BROOME	REGIONAL WA	WESTERN AUSTRALIA
Dwellings Owned Outright	33%	34%	30%
Owner Occupied dwellings	19%	30%	39%
Subsidised Rent - Employer or Government Agency	43%	34%	17%
Median Yearly Income	\$56,000	\$42,000	\$44,000
Rental Costs Higher Than \$550 Per Week	19%	7%	9%
Mortgage Costs Higher Than \$3,000 Per Month	26%	10%	16%

There are also a large number of people who are homeless or housed in overcrowded or insecure tenancies, which the Broome Housing Affordability Issues & Advocacy Report actions should seek to alleviate by facilitating and advocating for suitable and accessible housing, particularly for local Aboriginal people (see **"4.1.5. Homelessness in Broome"** for further information).

A desktop review of housing strategies, research, and initiatives from Australia and overseas was conducted to identify examples the Broome Housing Affordability Issues & Advocacy Report may consider including. These initiatives include supporting direct financial assistance for homebuyers; increasing the diversity of dwellings to enhance housing choice and facilitate 'right-sizing'; partnering with private industry to integrate workforce planning, temporary worker accommodation, and short-stay accommodation; as well as implementing policies that require major project advocates to contribute resources towards the services, amenities, and accommodation necessary to support their project's workforce.

1.1 KEY FINDINGS

Broome's demographic and housing trends are influenced by various factors, such as a younger working-age population, significant transient workforce movement, and considerable disparities in income levels. Data from the ABS Census, WA Tomorrow forecasts, and the National Institute of Economic and Industry Research indicate that Broome has fewer long-term residents, particularly among seniors and families with high school-aged teenagers, highlighting the demand for short-term housing solutions. Although the town's higher average income (\$56,000) compared to Regional WA (\$42,000) and WA (\$44,000) suggests a strong potential for home ownership, industry-provided housing assistance, such as the Department of Communities' GROH scheme, limits market participation.

A growing affordability gap between high income industry workers and employees in population-driven sectors like retail and healthcare heightens the risk of mobility for lower income earners, underscoring the need for targeted affordability interventions. Housing availability in Broome faces challenges from overcrowding, a burgeoning tourism sector, and a shortage of new dwellings.

Overcrowding rates are four times the WA average, particularly impacting the local Aboriginal population, necessitating culturally appropriate housing solutions. Tourism complicates housing issues, as seasonal workers depend on short-term rentals, driving up rental costs and reducing availability for permanent residents. According to WA Tomorrow, Broome's population has exceeded projections, resulting in a shortfall of approximately 263 dwellings, with current approval rates (approximately 60 per year) falling well short of the required 93 per year (for more detailed analysis and sources, see Section 5.1, Sub-section: Dwelling Development Trends).

Additionally, ABS dwelling data reveals that 47% of homes in Broome have two or fewer bedrooms—significantly higher than Regional WA's 16%—reflecting the the tourism accommodation visiting in caravans on census night and indicates transient workforce's needs. Addressing these structural housing constraints through increased housing diversity and policy-driven affordability measures is essential to ensuring sustainable growth and population retention.

AGE PROFILE

The population of Broome leans towards younger families and working-age adults, with a noticeable lack of seniors and high school-aged teenagers (for more detailed analysis and sources, see "4.1.1. Age Profile"). The age profile indicates a transient workforce moving for employment rather than to settle in Broome. This transient workforce, coupled with the lack of stable, long-term residents, intensifies the demand for short-term housing and restricts investments in permanent housing solutions. Small dwellings are probably needed to facilitate downsizing or rightsizing opportunities, with larger homes essential for attracting and retaining families in Broome.

INCOME

Workers in Broome have a higher average annual personal income than most of the WA population (\$56,000 in Broome, \$42,000 in Regional WA and \$44,000 in WA) (for more detailed analysis and sources, see "4.1.2. Income and Employment"). Under normal market conditions, this should expand the pool of residents able to purchase housing; however, industries offering higher salaries are likely to provide housing assistance to those living in Broome through subsidised housing or the GROH scheme, discouraging potential housing purchasers.

There is a significant disparity in income levels between the high paying major employing industries in Broome and the sectors that support the population, such as retail, hospitality, education, and healthcare (known as 'population-driven' industries) (Figure 2). This results in a broader affordability gap, possibly forcing those with lower income levels to relocate. Affordability interventions will be crucial in supporting housing uptake by employees in population-driven sectors.

HOMELESSNESS

Overcrowding is a major concern in Broome, with Broome experiencing four times the state average and twice the Regional average in crowded and "severely crowded" dwellings (for more detailed analysis and sources, see "4.1.5. Homelessness in Broome"). Providing more diverse housing options could alleviate overcrowding. This is particularly relevant to local Aboriginal people who often live in overcrowded housing; housing needs to be culturally relevant to increase the likelihood of uptake and long-term residency.

TOURISM

Tourism is an employment driver for Broome, and its highly seasonal nature attracts temporary resident workers (for more detailed analysis and sources, see "4.1.8. Impact of Tourism"). Temporary residents are likely to choose rental properties or properties with two rooms or fewer, creating further strains in the rental market.

The rise of tourism post Covid-19 has likely contributed to the low availability of short-stay accommodation with suggestions that residential dwellings are being converted to tourist or key worker accommodation, further tightening the rental market. This seasonal demand for short-term rentals due to tourism results in inflated rental prices and further limits housing availability for long-term residents.

DWELLINGS FORECAST

Broome's population has grown faster than the initial WA Tomorrow Band C forecast prepared in 2019. However, the number of approved dwellings since the report has created a gap of approximately 263 dwellings. An average of 93 approvals a year is needed to achieve the forecasted growth. Currently, the projected approval rate sits at 60, leading to a rapidly widening gap (for more detailed analysis and sources, see "4.2.4. Dwelling Forecast Trends").

DWELLING TYPE

In Broome, 47% of dwellings have two bedrooms or fewer, in contrast to 16% in Regional WA and 11% in WA. Dwellings with three bedrooms or more account for 53% of Broome, compared to 84% in Regional WA and 89% in WA. This results in differences of 32% and 36%, respectively. Further analysis identified that the high proportion of smaller dwellings in Broome is affected by a high number of domestic tourists in

caravans and to a lesser extent the transient workforce.

Caravans and Cabins make up 25% of the dwellings in Broome, compared to five and one percent for Regional WA and the State, respectively (for more detailed analysis and sources, see “4.2.2. Existing Dwellings in Broome”). This high provision is likely driven by the demand from domestic tourists who are not part of the local workforce, such as grey nomads, and may not demand permanent housing. There is demand for smaller scale permanent housing to support transient workers and increase population retention.

Larger dwellings will be required to increase the diversity of housing available to support future families and long-term residents in Broome. Excluding visitors, approximately 70% of residents in Broome reside in a dwelling with three-or-more bedrooms compared to approximately 81% of Regional WA and WA. This underscores the limited options for those seeking more suitable family-sized homes and the likely demand for more permanent dwellings.

Providing smaller, permanent housing for tourism workers may support greater population retention. Increased diversity of housing should also be targeted to support non-tourism-based population attraction and retention.

HOUSING AFFORDABILITY

Only three industries—Mining; Electricity, Gas, Water and Waste Services; and Public Administration and Safety—have more than 50% of their workers able to afford the median house in Broome without facing mortgage stress (for more detailed analysis and sources, see “4.2.6. Defining Affordability”). If supplying additional housing stock relieves housing stress for low-income households or key population service industries, the pricing of dwellings will likely need to be influenced through policy. Should appropriate housing and financing opportunities be made available, residents may opt into mortgage costs comparable to their high rent cost, regardless of whether this would put their finances beyond the stress threshold. It must also be noted that the cost of living is higher than average in Broome, with items such as insurance, Shire rates, air conditioning, etc., contributing to lower housing affordability as these costs are either absorbed into rental prices for tenants or paid for by landlords.

1.2 MULTI-CRITERIA ASSESSMENT

A Multi-Criteria Assessment (MCA) approach has been developed to assess potential opportunities to address the housing crisis in Broome and the levers available to the Shire to realise the identified opportunities.

The Shire’s role in achieving housing affordability is to function as a central regulator, managing existing local policy and regulations, advocating for potential developers, liaising with other local government councils and stakeholders, and monitoring current issues and potential opportunities to enhance housing affordability. The Shire is limited in its ability to directly impact the affordability of housing, so needs to rely predominantly on advocacy to key stakeholders to implement appropriate policies and projects.

Some potential levers available to the Shire to support affordability and engage key stakeholders to take action can be described under the following hierarchy:



CONTROL

e.g. Establishing local policy and regulation, directing internal resources, utilisation of local government-controlled land and assets, implementing special committees, and supporting projects with seed funding.



FACILITATE AND ADVOCATE

e.g., Facilitating networks to enable investment, supporting communication with the State and Federal Government, and working with key stakeholders to address challenges.



MONITOR

e.g. Tracking housing performance indicators and collecting feedback from key stakeholders regarding current issues or opportunities.

A set of criteria were developed for the MCA to prioritise initiatives for consideration by the Shire as actions to include in this Advocacy report. These criteria are based on the literature review and previous experience in developing housing strategies aiming to address similar affordability issues:

- + **Equity:** The ability of an initiative to support a more equitable housing market
- + **Liveability:** The ability of an initiative to improve the liveability of Broome
- + **Implementable:** The ease with which an initiative can be implemented by the Shire (or other stakeholders)
- + **Timely:** How quickly could an initiative result in the desired change
- + **Cost:** What is the cost (financial and/or human resources) to the Shire or other stakeholders of implementing an initiative
- + **Scale:** What is the potential scale of impact if the desired result is achieved
- + **Likelihood:** The likelihood of an initiative achieving its desired result

This assessment approach was applied to a variety of potential affordable housing initiatives. The results are intended to be taken into consideration by the Shire along with their understanding of local context, resource availability and established advocacy pathways. The top five housing affordability initiatives for the Shire using the above criteria include:

- + Facilitate government development of housing through co-funded projects / Advocate for State and Federal funding of housing construction
- + Policy requiring private sector contribution to housing and liveability
- + Advocate for key workers’ attraction/retention program in WA
- + Undertake market sounding for build-to-rent initiatives with subsequent EOI process if viable
- + Engage with surrounding local governments and key regional stakeholders to develop a strategic programmed approach to delivering housing

These opportunities have scored highest as they align with the Shire's role as a facilitator and co-ordinator: they may be more likely to achieve the desired outcome, and they can have a meaningful impact. A number of key initiatives that are being advocated for in the Pilbara, Kimberley Regional Group (KRG) and through Regional Capitals Alliance WA (RCAWA) have also been summarised as they present an opportunity to present a common voice to State and Federal governments. These include:

- + Reforming Fringe Benefits Tax to incentivise long term residence in regional towns
- + Stamp duty relief for insurance and property transfers
- + Making the Housing Ownership Subsidy Scheme more appealing than the Government Regional Officer Housing program
- + Mandate a maximum ratio of GROH housing being rented from the private market / support State government building their supply of GROH housing

Detailed descriptions of all initiatives with implementation considerations are provided in "**5.1 HOUSING POLICY INITIATIVES AND EXAMPLES**". The results of the MCA analysis have been considered along with other information including stakeholder support and opportunities to develop the Actions that are included at the conclusion of this Broome Housing Affordability Issues & Advocacy Report (refer "**5.5 ACTIONS**").

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02



BACKGROUND AND CONTEXT

2.1 INTRODUCTION

The Shire of Broome (the Shire) engaged Hames Sharley (planning, urban design & architecture) with the support of Pracsys (economics) to examine the reasons behind unaffordable housing in the Shire and prepare a Broome Housing Affordability Issues Advocacy Report to address them.

Broome, a regional hub for tourism and essential services, faces a housing shortage due to seasonal workers and the State government's limited housing stock. The report uses contemporary research, analysis, and engagement to propose practical and implementable actions. It includes various interventions that will require cross-sectoral collaboration and concerted effort to influence housing diversity and affordability in the Shire. The report highlights the complex issues affecting the local community and the tourism industry. The actions at the conclusion of this report provide an advocacy platform for the Shire to seek to encourage State and Federal policy change.

Broome is a vibrant regional hub for tourism and essential services, with a large proportion of its workforce employed in tourism-related businesses, public services, and supporting industries. Seasonal workers are integral to Broome's economy, creating a demand for short-term accommodation. Employers often subsidise housing for essential and transient workers, which places pressure on the already limited housing stock. This includes the State government, which provides over 500 houses to support health, education and other government employees. Construction in Broome faces significant cost barriers, with both labour and building materials being more expensive due to the remote location and logistical challenges of procuring supplies from other regions.

HOUSING INITIATIVES

The Shire of Broome has and continues to proactively progress and support a range of housing initiatives to help support housing supply, affordability and diversity, with a summary of initiatives with links to further detail provided below.

Chinatown-Old Broome and Cable Beach Precinct Structure Plans:

The Precinct Structure Plans (PSPs), also known as Amendment No.1 to the Shire of Broome Local Planning Scheme No. 7, seeks to review and update the planning framework for key precincts in Broome. Activation of these existing precincts will provide the following benefits:

1. Contributing to a reduction of urban sprawl;
2. Enable improved liveability by allowing more people to live in high amenity locations; and
3. Provides increased opportunities for housing diversity through introduction of infill dwelling types.

A key component of updating the planning frameworks includes updates to zoning, set-back and height requirements. The PSPs are currently being reviewed and assessed by the Western Australian Planning Commission.

Additional info can be found here: [Chinatown-Old Broome and Cable Beach PSP](#).

McMahon Estate:

McMahon Estate is a proposed urban infill project in Cable Beach which seeks to deliver a new housing estate to help cater for population growth and provide housing diversity and choice. It will be supported by the provision of high quality public open space, public parkland and upgraded drainage infrastructure. The

McMahon Estate Structure Plan was recently accepted by Council at the 26 June OCM where it is now being advertised for public comment. The housing estate will provide an estimated yield of 94 lots which may house over 300 people.

Additional info can be found here: [McMahon Estate Project Shire of Broome](#)

Sanctuary Road Holiday Park and Key Worker Accommodation

Sanctuary Road is a proposal that seeks to develop Lot 501 Sanctuary Road into a Caravan Park as well as providing essential key worker accommodation to alleviate the demand on the Broome housing market. The project will encompass tourist camping, cabins and caravan sites as well as relocatable homes for key workers. The fully flexible site and relocatable home design should allow the purpose of the residential accommodation to be altered over time, dependent on local demand and supply. The project requires a minimum of 91 park homes intended as affordable housing for key workers, which is in critical short supply. The project has currently received \$7.68 million in grant funding from the State Government however, the Shire is looking for a private operator to develop and operate the park on a long-term lease.

Additional info can be found here: [Sanctuary Village Holiday Park and Key Worker Accommodation Shire of Broome](#).

Shire of Broome Staff Housing

In July 2023, a proposal was placed before the Shire of Broome Council for the purchase and construct four houses to support key worker staff. The request came as a result of the Shire's lack of access to key worker housing, which was proving to be a major issue for the Shire to attract and retain staff. Staff who rent can be subject to unpredictable housing circumstances, such as significant increases in rent or forced to vacate their tenancy for various reasons. This unpredictability has impacted the Shire's ability to retain staff, therefore, the provision of secure housing for key workers provides a stable workforce. By endorsing the proposal, the Shire of Broome Council has taken a lead and encouraged others to follow in its footsteps, through the construction of new staff housing rather than exacerbating a housing crisis by prioritising leasing through the competitive rental market.

Kimberley Regional Group

The Kimberley Regional Group (KRG) is an alliance of the four shires within the Kimberley region, being Shire of Broome, Shire of Derby West Kimberley, the Shire of Halls Creek and the Shire of Wyndham East Kimberley. Collaboratively, the group seeks to support outcomes for the region, including affordable housing investment and pushing for a continual housing supply stream. The KRG has published a position paper which details their aspirations for the region.

Additional info can be found here: [KRG POSITION PAPER HOUSING 2024 WEB - Kimberley Regional Group](#)

Housing Technical Advisory Group

Shire of Broome staff meet fortnightly to address the complex housing crisis. The Broome Affordable Housing Advocacy and Issues Report, along with the aforementioned projects, are discussed in detail and the group works extremely hard, to drive affordable housing projects and initiatives at all levels of government and provide positive housing outcomes for the community.

PROJECT APPROACH

The Shire's housing shortage and high housing costs are multifaceted issues and this report is underpinned by contemporary research, analysis and engagement so that the actions proposed are practical and implementable. The methodology has included capturing and evaluating the evidence base of housing research and data, spatial analysis, stakeholder sounding meetings, and a community housing survey. The resulting actions include a variety of ideas for advocating to stakeholders, to help shift the current situation and improve the availability and affordability of housing.

This report captures the issues, unpacks and evaluates the likelihood that certain actions will lead towards facilitating and supporting sustainable and affordable housing for its community. It includes a variety of types of interventions, ranging from 'quick wins' through to more medium-term efforts. A combination of both these types of actions and a concerted effort across the levels of government, private enterprises and community based organisations, will be required to generate outcomes that influence diversity of housing and affordability of these homes in the Shire.

GUIDE TO USING THIS REPORT

This document has been set out as follows:

Evidence Base: This section provides the background analysis and rationale that underpin the actions outlined in the second part of the document. It offers a detailed examination of the key challenges, opportunities, and considerations that have shaped the development of the Broome Housing Affordability Issues Advocacy Report, ensuring that the proposed actions are informed by evidence and aligned with the Shire's objective of facilitating increased supply and affordability of housing.

Actions: This section outlines the key actions arising from the issues identified in the evidence base that are available to the Shire of Broome, State Government and other agencies, sector stakeholders and are to be pursued as a collective advocacy direction in future to address housing affordability in the Shire.

Appendices: Detailed Analysis to support main reporting, including:

Appendix A outlines the Calculation Methodology for the Benefit Transfer Approach analysis undertaken in section 5.4.3.

Appendix B details the purpose, questions and findings of the Community Housing Survey undertaken to help understand residents' views on the housing situation in the Shire and to complement the industry stakeholder perspectives.

2.2 LITERATURE REVIEW

2.2.1. OVERVIEW

AFFORDABILITY

- + The Broome Housing Snapshot presents the most contemporary issues relating to housing affordability, with references to built form considerations and other factors such as leasing instead of buying, transitioning away from FIFO and short-term rentals instead of long-term rentals, for monetary benefits.
- + Upcoming projects are likely to further contribute to housing unaffordability due to the increase workforce expected to rely on existing housing stock. This is based on the Broome Housing Snapshot indicating that there is a trend to localise workforces within the region and FIFO workers being encouraged to and/or required to live and work in regional residences.
- + Lack of action will adversely and continue to impact the current housing shortfall, leading to affordability challenges.

DIVERSITY

- + Housing mix is an issue which is linked to one of the Kimberley Regional Groups' priorities to better target Government Regional Officers Housing policy to attract and retain a government and non-government community sector workforce. This is to help ensure that future housing is appropriate for the workers expected for the role.
- + The Broome Regional Land Supply Assessment concludes there is sufficient land to accommodate suitable housing diversity.
- + Many members of the community find existing housing types unsuitable to their needs/households.

SUPPLY

- + There is sufficient residential land to accommodate future dwellings, mostly in Bilingurr, where approximately 80% of all proposed housing will be located.
- + Future dwelling stocks in the short term are proposed in the Cable Beach and Djugun localities. Medium and long-term dwelling stocks are proposed in Bilingurr and Djugun.
- + The upcoming projects will be placing additional upward pressure on housing demand with just the Kimberley Marine Support Base expected to generate approximately 260 jobs.
- + The public and private sector have increasingly been adopting the strategy of leasing property for their staff instead of developing more permanent solutions. This leads to the reduction in supply without contributing to it. Within regional areas, housing is ultimately dependent on big business (mining / infrastructure) or government due to the costs associated.
- + General consensus to move away from transient and workforce accommodation to permanent accommodation.

The literature review has been summarised based on the most consistent challenges that are contributing to the housing and rental crisis affecting Broome. Several key contributing factors have been identified:

- + **Limited supply:** The region has a shortage of both rental properties and affordable housing options.
- + **High demand:** The Kimberley's growing population and increased demand for housing from essential workers has outstripped supply. Key projects will continue to drive demand and exacerbate the high cost of housing and levels of unaffordability.
- + **High costs:** Due to its remote location, insurance costs, extreme weather conditions (cyclonic standards), and logistical challenges, the cost of building and maintaining housing in the Kimberley is significantly higher than in other parts of Australia.
- + **Market unbalance:** Despite high rental yields, current median house prices and construction costs make it difficult for investors to justify new construction or renovations.
- + **Limited bank financing:** Strict lending criteria and low property values make securing financing challenging for potential homeowners and investors.
- + **Transient population:** A significant portion of the Kimberley's population is transient, which can create instability in the rental market and increase demand for short-term accommodation.
- + **Government policies:** Some Federal Government policies, such as stamp duty and land taxes, can discourage investment in the housing market. The Government Regional Officer Housing Scheme (GROH) supports essential workers in the region by providing subsidised rent arrangements. Still, its current delivery mechanism contributes to high rental costs as the Government entities lease dwellings from the private market. Government incentives to purchase housing through the Home Ownership Support Scheme (HOSS) are not as competitive, limiting the opportunity to transition these government officers into permanent residents of Broome and further incentivising the renting of property over homeownership.
- + **Competing Housing Segments:** Long-term residents, transient workers, temporary visa workers, and tourists are all competing for accommodation. This competition is increasingly affecting housing affordability, including during peak season when residential properties are used for short-stay rental accommodation through platforms such as AirBnB.

These factors combined result in the current housing crisis, which is impacting the lives of many residents and hindering economic development. The following sections investigate the local context to understand the demand for different housing supply, the current mix and how it may need to diversify, the affordability of housing and rents for the local population and what initiatives are most appropriate to be progressed through the Broome Housing Affordability Issues Advocacy Report. The identified factors are considered when providing recommendations and particularly in assessing the potential initiatives to address the housing crisis.

2.2.2. DETAILED REVIEW

The following table provides a more detailed overview of the literature provided by the Shire as part of the background information summary to inform the Project. These documents complement the key points summary provided above, through in-depth review of the key findings around affordability, diversity and supply.

Table 2: Literature Review

REVIEWED DOCUMENT	DOCUMENT PURPOSE	RELEVANCE
Broome Regional Land Supply Assessment 2022	<p>The Regional Land Supply Assessment sets out to assess land for future residential, industrial and commercial uses. The reports include key information on:</p> <ul style="list-style-type: none"> + Demand drivers specific to each regional centre, including the major economic factors that influence employment and population growth, and therefore, the demand for land and housing; + Zoned land supply for residential, industrial and commercial uses; + Development constraints; + Recent and future land development activity; and + Existing and required physical infrastructure. <p>Findings</p> <ul style="list-style-type: none"> + Sufficient stocks of residential land to accommodate low and medium population growth into the long-term; + The land identified suggested that a residential population of approximately 21,900 can be accommodated; + Approximately 1,500 hectares of land in the Shire is zoned for residential purposes; + Approximately 80% of all proposed dwelling stock are to be located within Bilingurr; + Future dwelling stocks in the short term are proposed in the Cable Beach and Djugun localities. Medium and long-term dwelling stocks are proposed in Bilingurr and Djugun; + The Broome North District Structure Plan accounts for all proposed dwelling stock within the Bilingurr locality; + 1,890 hectares of land zoned for rural residential purposes in the Shire with residential development focused primarily in Bilingurr, Roebuck and Waterbank. 	The Land Supply Assessment highlights that sufficient stock of residential land to accommodate new residential development, however as identified in the Broome Housing Snapshot 2024, there are several ongoing considerations that need to be addressed.

REVIEWED DOCUMENT	DOCUMENT PURPOSE	RELEVANCE
Broome Housing Snapshot 2024 May	<ul style="list-style-type: none"> • The Broome Housing Snapshot (the Snapshot) identifies the attributes of a functional accommodation and housing market. The issue has been identified as a key constraint of the local economy especially in terms of enabling employers to provide suitable housing options for their employees, and the importance of managing social issues in our area with stable and affordable housing. <p>Built form</p> <ul style="list-style-type: none"> • Homes are required to be cyclone rated which adds not less than approximately 25-30% to building costs; and • Higher ceilings and active cooling such as multiple air conditioners and other environmentally responsive designs. <p>Contributing factors</p> <ul style="list-style-type: none"> • The public and private sector have been increasingly adopting the strategy of leasing rather than buying to address housing for staffing, further reducing the supply of housing in Broome, without contributing to it. • Trend to localise workforces within the region with FIFO workers being encouraged and/or required to live and work in regional residences; and • Monetary motivation to remove properties from the residential rental market and place them on the short-term holiday rental market (despite recent changes to rating of these properties adopted by the Shire to regulate the STRA sector and help support residential stock). 	Presents the most contemporary issues relating to housing affordability. The Snapshot identifies many key areas relevant to the objectives of the Broome Housing Affordability Issues Advocacy Report through key information on Government Regional Officers Housing, public housing wait lists, and building approvals.
Upcoming Projects	<p>Underway</p> <ul style="list-style-type: none"> • Police District Support Facility • Kimberley Marine Support Base <p>In Development</p> <ul style="list-style-type: none"> • Regional Prison Facility • Kimberly Ocean Barramundi Project 	These projects will place additional upward pressure on housing demand, with just the Kimberley Marine Support Base expected to generate approximately 260 jobs during construction with an estimated similar number of permanent jobs. Other projects and investments will also see the demand for housing drastically increase through both ongoing tourism and WA government staffing requirements.

REVIEWED DOCUMENT	DOCUMENT PURPOSE	RELEVANCE
KRG Position Statement Housing	<p>The Kimberly Regional Group (KRG) is an alliance of four Kimberley Shires, being the Shire of Broome, the Shire of Derby West Kimberley, Shire of Halls Creek and the Shire of Wyndham East Kimberley.</p> <p>The KRG Position Statement outlines the following policy priorities:</p> <ul style="list-style-type: none"> • Access to contemporary data to inform investment and maintain affordability through project pipelines to meet current and projected need; • Ensure land availability; • Increased investment in social housing by leveraging assets and partnerships with government to unlock investment and create local jobs; • Better targeted Government Regional Officers Housing policy to attract and retain a government and non-government community sector workforce; and • Targeted regional incentives to increase affordable housing supply, stimulate investor activity to increase the supply of rental homes for key workers, local businesses, and the non-government sector. 	<p>The KRG is another contemporary document produced in July 2024 and outlines key priorities for affordability, diversity, and supply.</p> <p>The priorities identified that are to be further addressed and considered in the Broome Housing Affordability Issues Advocacy Report include:</p> <ul style="list-style-type: none"> • Housing affordability to meet demand for future projects • GROH improvements to combat lack of supply • Understanding housing development requirements under NCC and other influences on housing affordability.
Population Profile – McMahon Business Case	The McMahon Business Case (MBC) suggests that the Broome's population will grow by an additional 1,740 persons by 2031 to reach a population of approximately 18,730. WA Tomorrow. Preliminary dwelling demand analysis estimates a shortfall of more than 400 dwellings in Broome by 2031.	<p>The project was listed as an action in the Shire's Local Planning Strategy which suggested the preparation of a structure plan that provided:</p> <ul style="list-style-type: none"> • Affordable housing and open space • Improved connectivity with a focus on safe streets and connections • Integration of drainage using water sensitive urban design principles.

The following documents were reviewed to understand the factors affecting housing affordability in Broome and the wider Kimberley Region:

- Regional Land Supply Assessment (DPLH 2022)
- Kimberley Residential Housing and Land Snapshot (KDC 2023)
- Broome Housing Snapshot (KDC 2024, unpublished)
- Kimberley Region Land Capacity Analysis: Shire of Broome (DPLH 2020)



- + Shire of Broome Local Planning Strategy (2023)
- + Strategic Community Plan 2023 – 2033
- + Corporate Business Plan 2024 – 2028
- + Kimberley Regional Group Submission – National Housing and Homelessness Plan 2023

A number of other documents and data sources were consulted to understand the current context of Broome relating to housing. Section 4 provides an analysis of the most recent data for demographics and housing mix.

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03



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STAKEHOLDER AND COMMUNITY PERSPECTIVES

3.1 STAKEHOLDER PERSPECTIVES

3.1.1. HOUSING SECTOR SOUNDING MEETINGS

During November of 2024, Hames Sharley and in some instances the Shire of Broome met with a group of social and affordable housing providers in Broome. The focus of these sessions, described as sounding meetings, were to better understand and explore local housing providers perspectives on the drivers of the housing affordability crisis in the area. Each session was structured around a set of guiding discussion questions which encouraged open and candid dialogue.

Meetings were held with the *Department of Communities, Foundation Housing, The Kimberley Development Commission, Development WA* where each group discussed the same set of guiding questions. A summary of the responses to these guiding discussion questions is provided below.

SUMMARY OF RESPONSES

1. Which groups/demographics does your organisation understand to be least catered for/accommodated in the Broome housing market at present?

There was consensus around persistent gaps in housing for vulnerable groups, including:

- + Social housing for Aboriginal communities;
- + Affordable housing for key workers (working in the service sector including, for example, retail, childcare, hospitality);
- + Supported housing for older residents and youth; and
- + Transitional housing for individuals recovering from addiction.

2. For people who are currently in housing, is there a more suitable typology that they could make use of? (i.e. do the existing housing stock meet their needs, or is this simply what is available)?

The existing housing stock was deemed unsuitable as a result of both ageing housing stock and a lack of smaller or diverse typologies. The housing currently provided has limited adaptability for changing needs over life stages.

3. What are the key barriers to your organisation, accessing or developing housing that is affordable in Broome? (If you are a peak organisation, what are you hearing from your members on these key barriers?)

- + High development costs driven by geographic isolation, labour shortages, and requirements for cyclone-resilient construction standards;
- + Limited funding prioritisation for affordable housing by State and Federal governments; and
- + Policy stagnation and unclear or restrictive guidelines for mixed-tenure (market, social and affordable residential) developments.

4. What are the current issues in providing workforce accommodation?

- + Inadequate housing for regional staff constrains recruitment and retention;
- + Ability to grow the workforce in the Shire is dependent on Government Regional Officers' Housing (GROH) program or individual employers housing stock, with competition driving up rents and

effecting key workers ability to be housed at an affordable price; and

- + Shortages of typologies, including smaller units and apartments, limit housing options for singles or couples / young professionals not yet in family life stage.

5. What do you think are the future opportunities to improve housing availability and affordable housing in Broome?

- + Potential for targeted urban renewal and land release strategies, particularly in Broome North as it's identified as the primary future growth area for future housing;
- + Leveraging GROH model by adaptation of housing standards / requirements to include apartments and smaller, more affordable housing typologies; and
- + Addressing affordability by reducing construction costs and offering demand-side subsidies (e.g. rent caps or homeowner incentives).

6. In your view, what levers require pressing/pulling to achieve improved housing supply and affordable stock? Another way of describing this is 'where are the gaps that need filling?'

Addressing Housing for Vulnerable Populations

- + Establish emergency or transitional housing, particularly for Aboriginal communities and individuals exiting addiction treatment programs;
- + Advocate for funding and delivery of a 'foyer model' for youth housing offering integrated training and employment support; and
- + Support development of independent living solutions for older residents.

Policy and Funding Advocacy

- + Advocate for more flexible GROH policies to accommodate diverse housing typologies (rather than predominantly single residential dwellings on larger lots) and reduce reliance on high-spec construction and landscape/gardens.

Workforce Housing Initiatives

- + Develop a collaborative strategy between GROH and private sector developers to construct purpose-built housing for key workers enabling both government and private sector employers to lease or buy properties;
- + Incentivise private sector development by guaranteeing government leases or subsidising initial construction costs; and
- + Explore communal housing models (e.g., shared living spaces with communal amenities) for single workers, couples / young professionals.

Reducing Development Costs

- + Investigate and promote innovative, cost-effective construction techniques (e.g., modular or prefabricated housing);
- + Reduce development costs through seeking funding/subsidies for cyclone-proofing and civil works; and
- + Advocate for GROH to release "land-banked" parcels for immediate housing developments.

Increasing Housing Supply

- Facilitate new land releases and estate regeneration, particularly in Broome North as it's identified as the primary future growth area for future housing;
- Partner with community housing providers to deliver affordable housing through government owned stock transfers or funding support; and
- Identify underutilised or vacant state government properties for redevelopment into affordable housing.

Monitoring and Collaboration

- Establish a housing taskforce comprising key stakeholders (local government, GROH, community housing providers) to regularly assess housing needs and progress on solutions;
- Build partnerships with private developers to integrate affordable housing into broader residential projects; and
- Monitor the impact of urban renewal programs and adjust strategies based on outcomes and community feedback.

3.1.2. MODULAR HOUSING MEETING

Modular housing is an exciting and rapidly growing construction practice that could significantly reshape the delivery of housing in Broome. To reach the full potential of this contemporary construction approach, a number of challenges need to be overcome. The Hames Sharley team met with Summit Homes, a provider of modular homes to better understand the current context, benefits, and challenges of providing modular housing in regional areas with the learnings from this session described below.

BENEFITS OF MODULAR HOUSING

One of the key advantages of modular housing is its ability to overcome transport and installation challenges often faced in remote and regional WA. Although 'tiny homes' and other modular components can be loaded and moved by trucks, it is acknowledged MRWA RAV restrictions currently present logistical challenges that require extra planning to coordinate special slab orders and transport permits.

In terms of cost efficiency, modular housing offers a structured and predictable pricing model that is less susceptible to changes in the market compared to traditional construction methods. The base price for a modular home is approximately \$250,000, with additional site works, transport, installation, and services costing an extra \$50,000-\$70,000 per home. Compared to traditional construction, which is often subject to variable costs and delays due to labour shortages or material availability, modular housing provides a faster, fixed-cost alternative.

This is particularly beneficial for the North-West, where high labour and transport costs can significantly impact the feasibility of housing projects. Installation of modular homes, like traditional construction, is significantly constrained by topography and can add significant costs.

With modular housing construction and 'tiny homes' offering an 11-week scheduling phase and a total project duration of 16 weeks, modular housing is looked upon as being a time-efficient solution for delivering high-quality, cyclone-resistant homes in regional WA. As the Department of Communities explores further business opportunities in modular design and construction, this approach could ensure

that affordable, durable, and well-engineered homes can be rapidly deployed to meet growing community needs.

Additionally, a significant benefit of modular construction in North-West WA is its potential to boost local industry engagement and workforce development. Partnering with local builders and vetting trades people for modular projects could help to enhance regional employment opportunities and address industry engagement gaps in remote areas.

Modular housing can reliably meet the needs of the workforce population especially. It is argued that total floorspace is not critical aspect of housing needs, it is instead the design layout and consideration of furniture dimensions to create functional and comfortable spaces. Modular floor plans have a range of typologies that respond to this, and incorporate clever storage solutions that address common concerns around a reduced footprint.

BARRIERS TO THE PROVISION OF MODULAR HOUSING

Presently, the primary barrier to providing modular housing in the Broome region is finding qualified trades people with the relevant skills required to install the finishings of the modular units when in-situ. While current projects often source trades from Perth, there is an opportunity for government coordination to engage local contractors in earthworks, electrical work, plumbing, fencing, and landscaping. There have been discussions among modular housing suppliers on the creation of a trade register to better connect suppliers to local trades people.

An additional barrier is the need for modular housing to meet the cyclone specifications relevant to Broome and set out in the National Construction Code (NCC). The new NCC cyclone classification, coming into effect on 1 May 2025, expands the Cyclonic Region C1 classifications meaning more areas will require cyclone-capable engineering. It is anticipated this will result in an increase of a 30-40% in construction costs.

The Department of Communities is currently reviewing housing requirements, with modular housing providers advocating for updates to Government Regional Officer Housing (GROH) standards, which have traditionally not been well-suited to modular construction. The DoC is committed to building robust homes that align with DoC building specifications, including features such as a 10-year battery life for sustainable energy use. If GROH standards are updated to be more aligned and inclusive of modular housing specifications this could greatly expand the development of modular housing projects in Broome.

DEMONSTRATED SUCCESS OF MODULAR HOUSING IN REGIONAL SETTINGS

The Department of Communities' Geraldton Modular Housing Project is just one example of the growing potential for modular construction to address social housing needs in the North-West and demonstrates an encouraging market response. The Geraldton modular tiny housing project consists of 16 modular units—designed to Gold Level standard—set for delivery in early February 2025 features 1-bedroom units on a single slab design and 2-bedroom units on a two-piece design, which homes utilise fibre cement construction, ensuring resilience in regional environments.

3.2 COMMUNITY HOUSING SURVEY

In late 2024, an online community survey was conducted for this project in the Shire of Broome to capture residents' lived experiences, needs, and expectations related to housing. The purpose of the survey was to complement the feedback received from industry stakeholders with residents' perspectives. It was made available on the Shire's website and promoted on social media channels.

The survey questions sought to understand sentiments on the affordability and availability of housing; barriers to accessing housing that suits their needs; and identifying gaps and housing types that could be addressed in the Actions proposed in this report.

The results contribute to the evidence base for the Affordable Housing Issues Advocacy Report, providing key insights that have helped shape targeted actions for the Shire of Broome to request support for across the levels of government. The findings reveal not only the depth of housing pressures in the Shire but also community expectations around affordability, choice, and quality of life—offering a foundation for responsive planning and advocacy.

Key insights from the survey results with implications for the Advocacy Report include:

Targeted Policy Interventions:

The overwhelming difficulty in finding suitable housing (94% of respondents)—and 25% paying more than their preferred housing costs—the data provides clear justification to advocate for increased state and federal housing investment, particularly for regional communities facing structural affordability constraints. Add to this, the gap between current housing and personal needs (21%) underscores the urgency for policy responses that expand housing diversity and improve supply across all affordability levels.

Mismatch in Supply and Demand:

Many respondents are living in housing that does not match their preferences or needs—particularly those in shared accommodation who would prefer to live independently. This suggests an opportunity to explore alternative and transitional typologies, such as compact dwellings, co-housing models, or smaller-lot developments.

Affordability Pressures:

Survey data shows that residents are paying on average 25% more than their preferred housing costs, and non-subsidised households are experiencing housing stress. These findings support the need for financial mechanisms and partnerships to increase the stock of subsidised housing, particularly for mid- and lower-income earners who are under represented in the survey but likely most affected.

Income and Industry Alignment:

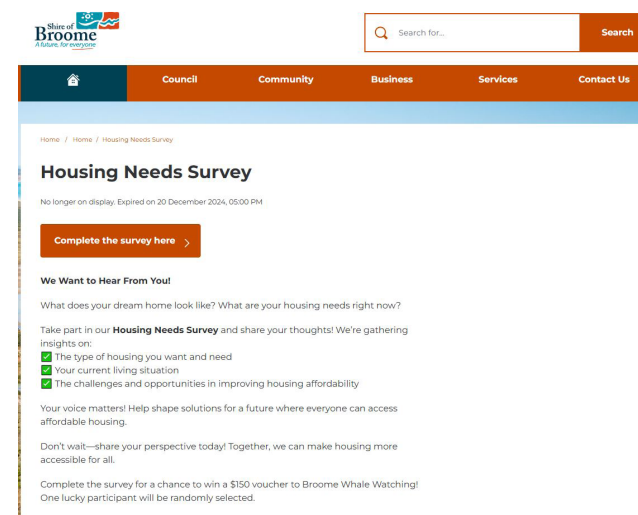
While the respondent group skews towards higher incomes, it still aligns well with the local workforce composition—especially in health and education. This reinforces the argument for housing strategies that support workforce retention, including key worker accommodation linked to local employment hubs.

Longer Term Residency Factors:

Respondents highlighted that beyond affordability, access to quality infrastructure and services influences their decision to remain in the region. This supports calls for integrated funding models (e.g. housing and infrastructure) and place-based pilot programs or policies for contributions from state and federal agencies that link housing delivery to employment, transport, and amenity planning.

The full breakdown of survey methodology, respondent profiles, and data analysis is available in **Appendix B**.

The actions in section 5.5 respond to the findings of sections 3.1 and 3.2 together with demographic and housing analysis, elsewhere within this report. By aligning the report's actions with the lived experience reflected in the survey together with stakeholder inputs, the Shire can more confidently advocate for funding, policy reform, and partnerships at the state and federal level.



Shire website page providing community members with housing survey link to provide views on the issues.



04



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UNDERSTANDING HOUSING DEMAND

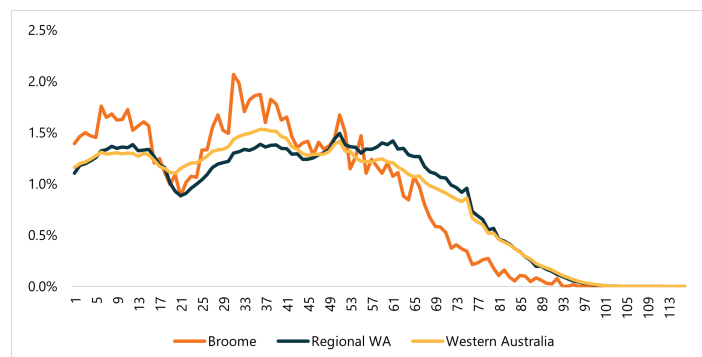
4.1 DEMOGRAPHIC ANALYSIS

The following section considers local population factors relating to demand for housing and housing diversity.

4.1.1. AGE PROFILE

The age profile of Broome has been assessed against the general WA population, and the population of Regional WA (all areas located outside the Perth metropolitan area), **Figure 1**.

Figure 1: Age Profile



Source: ABS Census 2021AGEP, Procsys 2025

Broome has a relative surplus of working-age adults aged 21 to 45 and young children under 15 years. However, it has comparatively fewer older residents and teenagers compared to WA as a whole. This indicates a high number of working-age adults and families with young children, but a relatively low number of high school-age students and retirees. The age profile suggests that those moving to Broome primarily do so for work, rather than for long-term residency, as evidenced by the steady decline of residents over 55 years old, in contrast to Regional WA and WA overall.

Greater downsizing opportunities could enable retiring residents to stay in Broome more easily while unlocking their current, most likely larger, properties for young families with teenage children. GROH policies currently incentivise renting over home ownership, which may also contribute to government employees deciding to relocate when starting a family (potentially becoming a single income household) or transitioning to retirement as housing options may be too expensive and / or limited.

4.1.2. INCOME AND EMPLOYMENT

Broome has an average personal income per annum almost 33% higher than that of Regional WA and 27% higher than the WA average (\$56,000, \$42,000 and \$44,000 at the 2021 Census) (**Figure 2**).

Figure 2: Annual Personal Income (% of the labour force)



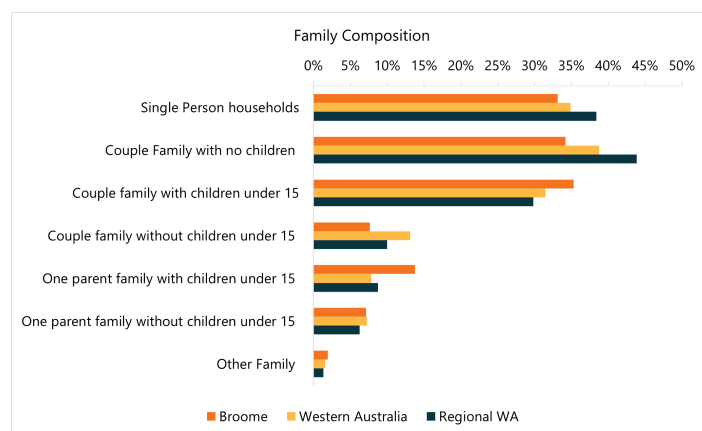
Source: ABS Census 2021INCP, Procsys 2025

Higher income levels expand the potential buyer market for housing in a typical housing market, as individuals and families can allocate a larger portion of their income to housing costs after meeting their other needs and expenses. This is not the case in Broome, as explained in **"4.2.6. Defining Affordability"**, where many higher-paying industries also provide housing incentives that lessen the demand for buying homes. To improve affordability it is critical to support lower-income earners in accessing housing and make Broome a more appealing place for higher earners to live and invest in the long term.

4.1.3. FAMILIES

Broome has a greater proportion of families with children under 15, but fewer with children aged over 15 (Figure 3).

Figure 3: Family Composition



Source: ABS Census 2021, Pracsys 2025

Compared to WA and Regional WA, Broome has a smaller percentage of single persons and family households without children (51%, compared to 55% for WA and 59% for Regional WA). Smaller accommodation, including apartments, is likely needed to attract and retain singles and couples without children in Broome and support downsizing for older cohorts (Shire of Broome 2025, 'Shire of Broome Housing Survey').

With children under 15, Broome has a higher percentage for both couple families and single-parent families with 37% combined compared to 28% and 29%. Traditionally, families tend to leave regional areas once children reach high school age in search for "higher rated" public or private schools. Previous work undertaken by Pracsys has identified that retaining employees at this stage of life is difficult for organisations and businesses. Larger houses (with three bedrooms or more) are likely required to retain families with teenage children, and currently, there is less supply available of these types of dwellings in Broome (see "4.2.1. Context"), reducing the capacity and potentially the attractiveness of Broome as a place to live for this demographic group.

4.1.4. SOCIAL DISADVANTAGE AND HOUSING

The ABS publishes Socio-Economic Indexes for Australia (SEIFA) scores for areas of Australia. These scores combine census data on social and economic factors such as income, education, employment, occupation, housing and family structure to summarise the socio-economic characteristics of an area.

Although Broome is the least disadvantaged area in the RDA Kimberley region, with a score of 962, it is still considered disadvantaged compared to the WA average (1,000). It is a key service centre for surrounding areas that are highly disadvantaged, including Derby-West Kimberly on 734, Halls Creek on 540, and Wyndham-East Kimberly on 889. Broome has a similar level of disadvantage as the Regional WA average. Broome ranked 99th of 137 in Western Australian Local Government Areas in 2021 for the Index of Economic Resources, which measures socio-economic advantages and disadvantages based on data including income, housing costs and home ownership. Scoring poorly in this measure despite higher than average incomes corroborate the lack of affordability in the housing market.

Figure 4: SEIFA Index of Disadvantage



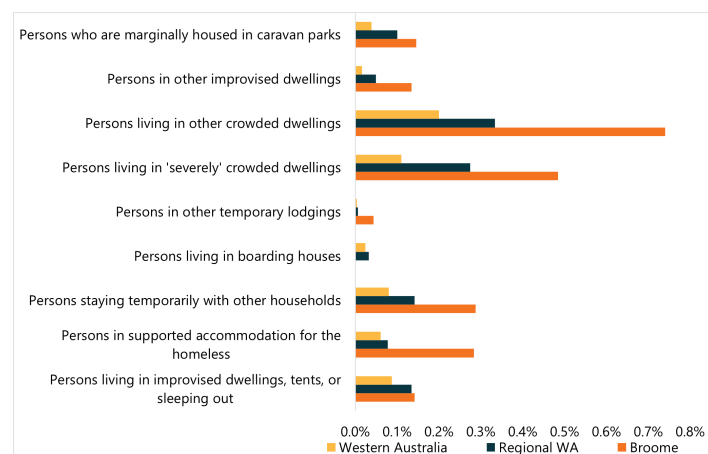
Source: ABS Socioeconomic Indexes for Areas 2021, Pracsys 2025

Housing development and affordability need to ensure that community members across all levels of the housing spectrum have the opportunity to find accommodation in Broome. Broome's Local Planning Strategy highlights that mixed-use developments and local planning scheme amendments would allow for additional smaller dwellings, shared housing, or key worker accommodation to facilitate diverse and affordable housing. Higher density developments can provide a mixture of dwellings that attract higher and lower socio-economic households to create greater community wellbeing in Broome and support a reduction in levels of disadvantage.

4.1.5. HOMELESSNESS IN BROOME

Broome has a high level of homelessness compared to the reference areas, with the biggest issue being the number of persons living in crowded or "severely" crowded dwellings. Broome has twice the Regional average and almost four times the State average of people in crowded and "severely" crowded dwellings. Broome also has a significant number of persons staying temporarily with other households and supported accommodation for the homeless, with the combined numbers being double that of the Regional average, and over four times that of the State Average.

Figure 5: Total Percentage of Homelessness Comparison



Source: ABS Census 2021, Pracsys 2025

Provision of housing needs to plan for sufficient emergency accommodation, social housing and temporary homeless accommodation to support the transition of homeless persons to more long-term accommodation and support wider Kimberley community members who travel to Broome for health and other services. This is particularly relevant to local Aboriginal people who often live in overcrowded housing; housing needs to be culturally relevant to increase the likelihood of uptake and long term residency.

4.1.6. TIME LIVED IN BROOME

There is a high level of population churn in Broome, as individuals and families move to and from Broome for work, education or personal reasons. This is expected due to the seasonal nature of the Broome economy. Internal migration data shows that 83% of Broome residents lived in Broome one year prior to the 2021 Census, however only 60% lived in Broome five years prior in 2016 (**Table 3**).

Table 3: Top 7 Internal Migration Industries over 5 years

INDUSTRY	LIVED IN BROOME IN 2016	LIVED IN BROOME IN 2020
Construction	74.2%	88.4%
Electricity, Gas, Water and Waste Services	73.7%	92.9%
Wholesale Trade	71.6%	86.4%
Administrative and Support Services	70.1%	86.3%
Rental, Hiring and Real Estate Services	70.0%	92.7%
Arts and Recreation Services	69.8%	88.5%
Information Media and Telecommunications	68.1%	86.1%

Source: ABS Census 2021, LGA(1YR) & LGA(5YR), Pracsys 2025

Table 4 highlights the top seven industries with the highest rate of residents who lived in Broome for a year and for five years before the 2021 Census. Three of the industries (Electricity, Gas, Water and Waste Services; Construction; and, Wholesale Trade) are part of the top five industries for personal income in the region (**Figure 8**). This suggests that earning high wages enables residents to remain in the region.

Table 4: Bottom 7 Internal Migration Industries over 5 years

INDUSTRY	LIVED IN BROOME IN 2016	LIVED IN BROOME IN 2020
Financial and Insurance Services	41.0%	72.1%
Accommodation and Food Services	43.1%	66.6%
Agriculture, Forestry and Fishing	52.5%	77.1%
Public Administration and Safety	54.4%	86.6%
Health Care and Social Assistance	57.3%	84.3%
Professional, Scientific and Technical Services	58.6%	83.8%
Transport, Postal and Warehousing	61.4%	85.3%

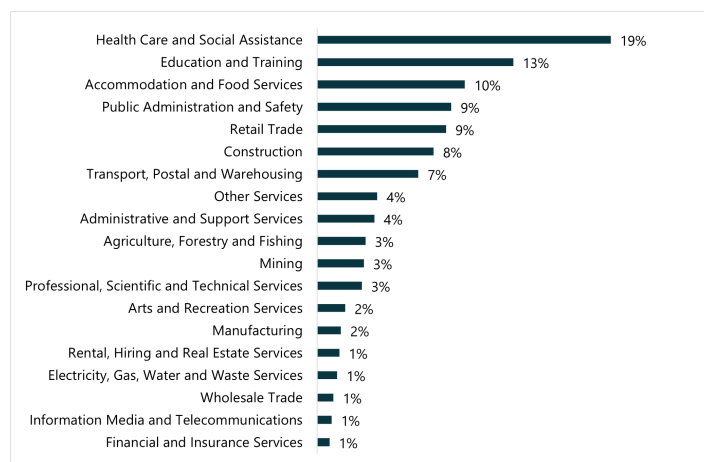
Source: ABS Census 2021, LGA(1YR) & LGA(5YR), Pracsys 2025

With the median rental price in Broome at \$700, workers in low-paying industries are likely experiencing housing stress, leading them to stay temporarily in the Shire. The seasonal nature of Broome's tourism is also likely to contribute to high migration in specific industries such as Accommodation and Food Services, Agriculture, Forestry and Fishing and Transport, Postal and Warehousing. Affordable housing that supports access to amenities and services will be key to extending the duration of residence of persons in lower-income industries.

4.1.7. WORKFORCE

Of working-age persons in Broome, 67% of people in the labour market worked full-time while 26% worked part-time. Broome has an unemployment rate of 4.8% for those in the workforce, below the WA State average of 5.1% and slightly higher than the Regional WA average of 4.2%. The breakdown of employment by industry in Broome is shown in **Figure 6**.

Figure 6: Workforce by Industry of Employment

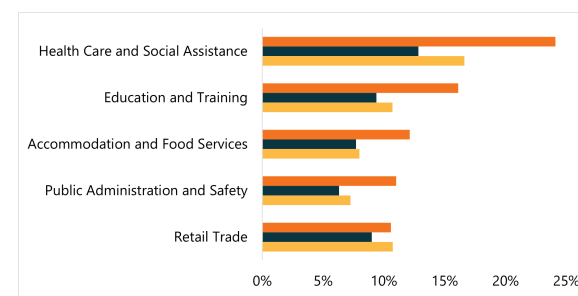


Source: ABS Census 2021, INDP, Pracsys 2025

Employment in Broome is highest in the Public Sector or industries related to the Public Sector, such as Health Care and Social Assistance, Education and Training, and Public Administration and Safety industries.

The Health Care and Social Assistance industry as an employer in Broome is far more concentrated than the State and Regional averages, demonstrating the significant role Broome plays in providing essential services to the broader region (**Figure 7**).

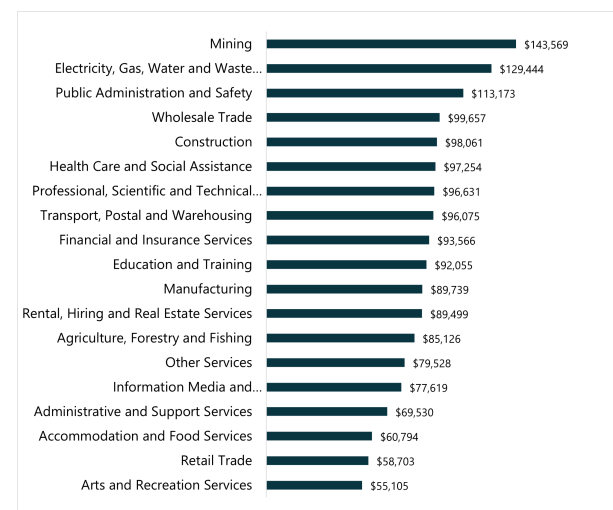
Figure 7: Highest Employing Industries in Broome



Source: ABS Census 2021, Pracsys 2025

Accommodation and Food Services and Retail Trade also employ a significant number of residents and point to the importance of tourism for Broome. The weighted average personal income for each industry has been calculated and indexed for inflation (12.6% from 2021) in **Figure 8**.

Figure 8: Average Personal Income by Industry



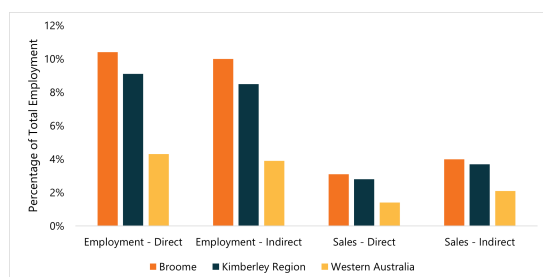
Source: ABS Census 2021 INDP, Pracsys 2025

There is a notable difference in earnings between the highest-paying industries and the middle-to-lower-paying sectors, with the weighted average income for a Mining industry worker being 50% higher than that of the public sector and triple the weighted average for retail trade, accommodation, and food service workers. This significant income disparity impacts the ability of individuals employed in population-driven sectors (i.e. retail, food and beverage, health, etc.) to secure housing, and likely results in them needing to spend more than 30% of their income on housing, which constitutes housing stress. Population driven industries are critical to the liveability of Broome; affordability programmes, interventions or policies that target workers in these industries may be appropriate to retain and attract population.

4.1.8. IMPACT OF TOURISM

Tourism is a key employment driver for the Kimberley economy, with the sector providing almost 18% of the region's direct and indirect employment. This is more than double the average for Western Australia as a whole (Figure 9). For Broome specifically, the tourism industry contributes to 20% of Broome's total employment and direct employment contributes slightly over 10% alone. These are low output employment opportunities however with direct and indirect tourism activity only contributing 7.1% to Broome's total economic output.

Figure 9: Value of Tourism

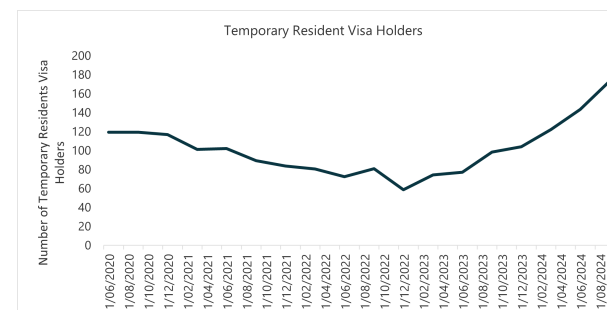


Source: NIEIR 2024, Pracsys 2025

Tourism in Broome is seasonal, and employment in the industry is often supplemented by temporary resident visa holders who temporarily reside in Broome during the peak season, or decide to use Broome as a base and travel the Kimberley region.

Individuals with temporary resident visas in Broome have risen beyond pre-Covid19 levels and have recently seen the highest 12 months of growth since June 2020 (Figure 10).

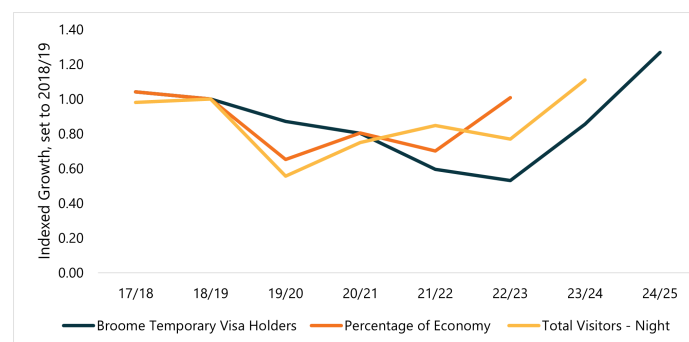
Figure 10: Temporary Resident Visa Holders



Source: Department of Home Affairs 2024, Pracsys 2025

The change in local tourism employment, visitor nights and visa holders have been indexed to 2018/19 to show the rate of change per year (Figure 11). The indexed growth rate shows the change in visa holders since borders reopened in 2022 has been significantly positive and is likely growing in proportion to, and potentially faster than, local employment. In the financial year 2023/24 local employment returned to pre-pandemic levels.

Figure 11: Tourism Employment, Visitation and Visa Holder Comparison (Indexed Growth Rate Data to 2018/19)



Source: Department of Home Affairs 2024, Economy.id 2024, Pracsys 2025

Note: employment data was only available to 2022/23, visitation to 2023/24 and visa holders to the first quarter of 2024/25

The visa holder population grew to 27% higher than pre-pandemic levels in 2024/25. The significant additional visa holder population will place a growing strain on the local housing market. Future tourism projects should be supported to incorporate worker accommodation as part of their facilities to ease pressure on the housing market.

4.2 HOUSING ANALYSIS

4.2.1. CONTEXT

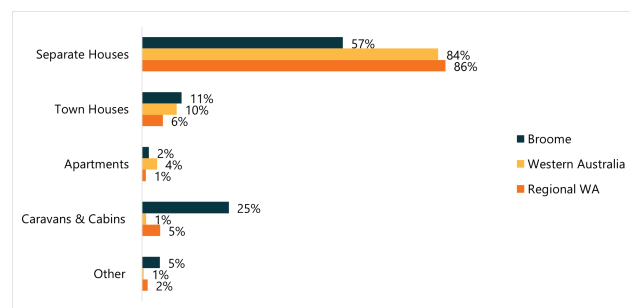
Building new houses in Broome is prohibitively expensive, with high land costs, high construction costs and some difficulties in sourcing tradespeople. The cost of building homes and the lack of access to finance are significant barriers to home ownership and long-term residency in Broome, among other factors.

Often, it is extremely difficult to recruit staff or retain them on a long-term basis without providing housing due to the remoteness of Broome. Many businesses and Government entities offer housing assistance to workers in a range of forms, including purchasing homes for workers to live in subsidised or fair market rent, cost of living relief in salaries and/or housing workers in caravans and temporary worker-style accommodation. Additionally, a relatively significant temporary visa workforce is generally housed in an ad hoc manner that further affects both residential and tourism accommodation availability.

4.2.2. EXISTING DWELLINGS IN BROOME

Dwellings in Broome have been analysed using census data to assess the market for housing in Broome. At the 2021 Census, there were 6105 private dwellings in Broome (Figure 12) (This is the dwellings count provided by ABS quick stats and excludes visitor only, and other non-classifiable households). Standalone houses comprise the majority of homes in Broome with caravans and cabins making up the second most common housing type (ABS Census data for place of residence has been used. This means that the person responding must be a resident of Australia and have lived in or intend to live in a location for a period of longer than 6 months). This high proportion of caravans and cabins is likely associated with domestic tourism and the seasonality of some tourism employment including the temporary visa workforce.

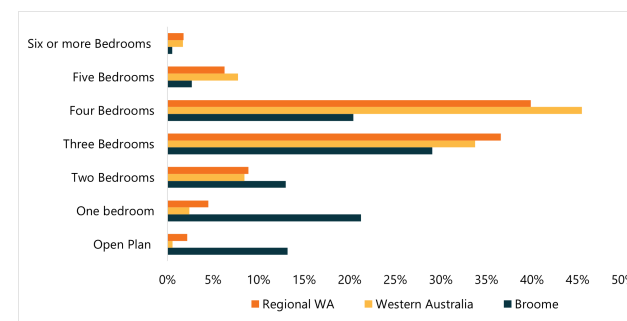
Figure 12: Dwelling Types in Broome



Source: ABS Census 2021, STRD, Procsys 2025

The census also records data on the number of bedrooms in each dwelling (Figure 13). Three-bedroom dwellings are most common, followed closely by one and four-bedroom dwellings. The provision of housing in Broome is significantly different to Regional WA with a much higher proportion of housing that is two bedrooms or smaller.

Figure 13: Number of Bedrooms per Private Dwelling (Including Caravans and Cabins)



Source: ABS Census 2021, BEDRD, Procsys 2025

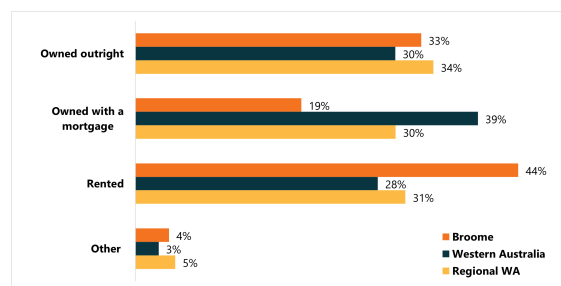
The high provision of single bedroom dwellings is likely linked to domestic tourism with a high number of caravan visitors identified when interrogating ABS data. Engagement has identified there is a need for additional smaller permanent dwellings to support the transient workforce and provide affordable downsizing opportunities for the local community.

Broome is 32% below the Regional WA average for three-or-more bedroom dwellings and 36% behind the WA average. There is a much greater proportion of two-or-less bedroom dwellings, however, this includes the significant proportion of persons living in Caravans & Cabins. Excluding visitors, approximately 70% of residents in Broome reside in a dwelling with three-or-more bedrooms compared to approximately 81% of Regional WA and WA. This confirms engagement findings that there are limited options for those seeking more suitable family sized homes.

4.2.3. HOUSING TENURE

The breakdown of tenancy type for dwellings in Broome differs from the rest of Regional WA and Western Australia on the whole (Figure 14).

Figure 14: Homeownership



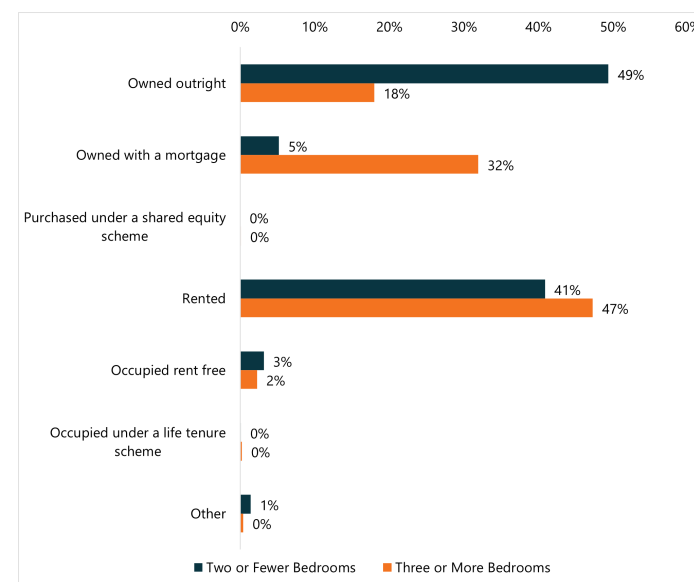
Source: ABS Census 2021 Dwellings, TEND, Pracsys 2025

There are significantly fewer owner-occupiers in Broome, with the majority of dwellings being rented or owned outright with no mortgage payments due. Residents who own a home with a mortgage make up an average of 19% of Broome. The Regional WA average is 30% (more than 50% the equivalent of Broome) and the WA average is 39% (more than double the equivalent of Broome). This may indicate that residents of Broome either:

- + Cannot afford homes.
- + Do not wish to purchase homes.
- + Or cannot secure approval for mortgages to build or own homes.

The Western Australian Planning Commission (WAPC) Regional Land Assessment for Broome suggests that a combination of a higher proportion of rental dwellings, seasonal workforce composition, high housing costs and limited affordability, and a lack of suitable housing options for buyers, influences the low proportion of dwellings owned with a mortgage. The current mix of housing in Broome suggests that houses with three or more bedrooms are more prevalent across tenure types and particularly for those looking to purchase a home with a mortgage (Figure 15).

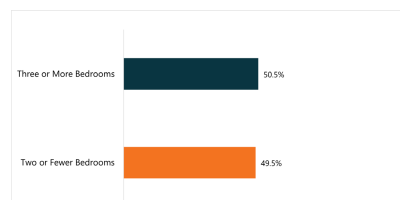
Figure 15: Comparison in Tenure across Home Sizes



Source: ABS Census 2021, TEND, BEDRD, Pracsys 2025

There is a higher proportion of houses with two or fewer bedrooms that are owned outright when compared to all dwellings. However, there is a significant difference in houses that are owned with a mortgage, with three or more bedrooms favoured over two or fewer bedrooms. There appears to be no significant difference in rented houses with two or fewer bedrooms or three bedrooms. This suggests that renters are likely to take what options are available and may indicate that for Broome residents who purchase and live in their own homes, there is no real difference in preference between larger or smaller size homes. This is likely influenced by the availability of housing typology and the affordability of smaller homes.

Figure 16: Number of Bedrooms in Owner-Occupied Dwellings

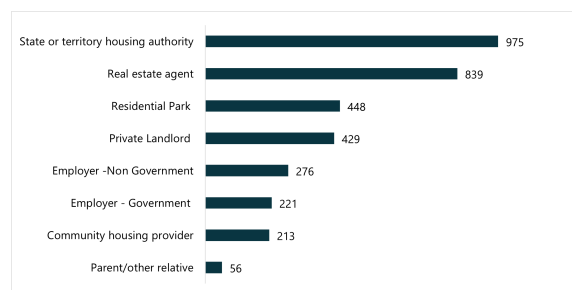


Source: ABS Census 2021, TEND, BEDRD, Pracsys 2025

RENTALS

The most common landlord types for residents who rent their homes are the Department of Communities, Real estate agents or Residential parks.

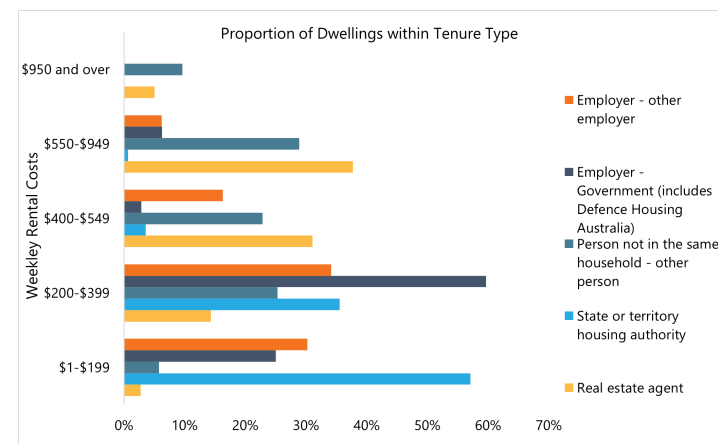
Figure 17: Landlord Type for Rented Dwellings in Broome



Source: ABS Census 2021, Pracsys 2025

When assessing landlord type by weekly rental costs, there is a difference in cost between rents paid to government, housing authorities and employers and those paid to real estate agents and private landlords (Figure 18).

Figure 18: Rental costs by landlord type



Source: ABS Census 2021, LLDD, RNTRD, Pracsys 2025

Renters who rent dwellings from their employer or the Government tend to pay lower rents than those renting from private landlords and real estate agencies. This is explained by employers choosing to subsidise housing for workers or assist with costs, as housing unaffordability is a major barrier to recruiting and retaining staff in Broome. Notably, rent prices have risen significantly since the 2021 Census and have seen the median price rise to \$1,106.

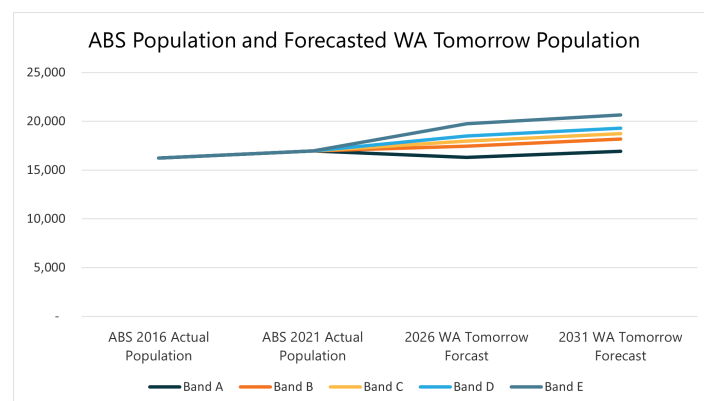
These subsidised rents reduce the supply available on the private market, increasing the price of rent. While Government and industry organisations have historically been willing to purchase houses in order to provide housing to their workforce, many properties currently used for employees are being leased through the private market, further increasing rental price levels. Those competing for rental properties on the private market are more likely to be employed in a lower income industry, exacerbating the affordability challenge for these groups.

4.2.4. DWELLING FORECAST TRENDS

WA Tomorrow prepared A-E growth scenario bands for the population of Broome to account for the number of residents that are expected to live in Broome by 2031. In growth scenario C, an additional 1,760 people are forecasted to reside in Broome by 2031, requiring 700 dwellings to accommodate them adequately. Since 2016, growth in Broome has been higher than expected and in alignment with scenario D. The National Emergency Management Agency estimated the population of Broome at 18,361 in November 2024. This is almost the forecasted 2031 population in 2024 and suggests that Broome's population more accurately aligns with a growth profile between scenario D and E. Alignment with

scenario D would mean an additional 2,330 persons between Census 2021 and 2031, necessitating an additional 930 dwellings.

Figure 19: ABS Actual Population and Forecasted WA Tomorrow Population



WA TOMORROW FORECAST BANDS	ABS 2016 ACTUAL POPULATION	ABS 2021 ACTUAL POPULATION	2031 FORECAST POPULATION
WA Tomorrow – Band A	16,222	16,960	16,915
WA Tomorrow – Band B			18,190
WA Tomorrow – Band C			18,730
WA Tomorrow – Band D			19,290
WA Tomorrow – Band E			20,650

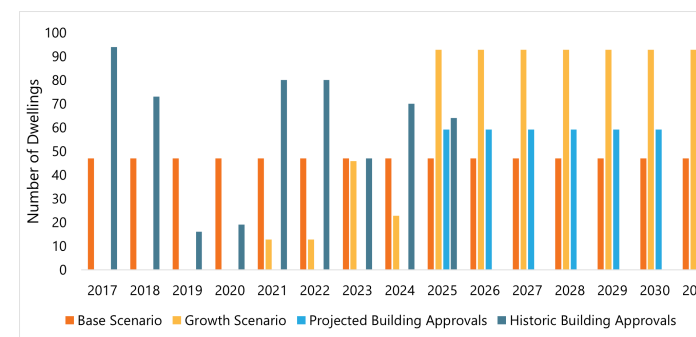
Source: WA Planning Commission 2019, WA Tomorrow Population Report No. 11, Procsys 2025

Figure 20 outlines the Band C and Band D growth scenarios for dwellings. The ABS publishes regular data on building approvals, since 2017, approximately 479 dwellings have been approved in Broome, an average of 60 per year. It is estimated that this level of approvals has resulted in a gap of approximately 263 dwellings compared to the level of population growth experienced since 2017. The annual average of dwellings approved since 2021 has been used to project approvals without intervention; this amounts to approximately 60 and is well below the number of dwellings required to meet growth projections, which is approximately 93 dwellings per annum.

A significant increase in the number of dwellings constructed each year will be required to adequately house the projected population in Broome.

The WAPC's Regional Land Supply Assessment finds that there is adequate land zoned for residential development within Broome under WA Tomorrow population forecasts prepared in 2021, but there has not been sufficient construction activity in Broome to build the dwellings required to support this population.

Figure 20: Dwelling Forecast in Broome



Source: WA Tomorrow Population Report No. 11, ABS (2013-2024) Building Approvals Australia, Procsys 2025

4.2.5. CONSTRUCTION COSTS

Broome's construction industry workforce makes up approximately 8% of total employment, slightly under the national average (8.8%). Of the 571 construction workers in Broome in 2021, only 68 reported being employed in residential building construction. To build new housing at the scale required to meet demand, collaboration between private companies and the Government may be required, along with creative and pragmatic solutions. There may be the need to engage companies and workers from outside the region to deliver the required housing. These workers would need to be housed at cost for the duration of construction whether in established homes, new homes or prefabricated homes brought into the region. These cost considerations need to be identified and managed appropriately to ensure increasing housing supply can contribute to greater housing affordability.

4.2.6. DEFINING AFFORDABILITY

Housing affordability is determined by a measure of the proportion of a person's income that they can comfortably spend on housing costs. For housing costs, the consensus is that spending more than 30% of household income on housing puts a family or individual under stress, this is the metric used by the ABS to determine Rental and Mortgage Stress indicators. In 2021, 18.4% of rented dwellings in Broome reported being in rental stress based on their household income, while 12.4% of dwellings with mortgages reported being in mortgage stress.

The Bankwest Curtin Economics Centre's study of housing affordability in 2023 found that rent-to-income ratios in Broome had increased by 23% in the 2022-2023 financial year and were up 51% over the previous five years. Nominal rents were found to have risen by 36% between 2019 and 2022 for multi-residential units and 28% for standalone houses over the same period.

It should be noted that although 30% of income is the threshold for housing stress, this does not prevent individuals and families from opting to spend a greater proportion of their income on housing. Having somewhere to live is a necessity. Income is also relevant, as higher earners have greater purchasing power available to meet regular expenses and therefore are more comfortably able to afford housing payments above the stress threshold.

The Bankwest Curtin Economics Centre suggests that housing affordability costs include mortgage/rental payments along with maintenance/running costs and rates. Consequently, results likely overestimate the number of houses for which mortgage and rent payments are affordable.

AFFORDABILITY BY INDUSTRY

Affordability has been determined using personal and household income to indicate the potential buyers for new housing stock. It is possible to use annualised income to determine the proportion of different sub-groups of the population that would be able to afford mortgage or rental costs under different prices and lending conditions.

Table 5 shows the proportion of workers in an industry who would be able to service the mortgage on a house costing \$600,000, \$800,000 or \$1 million. The percentages displayed are the proportion of workers within a given industry who would spend 30% or less of their salary on housing costs, including the monthly interest rates, payments to the principal and excluding the initial loan deposit, at the given price. These costs are based on an interest rate of 6%, a deposit of 15% and a repayment period of 25 years.

The highlighted colours indicate the percentage of mortgage affordability for each industry. Higher percentages of employees with sufficient income to afford the modelled mortgage as less than 30% of their income are highlighted in green and gradually shift to an orange shade as the proportion decreases, eventually turning red, which signifies a low number of workers able to afford the modelled mortgage with less than 30% of their income. The personal incomes have been adjusted by the ratio of median household to personal income to approximate affordability by household.

Table 5: Mortgage Affordability

INDUSTRY	WEIGHTED AVERAGE INCOME	NUMBER OF WORKERS	MORTGAGE AFFORDABILITY		
			\$600K	\$800K	\$1,000,000
Agriculture, Forestry and Fishing	\$85,126	100	22%	7%	7%
Mining	\$143,569	111	94%	90%	66%
Manufacturing	\$89,739	46	34%	0%	0%
Electricity, Gas, Water and Waste Services	\$129,444	25	100%	100%	68%
Construction	\$98,061	474	55%	32%	16%
Wholesale Trade	\$99,657	19	25%	25%	0%
Retail Trade	\$58,703	477	22%	10%	3%
Accommodation and Food Services	\$60,794	542	12%	2%	0%
Transport, Postal and Warehousing	\$96,075	327	48%	28%	14%
Information Media and Telecommunications	\$77,619	21	51%	24%	20%

INDUSTRY	WEIGHTED AVERAGE INCOME	NUMBER OF WORKERS	MORTGAGE AFFORDABILITY		
			\$600K	\$800K	\$1,000,000
Financial and Insurance Services	\$93,566	7	43%	0%	0%
Rental, Hiring and Real Estate Services	\$89,499	44	29%	22%	0%
Professional, Scientific and Technical Services	\$96,631	99	64%	37%	27%
Administrative and Support Services	\$69,530	142	27%	15%	7%
Public Administration and Safety	\$113,173	515	86%	52%	21%
Education and Training	\$92,055	846	60%	36%	15%
Health Care and Social Assistance	\$97,254	1,213	64%	43%	20%
Arts and Recreation Services	\$55,105	64	30%	10%	6%
Other Services	\$79,528	182	41%	16%	0%
Total Population (based on scaled personal incomes)	53%	5,254	44%	28%	16%
Total Population (based on reported household income)	54%	5,254	37%	21%	13%

Source: ABS Census 2021, INCAP, INCP, INDP, Pracsys 2025

Industries with higher income earning potential intuitively can afford higher home prices. At a house price of \$800,000 (slightly higher than the median Shire of Broome of \$750,000; brackets were chosen based on income brackets to ensure differentiation between price points) it is expected that 90% of workers in the mining industry would be able to purchase without experiencing mortgage stress. In contrast, only two percent of workers in Accommodation and Food Services and 15% of workers in Administrative and Support Services would afford a home at this price without facing mortgage stress. Other significant industries like Arts and Recreation and Retail Trade face similar challenges in affording housing.

If the purpose of supplying additional housing stock is to alleviate housing stress for low-income households and/or critical service sectors, specific policy interventions may be required to influence affordability for these households. This could be achieved through housing supply initiatives, housing subsidies, or incentives to sell some houses at more affordable prices.

RENTAL AFFORDABILITY BY INDUSTRY

Table 6 (below) shows the ability of workers and households to afford rental costs by industry and income. The highlighted colours indicate the percentage of mortgage affordability for each industry. Higher percentages are highlighted in green and gradually shift to a lighter shade as they decrease, eventually turning red, which signifies a low affordability percentage.

The median weekly rent in Broome in June 2024 was reported at \$1,100. Like mortgage costs, high-income earning industries are better able to afford rental costs without crossing the 30% benchmark for rental stress; high-income earning workers are often also those more likely to be receiving subsidised rent or rental support from their employer. This data demonstrates that current Shire residents are experiencing a highly unaffordable housing market, particularly those working in medium and low-income industries. Should appropriate housing and financing opportunities be made available, residents may opt into mortgage costs that are comparable to their high rent cost, regardless of whether this would put their finances beyond the stress threshold. Residents may also opt into unaffordable mortgages or rent, out of necessity.

Table 6: Rental Affordability by Industry of Employment

INDUSTRY	WEIGHTED AVERAGE INCOME	NUMBER OF WORKERS	RENTAL AFFORDABILITY (\$ WEEKLY)		
			\$900	\$1,100	\$1,200
Agriculture, Forestry and Fishing	\$85,126	100	14%	7%	7%
Mining	\$143,569	111	94%	80%	72%
Manufacturing	\$89,739	46	20%	0%	0%
Electricity, Gas, Water and Waste Services	\$129,444	25	100%	100%	68%
Construction	\$98,061	474	44%	28%	24%
Wholesale Trade	\$99,657	19	25%	0%	0%
Retail Trade	\$58,703	477	17%	6%	5%
Accommodation and Food Services	\$60,794	542	5%	1%	1%
Transport, Postal and Warehousing	\$96,075	327	38%	24%	19%
Information Media and Telecommunications	\$77,619	21	41%	20%	20%
Financial and Insurance Services	\$93,566	7	0%	0%	0%
Rental, Hiring and Real Estate Services	\$89,499	44	29%	10%	10%
Professional, Scientific and Technical Services	\$96,631	99	55%	27%	27%
Administrative and Support Services	\$69,530	142	20%	10%	7%
Public Administration and Safety	\$113,173	515	74%	44%	31%
Education and Training	\$92,055	846	48%	31%	24%
Health Care and Social Assistance	\$97,254	1,213	56%	37%	27%
Arts and Recreation Services	\$55,105	64	21%	6%	6%
Other Services	\$79,528	182	33%	12%	5%
Total Population (based on scaled personal incomes)	65%	5,254	37%	25%	20%
Total Population (based on reported household income)	60%	5,254	29%	21%	16%

Source: ABS Census 2021, INCAP, INCP, INDP, Procsys 2025

4.2.7. ADDRESSABLE MARKET FOR HOUSING

To determine the market for owner-occupiers in Broome, the number of residents in Broome who would be able to service a 25-year mortgage at a 6% interest rate has been calculated for house prices from \$600,000 to \$1 million (Table 7). To determine affordability for households rather than individuals, personal incomes have been scaled upward to match the ratio of median personal income to median household income reported in 2021.

Table 7: Addressable Market for Housing by Industry (Scaled Personal Income)

INDUSTRY	POPULATION (BASED ON SCALED PERSONAL INCOME)		
	\$600,000	\$800,000	\$1,000,000
Agriculture, Forestry and Fishing	52	16	16
Mining	217	209	153
Manufacturing	40	-	-
Electricity, Gas, Water and Waste Services	99	99	67
Construction	319	183	94
Wholesale Trade	20	20	-
Retail Trade	140	62	20
Accommodation and Food Services	90	15	-
Transport, Postal and Warehousing	243	141	70
Information Media and Telecommunications	37	17	14
Financial and Insurance Services	26	-	-
Rental, Hiring and Real Estate Services	32	24	-
Professional, Scientific and Technical Services	141	82	59
Administrative and Support Services	76	44	21
Public Administration and Safety	575	346	141
Education and Training	582	346	145
Health Care and Social Assistance	935	623	297
Arts and Recreation Services	41	14	9
Other Services	122	49	-
Proportion of Households that can Afford the Price Point	22%	13%	6%

Source: Procsys 2025, ABS Census 2021, INDP, INCP, INCAP

Based on this assessment, there is a 16% change in the proportion of Broome's population able to service a mortgage across price points (22% compared with 6%). Due to higher salaries, mining, construction, health care and social assistance workers, education and training, and public administration and safety form the most significant segments of the potential market. However, these industries are most likely to provide housing assistance to workers who live in Broome. Similarly, the GROH scheme may provide Education, Public Administration, and Healthcare workers with Government housing assistance. The abovementioned industries comprise 85% of the modelled addressable market at the \$800,000 price point; only a small proportion of households that are not in subsidised industries can afford a house at \$800,000. Additionally, those households that receive support are unlikely to transition to home ownership without some form of incentive.



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DELIVERING AFFORDABLE HOUSING

5.1 HOUSING POLICY INITIATIVES AND EXAMPLES

A scan for housing and accommodation strategies in other regional Australian towns has been conducted to determine policy and advocacy approaches relevant to Broome. Of the towns identified the most pertinent benchmarks identified are Mount Isa and the Central Highlands region in Queensland (Table 8).

These regions face challenges similar to those in Broome, as the construction of new dwellings is cost-prohibitive for private investors. Additionally, population-driven and government services struggle to recruit and retain a workforce in a tight rental market.

Table 8: Selected housing strategies and responses from other resource regions

STRATEGY	CHALLENGES IDENTIFIED	ACTIONS & RESPONSES	SOURCE
Central Highlands Workforce Development and Accommodation Strategy	<p>Growth in the central highland has outpaced the Queensland average and will continue, this growth is driven by the non-resident population (transient or temporary workers).</p> <p>Growth has placed pressure on accommodation options of all types.</p> <p>Attracting and retaining workers is a challenge despite the availability of employment. A shortage of rental options and childcare are considered to be the greatest challenges.</p> <p>Properties are affordable compared to income, but new builds have slowed due to inflated cost of construction and a gap between cost and valuation.</p>	<p>Short term:</p> <ul style="list-style-type: none"> + Establish a Workforce and Accommodation Collective to deliver the strategy, with membership from state and local govt., industry, and community, with outcomes communicated transparently. + Partnership with property portfolio holders to review housing stock and release surplus supply, encouraging development and re-development. Priority on available stock should be used to house key workers. + Fund a skills facilitator position to link industry, training organisations and community in the region with the aim of filling skills shortages with local workers. + Launch an expression of interest for the rapid building of 12 properties in 12 months, provide incentives for the delivery of these properties. + Expand Childcare Leadership Alliance to determine the need & actions to follow to increase childcare capacity and availability + Capital investment from council budget to be directed to areas of highest need to upgrade community infrastructure, open space, and amenities. <p>Medium term:</p> <ul style="list-style-type: none"> + Gather EOIs for a regional build-to-rent scheme to establish viability of scheme. + Implement a Shutdown Coordination Calendar in coordination with industry, to provide transparency in when strain will be placed upon accommodation by shutdown crews. + Seek proposals from software developers to develop a real-time occupancy model for the region, to improve efficiency in understanding where vacancies exist across the region. + Consult with community and industry to determine the locations and structures of 'fit-for-purpose' accommodation that better meets community need and provides diversity of dwelling types. + Advocate for the lifestyle and opportunity available in the region in national campaigns, to promote the region as a place to locate. + Coordinate with community groups to promote funding opportunities that are available for organisations in the region, encourage major employers to partner with and sponsor local community organisations. 	<p>Link</p>

STRATEGY	CHALLENGES IDENTIFIED	ACTIONS & RESPONSES	SOURCE
Local Housing Action Plan - Mount Isa City Council	<p>Existing housing stock is of inadequate quality, there is high demand for all types of housing. Council and key industries struggle to recruit and retain workforce.</p> <p>Construction of new rentals not financially viable.</p> <p>Low-income households have difficulty entering rental market.</p> <p>Cost of delivery of employee housing adds to the cost of delivering services.</p> <p>Transient employees monopolise higher quality housing at higher rental limits which limits community rental access.</p>	<ul style="list-style-type: none"> Assess a reduction in headworks charges for residential property development Promote the benefits of converting valuable CBD land to multi dwelling residential to promote infill density Progress the Council's planned development of lots on council land to address future demand Engage with state government and government agencies to seek funding for future development and clarity on future government housing needs. Provide and promote freehold land to support new greenfield development, with the aim of securing binding agreement from state and federal government on how many houses each level of government would be willing to lease for fair value of 10-to-15-year terms. Support service provider employers to construct employee housing to reduce transience of employees. 	Link

Source: Procsys 2025

These cases provide examples of actions and advocacy positions taken on by local governments in pursuit of achieving more affordable housing and increasing amenity for residents against the backdrop of significant mining employment and transient workforces.

Additional desktop research into housing markets, policy and initiatives in Australia and abroad has identified further examples of potential initiatives to address issues in housing and resource towns (Table 9).

Table 9: Housing Policy & Initiatives

POLICY INITIATIVE	DESCRIPTION OF POLICY	RELEVANT SOURCE
Partnership with industry to deliver key worker housing, or build-to-rent housing for community groups.	<p>The City of Karratha works with Woodside Energy to support Karratha's Service Worker Accommodation Initiative, and further partnerships between the company's projects and local housing organisations to build housing and provide employment.</p> <p>The Mirvac Group project, LIV Anura, was recently completed (end 2024) and includes approximately 25% affordable housing as part of the BTR Pilot Project. This is likely the upper end of possible affordable housing deliverable through BTR until the sector has been able to assess the viability of their developments.</p> <p>The State Government is incentivising BTR through State Government owned property / land with the recently approved Stirling Towers development. The development will have a proportion of apartments set aside for social and affordable housing. The State Government used an EOI process to identify a suitable private sector proponent to deliver the project.</p>	<p>Karratha Community Update Q2 2024</p> <p>LIV Anura</p> <p>BTR</p>

POLICY INITIATIVE	DESCRIPTION OF POLICY	RELEVANT SOURCE
<p>Providing down-sizing options for seniors, encouraging them to vacate larger homes, however retaining an aging population requires aged care and healthcare workers and services.</p> <p>Homes can then be occupied by families, refurbished, or demolished to replenish quality of housing stock.</p>	<p>The rural US is undergoing a demographic shift with fewer high-paying jobs available in non-metro areas. As a result, populations are declining, and the level of new dwelling construction has fallen. Seniors without the option to downsize will retain family homes that are larger than their current needs, leading to fewer homes on the market and a lack of rental availability.</p> <p>As manufacturing and resources jobs decline in the rural US, average incomes are lower while a shortage of housing leaves dwelling prices high, making it difficult for families and key workers to afford housing. As a result, there are fewer healthcare, service, and aged care workers in rural areas. These industries service the ageing population, and a lack of workers places a strain on services.</p> <p>Encouraging seniors to down-size and have access to care in their communities places more family homes on the market and allows aging or deteriorating dwellings to be refurbished or demolished to renew the quality of housing stock.</p>	<p>Pendall et al, (2016). The Future of Rural Housing. The Urban Institute</p> <p>Link</p>
Where local construction industry or supply chains are absent, providing a secured pipeline of work can incentivise or stabilise the residential construction industry.	<p>The construction industry and supply chains in regional areas face uncertainty and significant cost barriers in residential construction when there is a lack of current and future activity, coordinating with the industry to outline a guaranteed pipeline of work over multiple years provides an incentive for residential construction businesses and contractors to invest in relocating workers and equipment to regional areas. Led by the Government and supported by private development and industry, a guaranteed and clearly communicated pipeline of building activity can stimulate demand and retain local supply chains.</p> <p>A barrier to private development is 'trunk' infrastructure for greenfield developments, where developers find it un-economic to invest in significant essential infrastructure and services in the regions.</p>	<p>Beer, A, Vij, A, Baker, E., Crommelin, L., Dodson, J., Gharaie, E., Li, T. and Horne, S. (2024) Disruption in regional housing: Policy responses for more resilient markets. Australian Housing and Urban Research Institute.</p> <p>Final Report</p>
Coordination with Community Housing Providers and Not-for-Profits to take advantage of the Housing Affordability Future Fund.	The HAFF provides a significant opportunity for housing investment in local areas but is difficult to access for Local Governments without partnership with not-for-profit and community housing organisations, as the scale of investment targeted by the fund is significant.	
Advocate for a review of rating exceptions for charitable purposes	The City of Karratha recently advocated for a review of the property rates exemption provided to charities. The belief is that more scrutiny should be placed on the volume and variety of entities that can receive rates exemption, as some are not-for-profit entities with considerable associated benefits, such as the National Disability Insurance Scheme. A review could result in other ratepayers achieving some level of respite and reducing associated housing costs	<p>City of Karratha, Advocacy Position Statements, 2024</p>

POLICY INITIATIVE	DESCRIPTION OF POLICY	RELEVANT SOURCE
State or local government provide funding or function as a guarantor for construction or mortgage financing.	Municipal governments in Sweden, Denmark, Iceland, the Faroe Islands, Finland, and Norway have taken indirect and direct actions to affect regional housing markets. Initiatives that support the construction of housing and increase liveability include direct and indirect financial support on both the supply and demand side of construction or demolition of housing stock. This involves direct public investment in the construction of new dwellings or the demolition and refurbishment of deteriorated dwellings. Elsewhere, the State government tops up or guarantees loans at various stages of the construction process to bridge the gap in value between a lender's valuation of a dwelling and that of a homeowner or resident.	Qvist Eliassen, et al. (2020). Rural housing challenges in the Nordic region. Nordregio
Place-based policy to increase liveability and amenity	Municipal governments can take action to upgrade service infrastructure, amenity, and livelihood in regional areas to increase the 'non-market' value of houses and communities, making a municipality a more attractive place to live in the long term. In Scandinavia this has involved municipalities supporting community organisations and 'local activist culture' in advocacy for housing and social outcomes.	
Coordination between government, industry and housing developers and providers, including sharing of information and planning, is key in ensuring community and social outcomes for resource towns.	<p>Housing strategies in resource communities require coordination across all functions of government, along with the resources and property industries.</p> <p>All stakeholders involved in the use and delivery of housing and accommodation need to have access to information and appropriate tools to understand and assess the social and economic impact of different workforce models and accommodation types.</p> <p>Government can play an active role in facilitating and responding to market failure in housing and accommodation by:</p> <ul style="list-style-type: none"> + Providing public housing of diverse tenure and type + Investing in not-for-profit housing + Overcoming barriers to private sector development and financing of affordable rental and home-ownership options + Negotiating with resource companies to address negative externalities associated with resource projects + Providing cash or capital subsidies for low-income workers in key industries + Assemble, a developer and operator in the BTR and Build-to-Own sector, and AustralianSuper partnered to complete 199 apartments in Kensington, Victoria, in 2024 and plan to deliver more than 1400 homes by 2027 	Haslam McKenzie, et al. (2009). Housing market dynamics in resource boom towns. Australian Housing and Urban Research Institute

POLICY INITIATIVE	DESCRIPTION OF POLICY	RELEVANT SOURCE
A diversity in housing stock can create a more dynamic housing market, which allows for more stability and choice in the long term.	<p>Increasing the physical, economic, and social conditions of remote mining communities is important in order to make them more attractive as residential and working environments. House prices in mining towns are somewhat correlated with resource and commodity prices (but not entirely). Diversification of the local economy and increasing the types and tenures of dwellings available is expected to lead to a more dynamic housing market, which is driven less by commodity prices and therefore more stable in the long term.</p> <p>While not primarily a mining town, Broome's housing market is still influenced by mining in the Kimberley and Pilbara regions. High rental prices paid by mining companies exert added pressure on housing affordability and Broome's housing market is displaying similar characteristics to mining towns like Port Hedland.</p>	Ma, L., Housing market dynamic and affordability in resource-based communities
Construction industry supply chains are facing escalating costs. Government can support the housing industry by providing stability and a pipeline of work through investment in social or community housing to strengthen the industry.	<p>Report on the construction industry in WA in general, relevant for Broome are:</p> <ul style="list-style-type: none"> + Financial stability of construction supply chain: fixed price contracts place pressure on contractors when costs escalate over the delivery period of a project + Construction training fund and the targeting of local apprentices can build construction workforce capacity locally + Modular dwellings and off-site construction can reduce reliance on traditional building practices, drive efficiencies and reduce delays in completion. 	Crowe, A., Duncan, A.S., Rowley, S. (2024). Building the Dream: The future of Western Australia's construction industry. Bankwest Curtin Economics Centre Focus on Industry Series #9
Providing diversity & pathways in housing allows for 'right-sizing'.	<ul style="list-style-type: none"> + Delivery of social and community housing can counteract contraction in residential construction, to keep the industry moving during downturns. + Greater diversity in dwelling products allows for 'right-sizing,' providing services and amenity are key in making housing appealing + Pathways from social to rental to affordable housing are important, so that social housing stock turns over rather than being occupied by single tenants in the long term. 	

POLICY INITIATIVE	DESCRIPTION OF POLICY	RELEVANT SOURCE
Workforce accommodation can lead to social dysfunction in resource towns, and workforce accommodation should aim to integrate temporary workers with the permanent population to reduce these externalities.	<p>This paper focuses on the state, regional and local planning context of Queensland rather than Western Australia.</p> <p>The author makes the argument that workforce accommodation that is poorly integrated with the broader community perpetuates social and lack of amenity problems, and further that workforce accommodation as a separate land use under planning controls has both positives and negatives.</p> <p>The positives are that having workforce or mining-specific accommodations incorporated into planning allows for more flexible responses to changes in the demand for transient workers in a town. Conversely, the negative case argued is that separating mining related development from other land uses imposes constraints on integrating accommodation with the broader town and may further stratify transient workers from the permanent community.</p> <p>Furthermore, the paper argues that the role of local government in planning decisions for resource projects should be strong, and that public consultation and social impact assessment should be given greater scope in the future planning and development of housing and accommodation in resource towns.</p>	Brannock, J., Tweedale, D., (2012), Planning for Mining Towns – Their impacts and the need for intervention, Brannock & Associates Town Planning

Source: Procsys 2025

5.2 MULTI-CRITERIA ASSESSMENT

A Multi-Criteria Assessment (MCA) approach has been developed to assess potential opportunities to address the housing crisis in Broome and the levers available to the Shire to realise the identified opportunities.

The Shire's role in achieving housing affordability is to function as a central regulator, managing existing local policy and regulations, advocating for potential developers, liaising with other local government councils and stakeholders, and monitoring current issues and potential opportunities to enhance housing affordability. The Shire is limited in its ability to directly impact the affordability of housing, need to rely predominantly on advocacy to key stakeholders to implement appropriate policies and projects.

Some potential levers available to the Shire to support affordability and engage key stakeholders to take action can be described under the following hierarchy:



CONTROL

e.g. Establishing local policy and regulation, directing internal resources, utilising local government-controlled land and assets, implementing special committees, and supporting projects with seed funding.



ADVOCATE

e.g. Facilitating networks to enable investment from the private, not-for-profit and public sectors; supporting communication with State and Federal governments regarding the influence of wider policy, projects or funding decisions; and, working with other local governments and regional government bodies to propose a coordinated approach to addressing housing supply and affordability issues.





MONITOR


e.g. Tracking housing performance indicators and collecting feedback from key stakeholders regarding current issues or opportunities, which relies on communication channels with the industry and the broader community

These levers can be used to understand the Shire's role in delivering, facilitating and advocating for initiatives that tackle challenges and seize opportunities to enhance housing supply and affordability. The following opportunities have been identified as most relevant to the Shire, based on the literature review and input from the Shire's project brief, and they have been aligned with the relevant lever (**Table 10**). Note that the interventions are not viewed as a single silver bullet that will resolve housing affordability issues in the area; rather, they should be seen as numerous incremental interventions that need to be progressed by a number of major stakeholders that can create sustainable and lasting change when implemented collectively.

Table 10: Levers Available to the Shire and Potential Interventions



LEVEL OF INTERVENTION	INTERVENTIONS	DESCRIPTION
CONTROL 	Planning interventions: <ul style="list-style-type: none"> + Provide land for housing + Approve development / proposed use / zoning + Implement special rates for selected development types 	The Shire can work with the State government to facilitate housing supply and affordability through ensuring there continues to be adequate land available for housing and efficient/timely approvals. Special rates can be used to incentivise turnover, target specific residential uses and / or support affordability (e.g. inner-city LGAs often increase rates in strategic areas when a premise is unoccupied or land is vacant to incentivise sale / redevelopment, the Federal government offers reduced Capital Gains Tax when a property has been rented at an affordable rate and managed by a community housing provider).
	Develop a policy to facilitate worker accommodation as part of short-stay accommodation projects	Incentives could be provided for new and expanding short-stay accommodation projects, such as including worker accommodation as part of a development. Co-contributions and the opportunity to seek grant funding as part of these projects may be necessary to make them viable. This is a Statewide issue, not specific to the Kimberley region and monitoring the actions of other LGAs may prove beneficial.
	Business support services for residential or commercial contractors: <ul style="list-style-type: none"> + Make introductions between landowners and potential proponents or Build-to-Rent/Build-to-Rent-to-Own operators. + Support proponents through the State approvals process (i.e. offer to review business cases, required approvals, etc.) + Inform proponents when suitable land becomes available + Inform landowners when a proponent contacts the Shire 	The Shire can inform key stakeholders and assist in the residential project approval process where appropriate / a project aligns with desired outcomes.

LEVEL OF INTERVENTION	INTERVENTIONS	DESCRIPTION
ADVOCATE 	Undertake market sounding exercise with private sector to determine suitability of build-to-rent models of development	Build-to-Rent (BTR) is slowly growing as a housing option in Australia, though mostly in metropolitan areas. The Shire can engage in a market sounding exercise with private industry and State Government to understand investor appetite for BTR in an area such as Broome. Should feedback be positive, an EOI process could be initiated. Build-to-rent would require strategic policy to ensure affordability, noting that current BTR developments in Australia have been mostly premium end housing products. The Federal government is implementing incentives to encourage foreign investment in BTR; the Shire should consider how these may be applicable to the local context and implement policy that dictates what affordable rent equates to locally, recommended 30% of median (or below median) with local resident income to be used as a guide for affordability.
	Policy linking affordable housing for key worker industries with long-term residence	The Shire could advocate for State and Federal government policy to support key worker affordable housing, which stipulates that a person must be willing to live in Broome for an extended period (e.g. 2 or more years; first home owner grants currently stipulate a person must have the relevant property as their primary residence for a minimum of 12 months) to receive subsidies (e.g. tax return, etc.). Essential workers should be broadened to include non-government employees, including but not limited to: <ul style="list-style-type: none"> + Non-WA Government health professionals (e.g., allied health, aged care, dentist, disability care, GP) + Non-WA Government education agencies (e.g., early childhood, tertiary education) + Other non-WA Government services where there is a gap (e.g. retail, food and beverage, accommodation and related service providers e.g. cleaners, linen services etc.) The Welcome Experience project in New South Wales is a program that looks to support integration of essential service workers in regional towns. Over the course of the project, the definition of essential worker was expanded to include non-government industries based on stakeholder feedback.
	Advocate for State and Federal funding of housing construction	The Shire can advocate for State and Federal governments to fund housing construction. This can include advocating for private sector projects seeking grant funding to address housing supply issues.

LEVEL OF INTERVENTION	INTERVENTIONS	DESCRIPTION
ADVOCATE 	Amended public housing policy based on local cost of living	<p>The Shire could lobby the Department of Communities to:</p> <ol style="list-style-type: none"> 1) Increase the income threshold for public housing. This would be consistent with a similar approach to the thresholds for the first home buyers grant for e.g. the property value that a person can receive the grant north of the 26th Latitude is higher at \$1 million vs \$750,000 for dwellings south of the 26th parallel. So similar recognition of incomes in northern WA locations being higher and therefore the thresholds for eligibility for public housing could also be adjusted to reflect this 2) Offer support to low-income households (applying a similar adjusted income test to that proposed in 1) to pay a component of their rent so that they pay in the order of 30% of their income towards rent <p>While waiting lists are long, this suggestion, accompanied by other initiatives that increase housing supply, may prove effective in the long run.</p>
	Policy to mandate a rent-to-ownership ratio for GROH housing	<p>Minister for Housing, Hon John Carey, has shown support for increasing the number of houses in the GROH portfolio. The Minister for Housing needs to provide additional funding to the housing authority to build additional GROH houses through the normal budgetary process.</p>
	<ul style="list-style-type: none"> + Disincentivise renting and incentivise GROH tenants to purchase or build new homes through HOSS or similar. + Alternative: Advocate for DevelopmentWA to include higher proportion of affordable housing as part of residential developments. 	<p>The cost of the Home Ownership Subsidy Scheme (HOSS) from the perspective of the State Government is calculated based on the funding provided to an employee, along with the Fringe Benefit Tax (FBT) paid by the State. The State receives an FBT reduction for remote areas, and certain workers (e.g., health and police) enjoy FBT exemptions up to a capped amount.</p> <p>GROH does not incur FBT because the accommodation is provided by the State, which owns or is the lessee of the property. Even if salary loading was used to support the purchase of houses, it could not compete with the rental subsidy as payroll and income taxes would need to be paid.</p> <p>Alternatively, the Shire could advocate for DevelopmentWA to provide higher levels of affordable housing than the already designated 20% in government residential developments. This could include a higher proportion of affordable housing as part of Development WA residential developments and policy to support affordability through sales pricing aligned to key worker industry incomes, with requirements that the worker live in the Shire for a certain period to receive the subsidy.</p>

LEVEL OF INTERVENTION	INTERVENTIONS	DESCRIPTION
	Investigate appetite for a collaborative program of activities to be delivered strategically across multiple LGAs in the Kimberley and Pilbara to deliver housing, funded through Infrastructure Australia or Infrastructure WA.	<p>The Shire could consider approaching other local governments and government bodies in the Kimberley and Pilbara to develop a joint programmed approach to addressing the housing crisis. This type of approach has successfully been used by Greater Perth outer metropolitan LGAs to have a program of regional scale sport and recreation facilities being included on the Infrastructure Australia Priority List to receive funding from the Federal Government.</p> <p>The Growth Areas Perth and Peel (GAPP) consisted of 12 LGAs and successfully lobbied for 10 large scale, multi-use sporting complex to serve their LGAs, delivered in a prioritised program through Infrastructure Australia.</p> <p>The Wheatbelt Secondary Freight Network project successfully acquired \$70 million in funding to plan road maintenance based on a prioritised program of roads across all 42 LGAs. The project addresses the most strategic maintenance opportunities first, regardless of LGA / location (Link).</p> <p>Similar collaborations could be progressed in the Kimberley Region and potentially in association with LGAs in the Pilbara Region, to address the most critical areas of housing crises.</p>
	<ul style="list-style-type: none"> + Policy change to align GROH / HOSS ownership opportunities with Defence policy + Advocacy for State Government to adopt similar agreements to the Defence Force with major banks to provide discounted loans. 	<p>The Defence Housing Ownership Assistance Scheme is aimed at retaining employees in the ADF. It provides a subsidy to ADF employees in the form of a reduced loan repayment available through three banks. The loan is transferable between houses (albeit with a revised home loan based on the new house). A key difference, however, is the ADF has a greater influence on the residence of its employees.</p> <p>Implementation of the Scheme is likely not possible for the Department of Communities given it is providing housing across multiple Departments and may not support any greater duration of residence in the Shire, of government employees.</p> <p>The Shire could consider advocating for the State Government to adopt similar discounted home loan agreements with the banks associated with the Defence Force Housing Ownership Assistance Scheme.</p>
	Private sector contribution policy	<p>Advocate for policy that requires significant employment-driving projects (e.g., resources, energy, etc.) to contribute to the services, amenities, housing, and more, required to support the additional worker and associated population.</p> <p>The contributions could follow the format of Voluntary Planning Agreements in NSW. NSW planning agreement policy allows for local Voluntary Planning Agreements between councils and mining companies to fund infrastructure that supports communities. The Shire of Gunedah negotiated a \$7.5 million VPA based on approval of the Whitehaven Vickery coal mine expansion.</p>

LEVEL OF INTERVENTION	INTERVENTIONS	DESCRIPTION
	Reduction in State Government levies on home insurance premiums + Proposed alternative: grant to support lower income households in paying for insurance premiums	The average cost of insurance premiums would be reduced by approximately \$120 per annum if this policy was amended. Given all but one State (the ACT) apply Stamp Duty to insurance premiums, it is seen as highly unlikely a change could be effected through advocacy, and it would make a relatively inconsequential impact to household housing budgets, if successful. Advocating for a State subsidy or tax break to households that do not receive employer support in severely unaffordable housing markets is more likely to gain traction and can be delivered on an as needs basis.
	Propose changes to the FBT policy	The Productivity Commission published a report in 2020 where it recommended the government significantly reduce FBT exemptions and rebates. While the government chose not to implement the recommendations, it is seen as highly unlikely policy expanding the benefits could be progressed given the Productivity Commission's recommendations. For this reason, this intervention has been applied a very low likelihood as it would require significant resources to achieve it, with very low likelihood of success. Discussions with the Shire highlight that together with the KRG and RCAWA, they are advocating to the Federal government to enable targeted incentives for regional areas to support increasing the supply of affordable housing, stimulate investor activity and the quantum of rental homes available to key workers, non-government and other local businesses for their staff. The idea is to extend the current arrangements to include interest for mortgage holders is proposed to incentivise home ownership in the Shire by allowing mortgage interest to be salary sacrificed with 100% FBT exemption for Kimberley owner occupied dwellings.
	Reduce / Remove Stamp Duty for the Kimberley Region	There is currently a Stamp Duty reduction for off the plan unit / apartment purchases in WA. The total potential amount of Stamp duty reduction is \$50,000. The Shire could lobby for an extension of this reduction to new home builds in the Kimberley Region assisting to incentivise new dwelling construction and purchasing through reduction in this component of the cost.
	Shared equity agreements to address the gap between cost to build and value of a house	The Shire could lobby State government to provide an extension of current Shared Equity arrangements to all buyers (as opposed to just first home buyers) where the government will take ownership of a house to the value of the difference between the cost of construction and the value of the house. This would distribute the potential loss of value between the buyer and the government and may make reduce the buyers loan amount to a level that is more acceptable to financial institutions.

LEVEL OF INTERVENTION	INTERVENTIONS	DESCRIPTION
ADVOCATE 	Provide grants to support home builds / purchases for people willing to reside in Broome for 2 years or more	There are currently first home buyer grants and stamp duty concessions available. These have price caps with no duty for a dwelling up to \$450,000 and a reduced stamp duty paid between \$450,000 and \$650,000. First home buyers can access a \$10,000 grant for sales of up to \$1,000,000 (specific to areas north of the 26th parallel). The Shire could lobby for these policies to be extended to first home buyers in the region who make the property their permanent residence for over a certain period. For Instance, a family moving to Broome, who has bought a house in Perth previously, but not in the Kimberley and who commits to making the house in Broome their place of usual residence for two years or more.
	Programs to support key workers to build greater community connections that result in them remaining in regional locations	The NSW Government has implemented The Welcome Experience project that looks to support essential workers that relocate to regional towns. The support includes assistance in engaging in community activities and building local social networks. The program has been operational for almost two years with funding through to 2025 and plans to extend on a more long term basis. The Shire could advocate for the State government to implement this type of program in major regional centres such as Broome to support community integration and greater retention and attraction of residents. Should key workers build local networks they will be more likely to buy and build houses locally.
MONITOR 	Track housing market data including: + Land availability + House and rent prices + Construction price + Construction industry employment + Housing typologies Track Census data + Number of residents + Ownership vs rental of housing + Migration (duration of residence) + Key industry employment (i.e. health, education, retail, etc.)	The Shire should track and analyse housing and demographic data to understand trends, inform policy decisions, and assess the impacts of development projects. This information should be regularly collected, analysed, and shared with key stakeholders, including: government agencies, developers, businesses, and community organisations.

Source: Procsys 2025

5.3 PRIORITISED INITIATIVES

A set of criteria have been developed for the MCA to prioritise initiatives for consideration by the Shire. These criteria are based on the literature review and previous experience in developing housing strategies in areas with similar affordability issues. A description and scoring rubric is provided for each criterion (Table 11).

Table 11: Criteria, Descriptions and Scoring

CRITERIA	DESCRIPTION	SCORING (FROM 1 TO 5)
Equity	The ability of an initiative to support a more equitable housing market	1 – Very negative impact on equity 3 – Neutral – no impact on equity 5 – Very positive Impact on equity
Liveability	The ability of an initiative to improve the liveability of Broome	1 – Very negative impact on liveability 3 – Neutral – no impact on liveability 5 – Very positive Impact on liveability
Implementable	The ease with which an initiative can be implemented by the Shire	1 – Very difficult to implement / action 3 – Neutral – Defined process for implementation / actioning 5 – Within Shire's mandate to implement / action
Timely	How quickly could an initiative result in the desired change	1 – Very long timeframe (5+ years) 3 – Neutral – Medium timeframe (2 to 5 years) 5 – Very short timeframe (< 1 year)
Cost	What is the cost (financial and / or human resources) to the Shire of implementing an initiative	1 – Very high cost that will need external funding and / or dedicated internal resources 3 – Neutral – Meaningful funding that can be budgeted for 5 – Resources available to address without further budgeting
Scale	What is the potential scale of impact if the desired result is achieved	1 – Very minimal to no impact 3 – Neutral – noticeable impact in Broome 5 – Significant impact with a positive impact for the wider region
Likelihood	The likelihood of an initiative achieving its desired result	1 – 20% (or less) likelihood 3 – Neutral – 50% likelihood 5 – 100% likelihood

Source: Pracsys 2025

The initiatives were scored by the consultant team against each criterion based on understanding derived from the literature review, research, analysis, stakeholder sounding meetings feedback and previous experience. The scoring was applied as follows:

- + Equity, Liveability, Implementation, Timeliness and Cost were summed
- + Scale was multiplied by the sum of the previous criteria
- + Likelihood (% amount) was then multiplied to achieve a final score
- + A maximum score of 125 can be achieved

The scoring method gives greater weight to the potential scale and likelihood of the identified initiatives. This is similar to a risk assessment that considers the consequence and likelihood of a risk item to determine its importance.

As a result of this scoring process, the top five initiatives include:

- + Facilitate government development of housing through co-funded projects
- + Policy requiring private sector contribution to housing and liveability
- + Advocate for key workers' attraction/retention program in WA
- + Undertake market sounding for build-to-rent initiatives with subsequent EOI process if viable
- + Engage with surrounding local governments and key regional stakeholders to develop a strategic programmed approach to delivering housing

These opportunities have scored the highest as they align with the Shire's role as a facilitator and coordinator. They are more likely to achieve the desired outcome and can have a meaningful impact. Initiatives that scored higher than 20 have been summarised below. These include some short-term opportunities for the Shire and some lower-likelihood but potentially meaningful advocacy opportunities:

- + Worker Accommodation Policy
- + Planning Framework Incentives
- + Business Support Services
- + Lobby for adjusted public housing policy/rent support
- + Housing cost subsidy for key workers
- + Lobby for broader grant criteria to support home builds / purchases in the Kimberley
- + Lobby for broader shared equity agreements in the Kimberley

All initiatives assessed are summarised below with their score by criterion (Table 12).

Table 12: Prioritised Initiatives

INTERVENTION	EQUITY	LIVABILITY	IMPLEMENTABLE	TIMELY	COST	SCALE	LIKELIHOOD	SCORE
Facilitate government development of housing through co-funded projects / Advocate for State and Federal funding of housing construction.	4	4	4	3	2	4	4	67.2
Policy requiring private sector contribution to housing and livability	4	3	2	3	4	5	3	63
Advocate for key workers' attraction/retention program in WA	4	4	3	2	3	4	3	48
Undertake market sounding for build-to-rent initiatives with subsequent EOI process if viable	2	3	2	3	4	4	3	43.2
Engage with surrounding local governments and key regional stakeholders to develop a strategic programmed approach to delivering housing	4	4	2	2	2	5	5	41
Lobby Development WA to implement affordability initiatives with their developments in the Shire	3	4	2	3	5	3	3	36
Worker Accommodation Policy	2	3	3	4	4	3	3	34.2
Advocate for State and Federal funding of housing construction.	3	3	4	2	4	3	3	34.2
Planning Framework Incentives	3	3	4	4	3	2	4	33
Business Support Services	4	4	4	4	3	2	4	33.6
Lobby for adjusted public housing policy / rent support	4	4	2	3	3	4	2	32
Housing cost subsidy for key workers	2	4	1	3	4	4	2	28.8
Lobby for broader grant criteria to support home builds / purchases in the Kimberley	4	4	2	2	4	3	2	22.8
Lobby for broader shared equity agreements in the Kimberley	4	4	2	2	4	3	2	22.8
Lobby for reduction / removal of stamp duty in the Kimberley	3	3	3	2	3	2	3	19.2
Lobby for grant to support payment of State home insurance levies	3	4	3	4	2	1	3	10.2
Disincentivise GROH rent subsidy, incentivise HOSS to purchase or build new home	2	3	1	2	3	3	1	8.4
Propose changes to FBT policy	3	3	1	2	2	3	1	8.4
Advocate for GROH / HOSS alignment to ADF Policy / Advocate for State Government to adopt similar discount loan agreements with banks	3	4	1	2	4	2	1	6.4
Policy change to mandate a rent-to-ownership ratio for GROH	3	3	2	2	3	2	1	6
Lobby for reduced / removal of State home insurance levy	3	4	2	2	3	1	1	3

Source: Procsys 2025

5.4 COST OF INACTION

Lack of affordable housing can create negative externalities and impose ongoing costs on residents and society. A circular effect exists for many of the housing difficulties in Broome, in which a symptom of an issue is a cause of another or the same issue(s). For example, unaffordable housing costs make it expensive for an individual to relocate to Broome to work, as they must find housing.

As a result, employers and agencies must either pay a wage premium or provide employees housing. This results in employers and agencies competing with individuals for limited housing stock. Anecdotally, employers and agencies can pay more for rent or purchases of houses. This contributes to unaffordable housing costs. This is known as a 'wicked problem', which is difficult to solve without complex and coordinated intervention as the symptoms and causes of a problem are interrelated.

5.4.1. EVIDENCE BASE

Higher housing costs necessitate larger proportions of household budgets be spent on housing. This reduces the extent of household income available to be spent on other household necessities and discretionary purchases. Without intervention, housing costs will continue to result in a lesser share of household expenditure being spent in the local economy, with greater consumption effects for lower-income households. This consumption effect is estimated to be 0.45, meaning that for every dollar saved on housing costs, approximately 45 cents would be spent in the local economy.

A lack of stable and appropriate housing stock creates additional challenges for individuals in the workforce, families and long-term residents, with many forced into unsuitable housing options, such as caravan parks, overcrowded apartments or smaller units that don't meet their needs. This can lead to residents choosing to leave Broome at key life-related milestones for individuals or families, such as having children or moving out of home. Senior citizens also face issues acquiring access to services and appropriate accommodation with limited options for downsizing. Alternatively, they may choose to leave Broome or remain longer term in a family sized home as a couple or individual. This can create an inefficiency, in which larger homes with multiple bedrooms are underutilised.

High-cost housing and rental markets are associated with poor physical and mental health outcomes, with lower-income households and renters experiencing greater negative physical and mental health outcomes from rising house prices.

The instability of housing tenure where there is a lack of alternative or affordable accommodation can contribute to homelessness, overcrowding, domestic violence and abusive living/family relationships, generating ongoing costs to the government and society through healthcare and justice systems.

Fewer owner-occupiers and more renters can contribute to an erosion of community and social capital, as families choose to live in Broome temporarily. As a tourist town, the workforce and some residents in Broome are transient by nature, potentially affecting the sense of community for locals. Home ownership and tenure length correlate with volunteering and civic engagement; for instance, high turnover in families and individuals over time erodes the base of volunteers available for local organisations and sporting clubs.

The costs for the State Government to service community and Government Regional Officer Housing (GROH) housing are expected to exceed the 23-24 state budget and have continued to rise from previous

years. Without intervention, Broome's key service workers will require an increasing level of support through GROH housing. This may result in greater rent and servicing costs for government agencies to support Broome residents and deliver essential services.

These examples outline the ongoing cost to society created by the current housing situation in Broome and are expected to continue or worsen absent intervention by State and Federal Government, the private sector and other stakeholders.

5.4.2. THEORY OF CHANGE

A modified impact analysis has been used to measure the cost of inaction in Broome's housing market.

Impact analysis is a technique used to quantify (where possible) the likely economic, environmental and social impacts of undertaking a project, action or policy. Impact Pathways are a method of summarising the process by which value is created through these actions (Figure 21).

Figure 21: Impact Pathways Approach



Source: Pracsys (2025) based on the SROI Network International's Guide to Social Return on Investment 2015

For the Broome Housing Affordability Issues Advocacy Report, these impacts and their value are considered as a result of inaction, or a lack of change in the current status quo of housing in Broome, which creates an ongoing 'cost-of-inaction'.

The impact pathways for inaction on housing challenges in Broome are outlined in Table 13.

Table 13: Impact Pathways

CHARACTERISTICS	EFFECTS	OUTCOMES	IMPACTS
Unaffordable housing costs	Housing expenditure is a large proportion of budgets	Less money is available for other living costs and discretionary spending in the local economy	Local businesses struggle or close, amenity and liveability are low
		Residents spend less on other essential items and services	Health and servicing costs remain high for government agencies
		Low-income workers cannot afford to live in Broome	Key services and amenities have limited, or no availability, amenity and liveability are low
		Residents experience mortgage or rental stress	Businesses and agencies must provide housing or pay wage premiums for employees Mental and physical health are negatively affected
Social capital and community pride are low	Liveability and amenities are affected	Individuals and families out-migrate, and fewer families are willing to in-migrate	Population and workforce turnover

CHARACTERISTICS	EFFECTS	OUTCOMES	IMPACTS
Population and workforce turnover	Families and individuals do not remain in Broome long term	There are fewer long-term residents of Broome	Population growth is not achieved in the long term
	Community organisations lack volunteers and/or ongoing membership	Social, community, sporting and outreach supports are limited	Liveability and amenities are low
Liveability and amenities are low	Living in Broome is less attractive in the long term	Individuals and families out-migrate	Population and workforce turnover
Lack of suitable dwellings in housing stock	Housing available is unsuitable for some individuals and families at different stages of life	Individuals and families out-migrate	Population and workforce turnover
		Residents remain in unsuitable or over-crowded dwellings	Health, justice and servicing costs remain high for government agencies
Insufficient social housing	Those in need cannot access support or housing as required	Downsizing is not possible for seniors, they remain in larger than needed housing	Unaffordable housing costs
		Those in need remain homeless or in crowded, unsuitable or unsafe conditions	Health, justice and servicing costs remain high for government agencies
Expensive construction costs	Few new dwellings are constructed	Perceptions of safety, liveability and community are low	Liveability and amenities are low
		Demand for houses exceeds the supply of available houses	Unaffordable housing costs
	Building new homes is unachievable for individuals or families	Labour and materials for construction are limited in Broome	Expensive construction costs
		There are few owner-occupiers in Broome and more renters	Social capital and community spirit is low, amenities and liveability are low
Businesses and agencies must provide housing or pay wage premiums for employees	FIFO working arrangements are common Businesses and agencies compete for limited housing supply	Families choose to settle long-term elsewhere	Population and workforce turnover
		Workers do not spend money or live in Broome long term	Population and workforce turnover
		Demand for houses exceeds the supply of available houses	Unaffordable housing costs

Source: Pracsys 2025

5.4.3. BENEFIT TRANSFER APPROACH

Once identified, impacts are monetised using the 'benefit transfer' method – drawing values through financial proxies from high-quality studies and applying them to the context in question. Not all impacts can be monetised within the model. An understanding of the valuation method proposed for selected impacts is outlined in "5.4.2. Theory of Change" are displayed in **Table 14**, detailed calculation notes are provided in **Appendix A**.

Table 14: Valuation metrics

IMPACT	PROPOSED VALUATION	METRIC
Health, justice and servicing costs remain high for government agencies	Australian Housing and Urban Research Institute (AHURI) research provides estimates for the cost savings to the government in healthcare, justice and services that result from transitioning individuals and families out of unsuitable dwellings and homelessness.	Number of affected persons x annual unrealised savings to government
Businesses and agencies must provide housing or pay wage premiums for employees	Wages in Broome exceed the regional WA average in some key industries, providing an estimate of the premium that must be paid to secure employees.	Gap between Broome and regional WA average for key industries on an annual basis X estimated number of workers required to service population in a given year
Population growth is not achieved	Fewer families and individuals are expected to settle in Broome in the long term or choose to rent on a temporary basis rather than purchase homes. This results in lower population growth of individuals who call Broome home for a longer period. In turn, this results in less household expenditure in Broome.	Gap in potential population growth X estimated household expenditure annually
Unaffordable housing costs	Reducing spending on housing by individuals and families will induce a consumption effect, wherein savings on housing are instead spent on local goods and services in the economy. Research indicates that this effect is not 1:1, in that a dollar saved on housing is not necessarily spent in full on other purchases and may instead be saved or invested.	The gap in expenditure between cur-rent and affordable housing costs X income-adjusted consumption multiplier
Expensive construction costs	The regional loading for Broome is 1.5 under the 2024 Rawlinsons construction guide, exceeding the regional WA average. If this loading is able to be reduced, it will create savings for the government and individuals in constructing new dwellings required to service the population.	The gap in regional loading X the number of new dwelling constructions required X average cost of a new dwelling construction

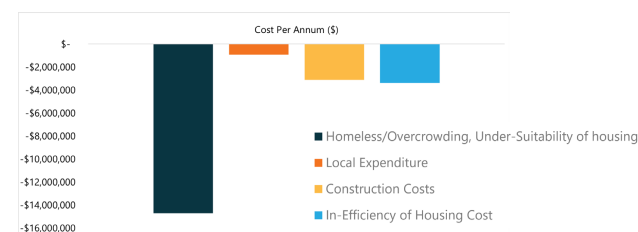
Note: X in table above means "multiplied by"
Source: Pracsys 2025

5.4.4. ESTIMATED COST

The cost of inaction is estimated for the current year and projected over a 20-year present value model to understand the long-term cost to the community. The Australian standard for present value analysis is to discount future cashflows using a central discount rate of 7%, to account for the value of costs and benefits that occur closer to the present. Scenario 1 population growth estimates have been used to estimate the cost over time as this is a low-growth scenario provided by *WA Tomorrow* that has been extended to 2045.

The current cost of inaction is estimated to be \$22.1 million per annum, with the costs associated with homelessness, overcrowding and under-suitability of housing having the highest annual impact.

Figure 22: First Year Cost (\$) by Cost Type



Source: Pracsys 2025

Over a 20-year period total cost of inaction undiscounted amounts to \$498 million (Figure 23).

Figure 23: Annual Cost (\$) Over 20-year Period



Source: Pracsys 2025

The present value cost of inaction over the same period is \$241 million and has been assessed at different discount rates to allow for different levels of likelihood (Table 15).

Table 15: Present Value Sensitivity Analysis

	5%	7%	10%
Present Value Cost	\$273,622,164	240,663,478	202,358,723

Source: Pracsys 2025

The estimated cost of inaction is conservative and likely underestimates the true cost given a number

of identified impacts could not be quantified. It provides strong evidence that intervention is needed by key stakeholders to address housing supply and affordability in Broome. A lack of action will result in a significant cost to be borne by the Broome community, with the weight of that cost to be more impactful on lower socio-economic persons and households.

5.5 ACTIONS

The Shire's role in achieving housing affordability is to function as a central regulator, managing existing local policy and regulations, advocating for potential developers, liaising with other local governments and stakeholders, and monitoring current issues and potential opportunities to enhance housing affordability. The Shire is limited in its ability to directly impact the affordability of housing, needing to rely predominantly on advocacy to key stakeholders to implement appropriate policies and projects.

The Actions of this Broome Housing Affordability Issues Advocacy Report, contained in **Table 16** below, highlight some potential levers available to the Shire to support affordability and engage with key stakeholders to change their approaches, helping address the issues captured in this report. These opportunities have been included as they align most with the Shire's role as a facilitator and coordinator; they may be more likely to achieve the desired outcome, and they can have a meaningful impact. Additionally, several key initiatives that are being advocated for in other local governments in North-West WA have also been included as they present an opportunity to provide a common voice to State and Federal governments.

It is important to note the Actions should not be viewed as individual changes that will resolve housing affordability issues in the Shire; rather, they should be seen as numerous incremental interventions that need to be progressed at various timescales by a number of major stakeholders that can create sustainable and lasting change, when implemented collectively.

Table 16: Broome Housing Affordability Advocacy Actions

#	ACTION DESCRIPTION	RATIONALE	REPORT REFERENCE	IMPLEMENTATION		
				TIMING Short term 1-5 yrs; Medium term 5-10 yrs; Ongoing	LEADING	SUPPORTING
1	Advocate for State and Federal governments to fund housing construction projects	The Shire to advocate for the State and Federal governments to fund housing construction. This can include advocating for private sector projects seeking grant funding to address housing supply issues.	Section 5.2 Multi-Criteria Assessment	Medium term	Shire of Broome	State Government
2	Advocate for DevelopmentWA to include higher proportion of affordable housing as part of residential developments	The Shire to advocate for DevelopmentWA to provide higher levels of affordable housing than the already designated 20% in government residential developments. This could include a higher proportion of affordable housing as part of DevelopmentWA residential developments and policy to support affordability through sales pricing aligned to key worker industry incomes, with requirements that the worker live in the Shire for a certain period to receive the subsidy.	Section 5.2 Multi-Criteria Assessment	Short term	Shire of Broome	DevelopmentWA
3	Continue to advocate for large new projects with permanent workforce requiring housing in the Shire, include in business cases the planning and costing to build homes to accommodate the incoming staff	This action focuses on the importance of providing housing for workers associated with new employment generating projects. It applies to State Government as well as private sector operators, for example tourism accommodation or childcare services. It is recommended that in future business cases to expand or establish these employment generating facilities, the responsible authority or proponent should account for and plan the delivery of additional staff housing that they will require. For example, large projects such as a prison or a hospital that will involve an increase in residential population to work at the facility the business case and investment decision should include the construction of housing for staff at the facility rather than assuming existing dwellings in the Shire can be rented for this new population. Equally, the provision of workers accommodation for tourist accommodation, hospitality and childcare businesses (not necessarily on site) is an important factor in enabling the Shire's economy and community to prosper. This approach will result in additional dwellings being constructed in the Shire rather than the existing rental market being put under further pressure and continue to deteriorate affordability.	Section 3.1 Stakeholder Perspectives 4.1.8 Impact of Tourism	Ongoing	Shire of Broome	State Government – various Departments
4	Advocating for State and/or Federal Government to establish policy that encourages resource sector contributions to housing and liveability for significant employment generating projects	Advocate for State Government policy that requires significant employment-driving projects (e.g. resources, energy industry sector) to contribute to the services, amenities and housing that are required to support the additional workers and associated population. Seeking contributions from the private sector that help support the provision of infrastructure, such as housing, helps meet the needs of growing communities. The contributions could follow the format of Voluntary Planning Agreements in NSW. NSW planning agreement policy allows for local Voluntary Planning Agreements between councils and mining companies to fund infrastructure that supports communities.	Section 5.2 Multi-Criteria Assessment	Medium term	Shire of Broome	State Government
5	Undertake a research study, including industry engagement, to understand the barriers to increased delivery of alternative housing construction methods in the Shire	For example one approach to this is modular housing, which has benefits including: + relatively fast timeframes for construction in a manufacturing facility and then finishing on site (allowing quicker increase in supply); and + the ability to provide a greater diversity of typologies and potentially smaller, more affordable housing product. The study and related engagement with housing sector operators should look to uncover and respond to barriers to alternative construction methods with the aim of increasing housing choice and affordability for households.	Section 3.1 Stakeholder Perspectives, specifically section 3.1.2 Housing Construction Meeting Section 4.2.4 Dwelling Forecast Trends	Medium term	Shire of Broome	Modular housing and other alternative residential construction companies
6	Ensure adequate and continual land supply to allow new housing to be constructed in the Shire	Continue to work with the State government to facilitate and enable adequate land supply in the Shire to enable new residential development to occur in a relatively constant manner, responsive to population growth to help minimise any pressure that inadequate land availability could have on affordability outcomes.	Section 4.2.4 Dwelling Forecast Trends	Ongoing	Shire of Broome	State Government

#	ACTION DESCRIPTION	RATIONALE	REPORT REFERENCE	IMPLEMENTATION		
				TIMING Short term 1-5 yrs; Medium term 5-10 yrs; Ongoing	LEADING	SUPPORTING
7	Evaluate and monitor benefits from assisting landowners to unlock redevelopment and infill housing opportunities to deliver new housing in the Shire.	Design testing undertaken with landowners in parallel with this Broome Housing Affordability Issues and Advocacy Report, highlighted interest from several landowners to redevelop or subdivide. Undertake a review in 3 years of the effectiveness of the EOI and design testing process in helping create new dwellings in the Shire. The outcome will help determine whether seeking funding to repeat this process to help assist owners to achieve their redevelopment aims continues towards providing new housing supply in the Shire.	Findings from design testing undertaken with Landowners in parallel with this Broome Housing Affordability Issues Advocacy Report	Ongoing	Shire of Broome	Landowners with residential development and housing construction aspirations
8	Support landowners and Aboriginal Corporations to access grants and funding for housing projects.	The Shire can assist in grant applications and or provide letters of support to parties seeking funding for financing or grants to develop housing in the Shire. This assistance could be either in the form of time and expertise through Officer support with housing grant applications, writing assistance or letters of support from the Shire.	Section 3.1 Stakeholder Perspectives Section 4.1.4 Social Disadvantage and Housing Section 4.1.5 Homelessness in Broome	Ongoing	Shire of Broome	Aboriginal Corporations
9	Undertake market sounding for affordable build-to-rent (BTR) initiatives with subsequent EOI process if viable	Build-to-Rent is slowly growing as a housing option in Australia, though mostly occurring in metropolitan areas. The Shire could engage in a market sounding exercise with private industry and State Government to understand investor appetite for BTR in Broome. Should feedback be positive, an EOI process could be initiated. BTR would require strategic policy to ensure affordability; noting that current BTR developments in Australia have mostly been premium end housing products. The Federal government is implementing incentives to encourage foreign investment in BTR; the Shire should consider how these may be applicable to the local context and implement policy that dictates what affordable rent equates to locally. Recommended 30% of median (or below median) with local resident income to be used as a guide for affordability.	Section 5.2 Multi-Criteria Assessment	Medium term	Shire of Broome	Private sector BTR investors & State Government
10	Continue working with North-West local governments and Regional Capitals Alliance WA (RCAWA) to advocate for the State Government to build new housing to satisfy GROH demand, rather than renting existing housing stock.	Continuation of collaborations with North-West local governments and Regional Capitals Alliance WA (RCAWA) to advocate for the State Government to build new housing to satisfy GROH demand, rather than renting existing housing stock. This joint approach will enable a more unified and strong voice to Government through joint Local Government advocacy on this issue. Will emphasise the importance of focused investment by the State in regional housing across the North-West region to help address the affordability and sustainability of communities. Over time, with Government investment in housing creation, the proportion of private homes occupied by GROH tenants will reduce. This will free up these dwellings for rent or purchase by households without employer subsidised housing including retail, hospitality/seasonal workers and key workers. It should also assist with reducing rental pricing due to increased supply on the market. Minister for Housing, Hon John Carey, has shown support for increasing the number of houses in the GROH portfolio. The Minister for Housing needs to provide additional funding to the housing authority to build additional GROH houses through the normal budgetary process.	Section 3.1 Stakeholder Perspectives Section 1.1 Key Findings Section 4.1.3 Housing Tenure	Ongoing	Shire of Broome, Regional Capitals Alliance WA	Shire of Wyndham-East Kimberley, Town of Port Hedland, Shire of Ashburton, Shire of Derby-West Kimberley, Shire of East-Pilbara, Shire of Roebourne, Shire of Halls Creek
11	Advocate to State Government for Stamp duty relief for insurance and property transfers in the Kimberley region	There is currently a Stamp Duty reduction for off the plan unit / apartment purchases in WA. The total potential amount of Stamp duty reduction is \$50,000. The Shire could lobby for an extension of this reduction to new home builds in the Kimberley Region assisting to incentivise new dwelling construction and purchasing through reduction in this component of the cost.	Section 5.2 Multi-Criteria Assessment	Medium term	Shire of Broome	State Government

#	ACTION DESCRIPTION	RATIONALE	REPORT REFERENCE	IMPLEMENTATION		
				TIMING <i>Short term 1-5 yrs; Medium term 5-10 yrs; Ongoing</i>	LEADING	SUPPORTING
12	Advocate to Federal Government to extend the Fringe Benefits Tax (FBT) concession to mortgage holders interest payments	<p>Kimberley Regional Group (KRG), RCAWA and the Shire's position is that Federal taxation regulations regarding FBT actively discourage regional households from pursuing home ownership and establishing economic roots in regional communities. The purpose of advocacy to the Federal Government is to enable targeted regional incentives to help increase affordable housing supply, stimulate investor activity and to assist in increasing the supply of rental homes for key workers, local businesses, and the non-government sector.</p> <p>To help improve housing affordability and supply, the intent is to request extension of the current arrangements to include interest for mortgage holders, which will help incentivise home ownership in the Shire. Specifically the policy position is to allow mortgage interest for Kimberley owner occupied homes can be salary sacrificed with 100% FBT exemption.</p>	Section 5.2 Multi-Criteria Assessment	Short term	Shire of Broome, KRG, RCAWA	Federal Government
13	Advocate for State and Federal governments to facilitate senior residents in downsizing	<p>Demographic analysis indicates those moving to Broome primarily do so for work, rather than for long-term residency, with the proportion of over 55 year olds relatively lower than benchmark areas.</p> <p>To help provide options for this group, the Shire will advocate to government to provide initiatives to enable seniors to access housing downsizing opportunities. This could enable retirement aged residents to stay in Broome more easily, whilst also unlocking their current, most likely larger, properties for families with children.</p>	Section 4.1.1 Age Profile	Short term	Shire of Broome	State and Federal Governments



06 APPENDICES

APPENDIX A: CALCULATION METHODOLOGY

APPENDIX B: HOUSING SURVEY RESULTS

APPENDIX A: CALCULATION METHODOLOGY

Calculation Methodology

Unsuitable housing

$$\begin{aligned} & (\text{Proportion of unsuitably housed residents} \times \text{Total Population in given year}) \\ & \times \\ & \text{Annual per capita cost to govt. in } \$2024^1 \\ & = \text{Annual cost to govt. of unsuitably housed residents in given year} \end{aligned}$$

The proportion of unsuitably housed residents taken from PHIDU Social Health Atlas of Australia (2021)

Population informed by Scenario forecasts, WA Tomorrow (2021)

Per capita cost to govt. taken from AHURI (2022), Housing Economics Analysis – Impacts Framework²

Construction Costs

$$\begin{aligned} & 1 - (\text{Reduced regional loading} \div \text{Current regional loading}) = \text{Cost premium} \\ & \text{Value of dwellings approved} \div \text{Number of dwellings approved} = \text{Average value per dwelling} \\ & \text{Average value per dwelling} \times \text{Cost premium} = \text{Additional cost per dwelling} \\ & \text{Additional cost per dwelling} \times \text{Number of dwellings required} = \text{Additional cost in a given year} \end{aligned}$$

Regional loading taken from Rawlinson's Construction Handbook (2024) for Broome and a 0.1 (roughly 9.3%) reduction in the loading applied, which is slightly higher than the regional loading for Kalgoorlie for comparison.

Value & number of dwellings approved taken from ABS, Dwelling Approvals, Local Government Areas, WA (2024), for Broome

Number of dwellings required informed by scenario forecasts, WA Tomorrow (2021)

Local Expenditure

$$\begin{aligned} & \text{Population growth} \times \{\text{Proportion of owners (Shire of Broome), Proportion of renters (Shire of Broome)}\} \\ & = \{\text{Number of additional owners, number of additional renters}\} \\ & \text{Number of additional owners} \times \text{annual local expenditure (owners)} = \text{Owners total expenditure} \\ & \text{Number of additional renters} \times \text{annual local expenditure (renters)} = \text{Renters total expenditure} \\ & \text{Owners total expenditure} + \text{Renters total expenditure} = \text{Total Local Expenditure (Shire of Broome)} \end{aligned}$$

¹ Most recent available CPI data

² Oberklaid, S. and Alves, T. (2022) Housing economics analysis - Impacts Framework, report prepared for Infrastructure South Australia, Australian Housing and Urban Research Institute

$$\begin{aligned} & \text{Population growth} \times \{\text{Proportion of owners (Benchmark), Proportion of renters (Benchmark)}\} \\ & = \{\text{Number of additional owners, number of additional renters}\} \end{aligned}$$

$$\text{Number of additional owners} \times \text{annual local expenditure (owners)} = \text{Owners total expenditure}$$

$$\text{Number of additional renters} \times \text{annual local expenditure (renters)} = \text{Renters total expenditure}$$

$$\text{Owners total expenditure} + \text{Renters total expenditure} = \text{Total Local Expenditure (Benchmark)}$$

$$\begin{aligned} & \text{Total Local Expenditure (Benchmark)} - \text{Total Local Expenditure (Shire of Broome)} \\ & = \text{Foregone local expenditure} \end{aligned}$$

Proportion of owner-occupiers and renters taken from ABS Census 2021, TEND Tenure Type for Broome, Regional WA, Benchmark Panel.

Expenditure calculated using ABS Household Expenditure Survey (2016), localised to Shire of Broome using personal and household income data from ABS Census 2021 results.

Population growth informed by scenario forecasts, WA Tomorrow (2021)

Inefficiency of Housing Costs

$$\begin{aligned} & (\text{Average Benchmark Mortgage Cost} - \text{Average Shire of Broome Mortgage Cost}) \\ & \times \\ & (\text{Households} \times \text{Proportion of Households paying mortgages}) \\ & = \text{Annual savings on Mortgages} \\ & (\text{Average Benchmark Rental Cost} - \text{Average Broome Rental Cost}) \\ & \times \\ & (\text{Households} \times \text{Proportion of Households paying rents}) \\ & = \text{Annual savings on Rents} \\ & \text{Annual Savings on Rents} + \text{Annual savings on Mortgages} = \text{Total Annual Savings} \\ & \text{Total Annual Savings} \times \text{Consumption effect of housing cost savings} \\ & = \text{Value of local expenditure induced by reduced housing costs} \end{aligned}$$

Average mortgage and rent costs taken from ABS Census (2021) for Broome and benchmark areas, indexed to 2024 using Regional Price Indices published by DPIRD³.

Consumption effect taken from Nygaard (2019)⁴

Population growth informed by scenario forecasts, WA Tomorrow (2021)

³ Department of Primary Industries and Regional Development, Western Australia (2023), Regional Price Index 2023

⁴ Nygaard, C., (2019), Social and Affordable Housing as Social Infrastructure: A literature review for the Community Housing Industry Association



Shire of Broome

Housing Survey Results Summary

May 2025

Housing Survey Results Summary



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1 INTRODUCTION

An online community survey on housing in the Shire of Broome was undertaken in late 2024 to understand:

- Current community sentiment regarding availability and diversity of housing types at affordable rent of sales prices
- Barriers that residents perceive are causing issues
- Trends in household size, demographics and current housing situation
- Occupations and industries where respondents work or study
- Gaps and opportunities to address within the Broome Housing Affordability Issues and Advocacy Report and/or through the design testing of sites with interested landowners to explore a variety of typologies that may be currently available to meet resident's needs.
- The layout and questions of the survey have been outlined in Appendix I: Housing Affordability Survey Questionnaire. The survey has a total of 27 questions, most questions are multiple choice. The survey has 4 sections that cover broad themes related to housing in the Shire:
 - **A Little About You** – age, cultural background, living arrangement, length of time spent in the Shire
 - **Your Housing & Living Arrangements** – housing ownership, type, condition, sufficiency, subsidy, cost
 - **Availability of a Variety of Homes to Suit Your Budget** – process and time taken to find a home
 - **Your Work/Study Status** – employment status and industry, and income

For the purposes of this report, the results of the survey have been summarised to compare the profile of the respondents to benchmarks (Survey Representativeness), pull key data points related to housing challenges (Housing Challenges & Needs) and examine informative variables (Cross Tabulated Analysis).



2 SURVEY RESULTS SUMMARY

This Survey Representativeness section provides an analysis of the respondent's general demographics and housing status relative to Rest of WA (Regional WA) and local benchmark (Shire of Broome). This analysis provides a foundation for understanding the results of the survey as it informs the extent to which the respondent population is an accurate reflection of regional and local averages. Key findings include:

- The respondents of the survey skew towards working age (63% between 25 and 44 years old) relative to the Shire of Broome (33%) and Regional WA (29%) benchmarks. However, the composition of the age profile of respondents is an informative and relevant range for this housing study.
- The respondent's industry of employment shows a reasonably accurate representation of the Shire and Regional WA. The Shire's largest sectors, Health Care and Social Assistance (19%) and Education and Training (13%) are heavily represented among respondents (21% and 18%). The main overrepresentation of respondents was in administrative and support services industries.
- 77% of respondents are within five consecutive income brackets between \$1,000 and \$2,999 per week compared to 37% of the Shire and 48% of Regional WA. Residents in lower income brackets who are potentially in the greatest need of housing support and stability are underrepresented among respondents.
- The concentration of respondents living in a single house dwelling structure among respondents is consistent with the greater representation of higher income persons. Approximately 3% of respondents indicated that they lived in a caravan compared to 25% of people in the Shire and less than 5% of residents. Respondents living in alternative dwelling types are underrepresented among respondents.

The Housing Challenges & Needs section provides an analysis of the respondent's answers to understand housing-related challenges and needs in the Shire. Key findings include:

- 94% of respondents noted that it was 'Difficult', 'Very difficult' or 'Almost impossible' to find a suitable place to live in the Shire. The extended length of time for people to find housing may restrict the potential for the Shire to retain and attract population.
- 21% of respondents specified that their housing does not meet their current need. In terms of the reasons why their current housing did not meet their needs, 37% mentioned a lack of space.
- 13% of respondents indicated that they would like to upscale their housing to a single house, terrace/townhouse or apartment. It is noted that the broader public is likely to have a higher proportion of housing that does not meet their needs and a greater proportion of people who wish to upscale given the underrepresentation of low-income persons among respondents.
- The higher living costs in the Shire are forcing more people into social and affordable government housing than the national average.

Housing Survey Results Summary



- Results indicate that financial subsidies and other support programs play a significant role in attracting and maintaining people to live and work in the Shire.
- Respondents listed a variety of housing and non-housing related factors that would support them living in the Shire longer. Factors related to more affordable housing were the most commonly mentioned.

The Cross Tabulated Analysis section provides further understanding of housing challenges and needs in the Shire by analysing respondent's answers across variables. Key findings include:

- 6% of respondents are in shared housing but would have a preference to downsize (it is assumed they would prefer to live alone).
- Respondents pay 25% more than their preferred housing costs and on average pay more than the median housing cost in the Shire.
- Non-subsidised respondents are on average experiencing housing stress with more than 20% of their income going towards housing costs. This is likely under-representative of the Shire population in this situation, given the skew towards higher income persons.



3 SURVEY REPRESENTATIVENESS

This section provides an analysis of the respondent's general demographics and housing status relative to Rest of WA (Regional WA) and local benchmark (Shire of Broome). This analysis provides a foundation for understanding the results of the survey as it will inform the extent to which the respondent population is an accurate reflection of regional and local averages. The following analysis includes:

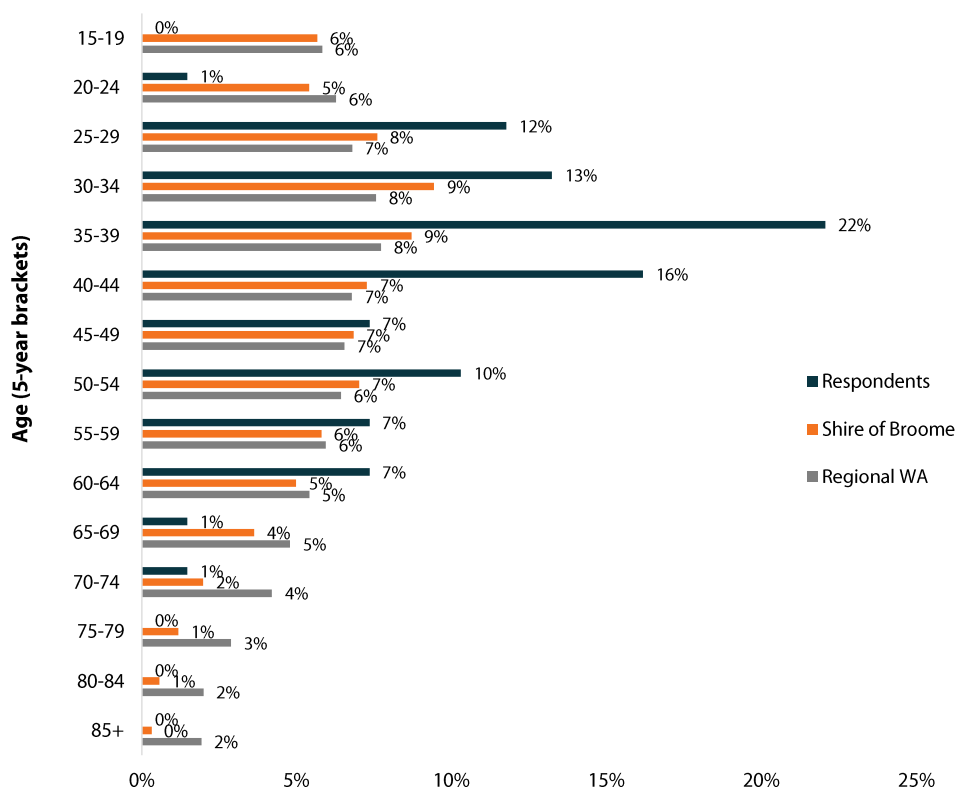
- Age
- Employment
- Housing typology
- Income

3.1 Age Profile

The respondents of the survey skew towards working age and early retirement relative to the Shire of Broome (the Shire) and Regional WA benchmarks (Figure 1).



Figure 1. Age Profile

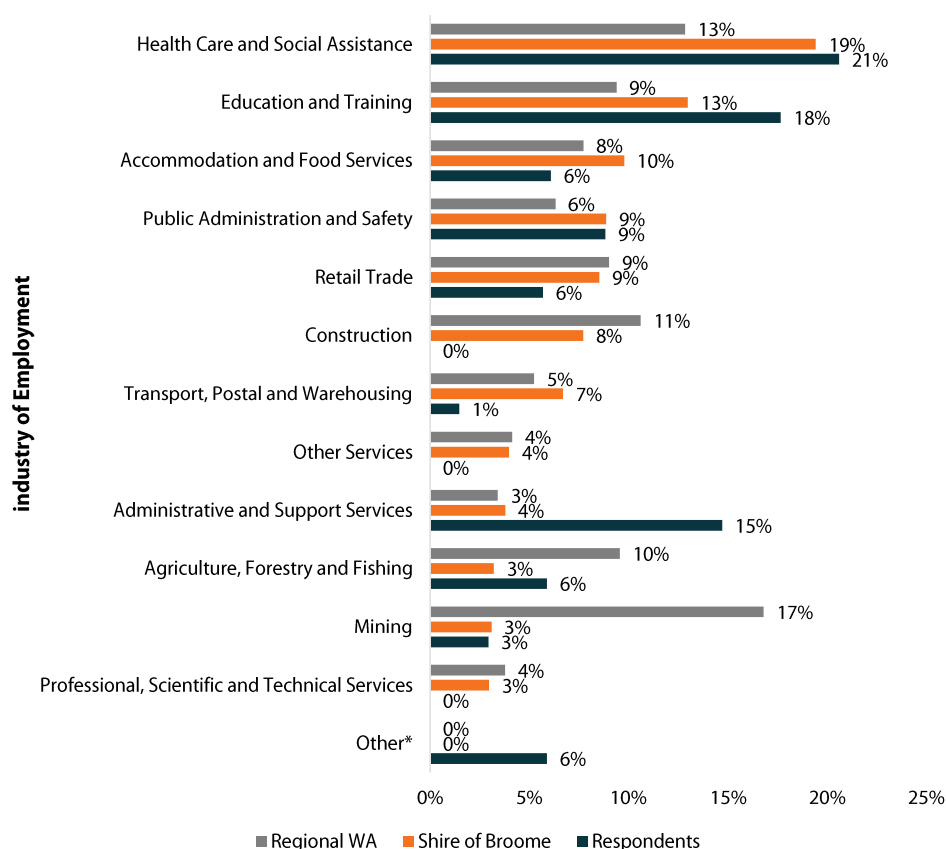


Source: Pracsys 2025, ABS Census 2021

The Shire and the Regional WA benchmarks have a higher proportion of people aged 65-years-old and over as well as in the 15-19 and 20-24 age brackets relative to the respondents. The distribution of respondents between 25 and 64 follows a similar trend to the Shire's actual population and is suitably representative of working age persons. The composition of the age profile of respondents is a relevant range for the housing study as these would be those most likely to be in the market to purchase or rent housing. There is limited potential to apply findings to those moving out of home (under 25 years old) and those looking for age-appropriate housing (65 years and over).

3.2 Industry of Employment

The respondent's industry of employment are an accurate representation of the Shire and Regional WA (Figure 2).

**Figure 2. Industry of Employment**

Source: Pracsys 2025, ABS Census 2021

*Some respondents left answers outside of the categories provided including unemployed (2%) and not stated (4%)

The Shire's largest sectors, Health Care and Social Assistance, Education and Training and Accommodation Food Services, represent 42% of residents and 44% of respondents to the survey. While there may be a skew among respondents to administrative-based industries, the distribution of respondent's industry of employment reflects the Shire's to a strong degree.

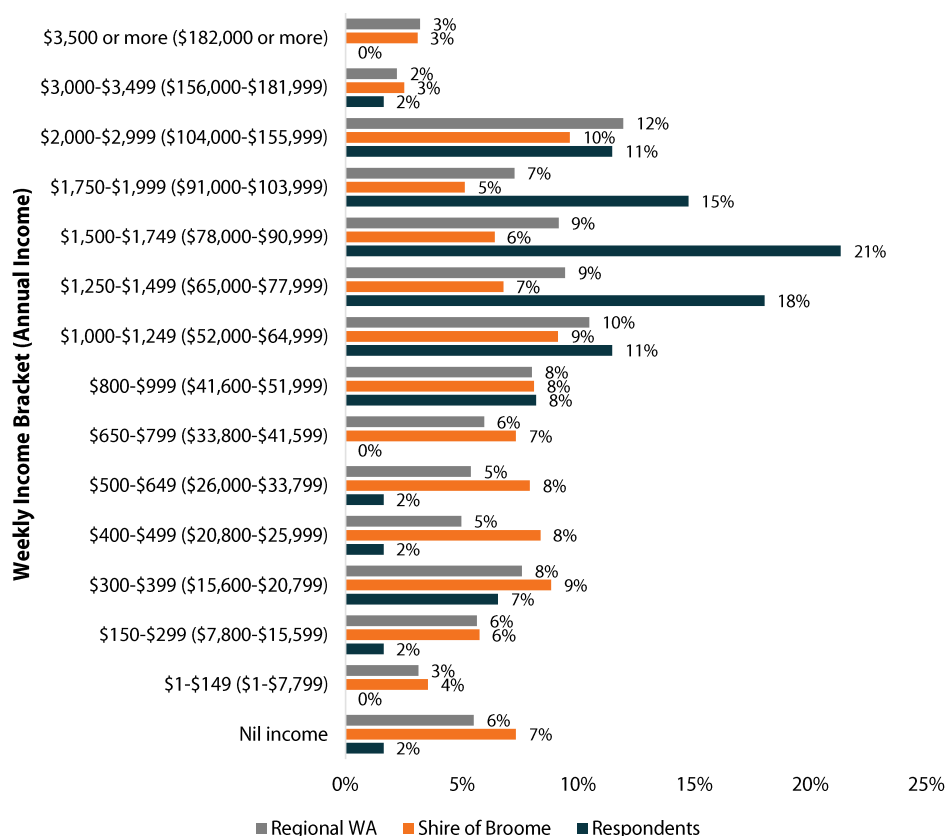
3.3 Income

Persons who earn under \$799 per week are underrepresented among respondents to the survey (Figure 3).

Housing Survey Results Summary



Figure 3. Weekly Income Bracket



Source: Pracsys 2025, ABS Census 2021

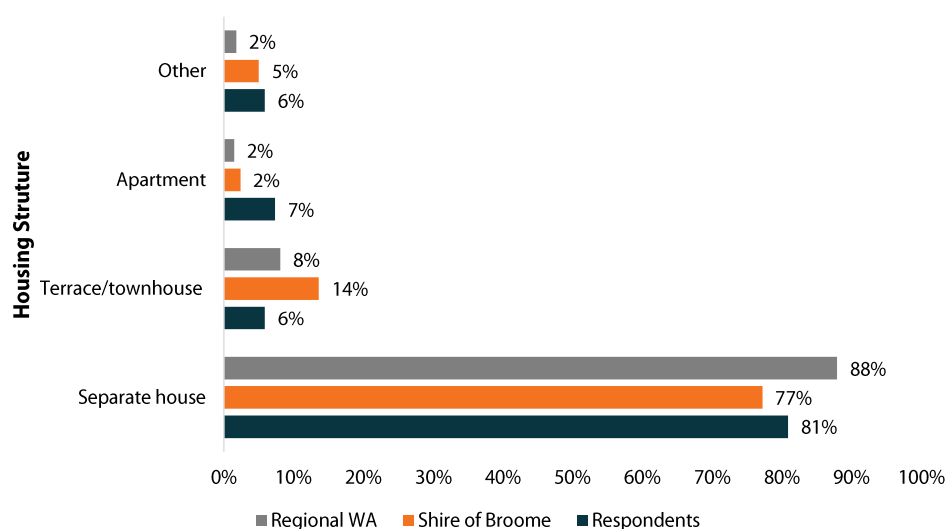
Respondents are most concentrated in medium – high income brackets with 71% earning between \$1,000 and \$2,999 per week compared to 37% of the Shire and 48% of Regional WA. Residents in lower income brackets are underrepresented among respondents, potentially limiting the relevance of results and recommendations for those who are potentially in the greatest need of housing support and stability.



3.4 Dwelling Structure

The housing structure of respondents largely aligns with the Regional WA and Shire benchmarks (Figure 4). The proportion of respondents that live in terrace/townhouses are slightly underrepresented while overrepresented for single houses. This distribution of dwelling structure is consistent with the higher income status of respondents.

Figure 4. Dwelling Structure



Source: Pracsys 2025, ABS QuickStats 2021

Approximately 3% of respondents indicated that they lived in a caravan compared to 25% of people in the Shire and less than 5% of residents¹. It is likely that domestic tourists who do not demand permanent housing, such as grey nomads, account for the majority of people living in caravans.

3.5 Implications

The demographic profile of respondents to the survey represents the characteristics of Shire of Broome residents to a relatively strong degree. This provides a foundation from which inferences can be made from the results of the survey.

While younger and retirement age demographics were underrepresented among respondents, the findings are relevant to working age adults who are likely to account for the majority of the purchase and rental market in the Shire.

¹ ABS, *Broome Local Government Area QuickStats*, [Link](#)

Housing Survey Results Summary



Respondents are concentrated among administrative-related industries of employment as well as other likely public sector industries such as education and training, and health care. This reflects the composition of industry of employment for residents of the Shire.

Respondents earn medium to high incomes on average, limiting the ability to make statements regarding affordability for low-income households that would be most affected by the high cost of accommodation.

Similarly, 15% of respondents seeking to upscale their housing is likely underrepresented because of the missing low-income demographic. This is reflected in the 14% of residents that live in a terrace/townhouses compared to 6% of respondents.

The level of difficulty and time taken to find a dwelling, summarised in Section 4.1, is likely underestimated as those on higher income are overrepresented. Additionally, the price individuals are willing to pay for accommodation is likely higher than the average due to the overrepresentation of higher income persons in the survey responses.



4 HOUSING CHALLENGES & NEEDS

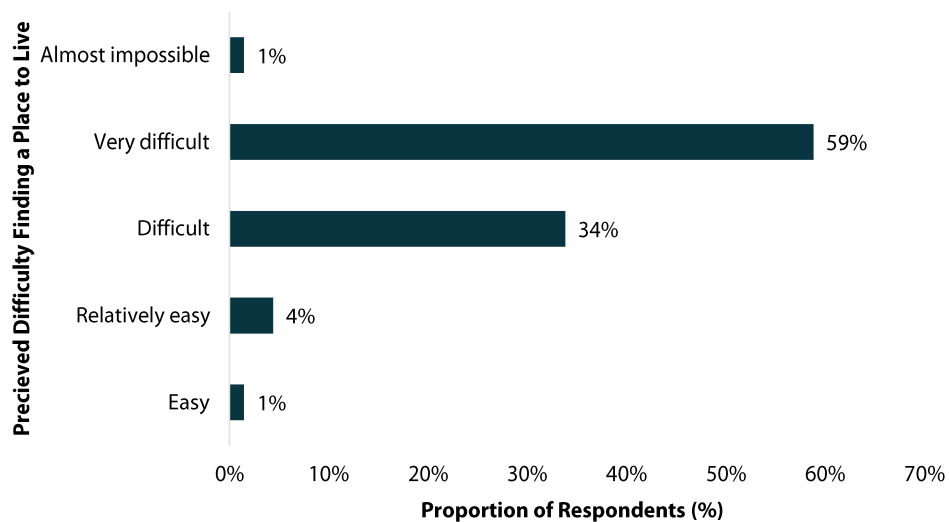
This section provides an analysis of the respondent's answers to understand housing-related challenges and needs in the Shire. The following analysis includes:

- Housing availability
- Housing suitability
- Housing support

4.1 Housing Availability

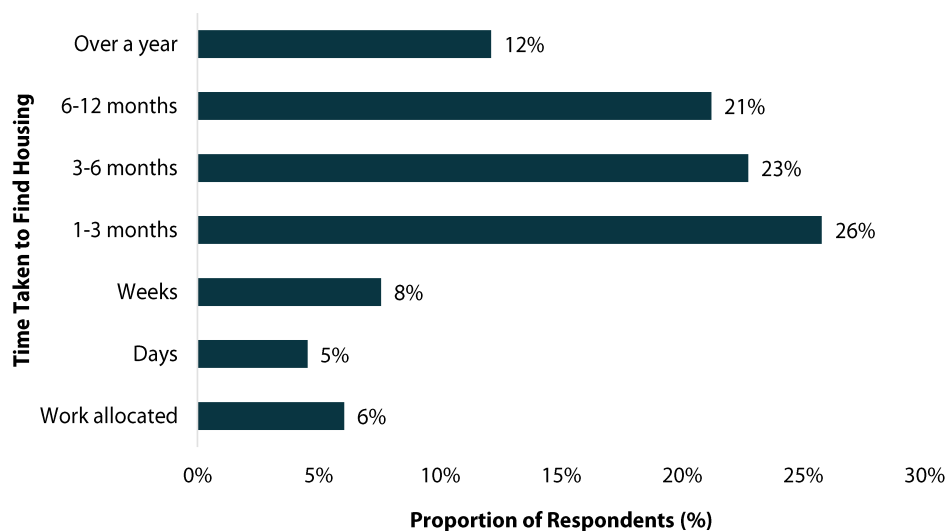
94% of the 68 respondents noted that it was 'Difficult', 'Very difficult' or 'Almost impossible' to find a suitable place to live in the Shire (Figure 5).

Figure 5. Difficulty Finding a Suitable Place to Live



Source: Pracsys 2025

Respondents were given options and the opportunity to outline the length of time it took to find their current place of residence. Responses have been grouped for reporting purposes. 33% of respondents noted that it took over 6 months to find their current housing with 12% selecting 'Over a year', with answers ranging from 2 years to 5+ years (Figure 6).

**Figure 6. Time Taken to Find Suitable Housing**

Source: Pracsys 2025

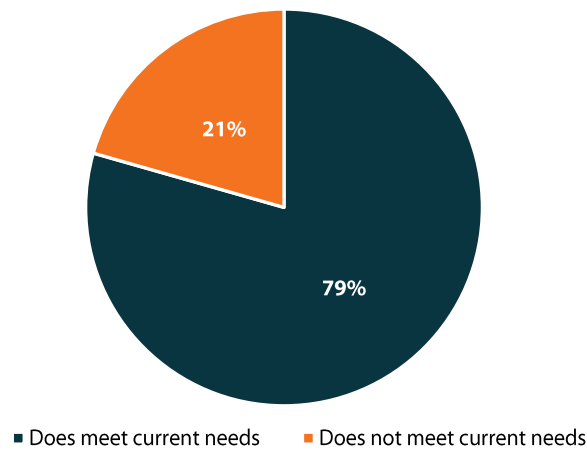
The skew towards these extended lengths of time reinforces answers to previous questions that indicate that there may be reduced housing availability and suitability within the Shire. Difficulty finding suitable housing and time taken to find housing share a positive relationship. The majority of those who responded 'Difficult' to finding suitable housing took 1-3 or 3-6 months to find their current housing (52% in total). The majority of those who responded 'Very difficult' to finding suitable housing took 3-6 or 6-12 months to find their current housing (53% in total). The four respondents who put that as an answer related to their employer allocating their housing, all rated finding housing as 'Very difficult'.

4.2 Housing Suitability

The majority of respondents (72%) answered with 'Fair' when rating the condition of their housing. One fifth (21%) of respondents specified that their housing does not meet their current need (Figure 7). The broader public is likely to have a higher proportion of housing that does not meet their needs given the underrepresentation of low-income persons.



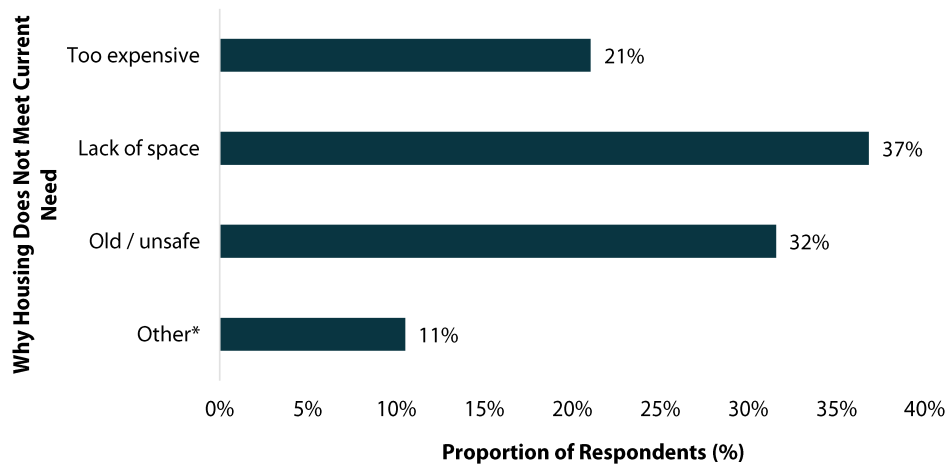
Figure 7. Housing Suitability



Source: Pracsys 2025

Those who stated that their housing does not meet their needs were given the opportunity to expand on their answer. Their answers were grouped for reporting purposes (Figure 8).

Figure 8. Factors Contributing to Unsuitability of Housing



Source: Pracsys 2025

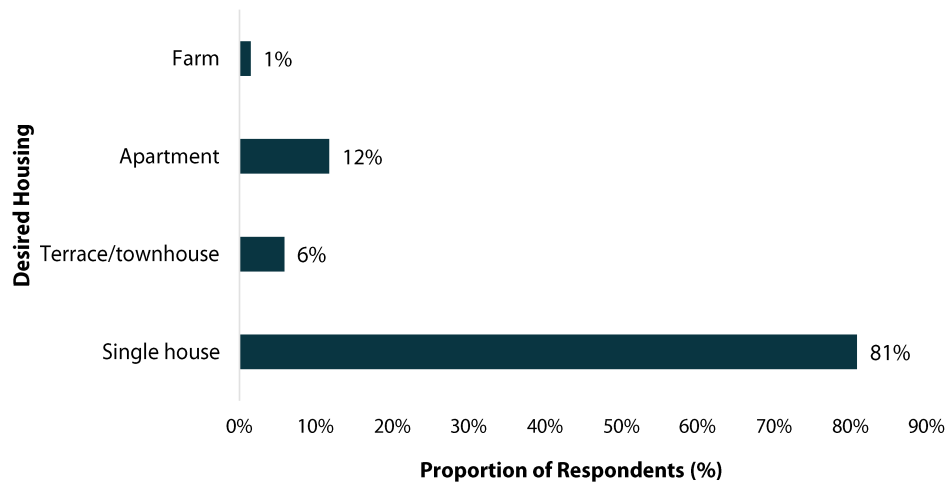
*Two responses mentioned the desire to downsize and being forced to move out every six months



37% of responses to why respondent's housing did not meet their current needs mentioned a lack of space and discussed growing families and overcrowding. Cost and instability of housing (i.e. short lease terms) was also mentioned including descriptions of high electricity costs.

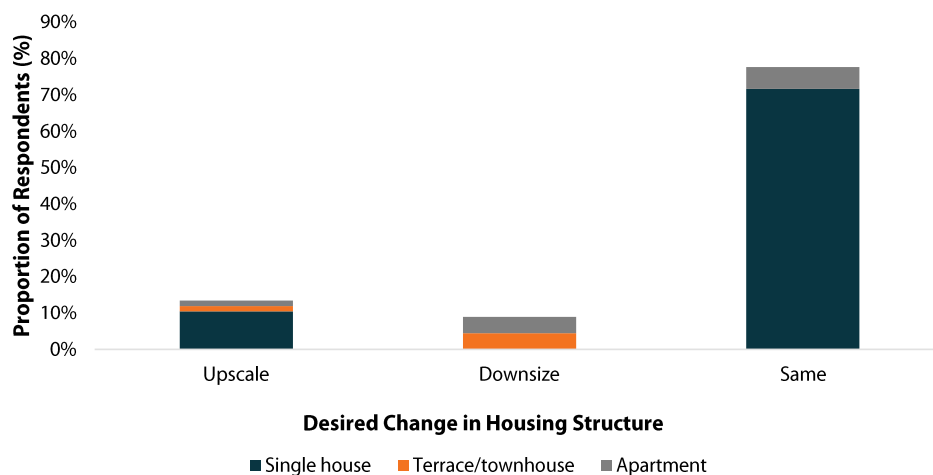
81% of total respondents want to live in a single house followed by 12% who desire to live in an apartment (Figure 9).

Figure 9. Desired Housing



Source: Pracsys 2025

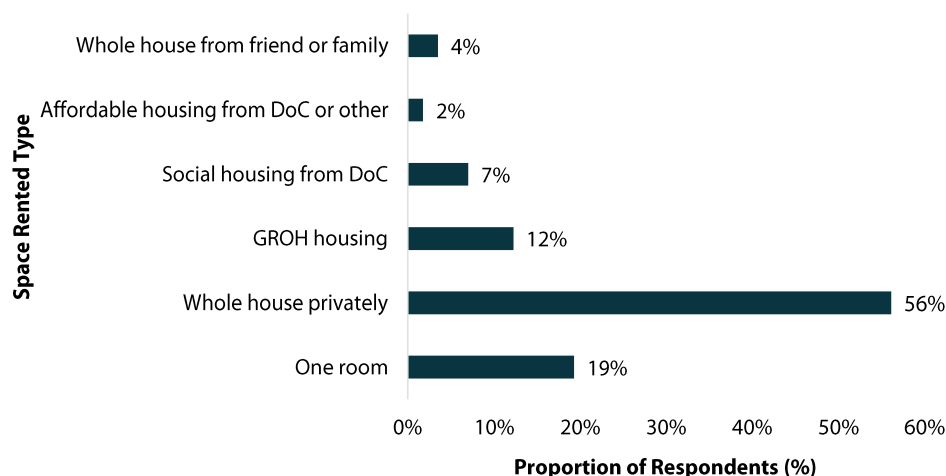
13% of respondents indicated that they would like to upscale their housing to a single house, terrace/townhouse or apartment (Figure 10). The majority of these respondents wish to upscale to a single house from an apartment and terrace/townhouse. 9% of respondents indicated that they would like to downsize; largely from a single house to an apartment or terrace/townhouse. This indicates there is demand for additional smaller permanent dwellings.

**Figure 10. Desired Change in Housing by Housing Type**

Source: Pracsys 2025

4.3 Housing Support

19% respondents noted that they occupy one room, a total of 12% of respondents indicated that they occupy or rent GROH housing, and 9% responded that they live in social housing or affordable housing from the Department of Communities (Figure 11).

Figure 11. Space Rented/Occupied

Source: Pracsys 2025

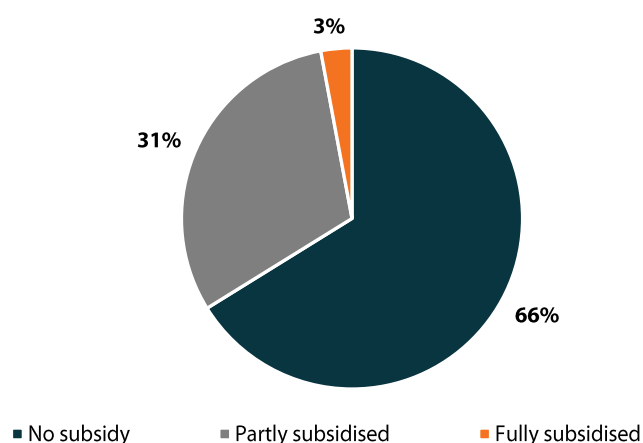
Housing Survey Results Summary



A high proportion of respondents occupy social housing (7%) or affordable housing (2%) with just 4% of households across Australia living in social housing². These respondents largely reported earning in a relatively low-income bracket, \$300-\$399 per week. The high proportion of the respondents that occupy social housing is likely representative of the unaffordability of housing (as opposed to other socio-economic factors, i.e. unemployment)³ in the Shire, as the survey is underrepresented in lower income brackets.

Two thirds (66%) of respondents indicated that they receive no financial subsidy from their employer to help pay for their housing (Figure 12).

Figure 12. Financial Subsidy Received



Source: Pracsys 2025

Those who responded with partly subsidised are largely distributed between renting/occupying a whole house privately and GROH housing.

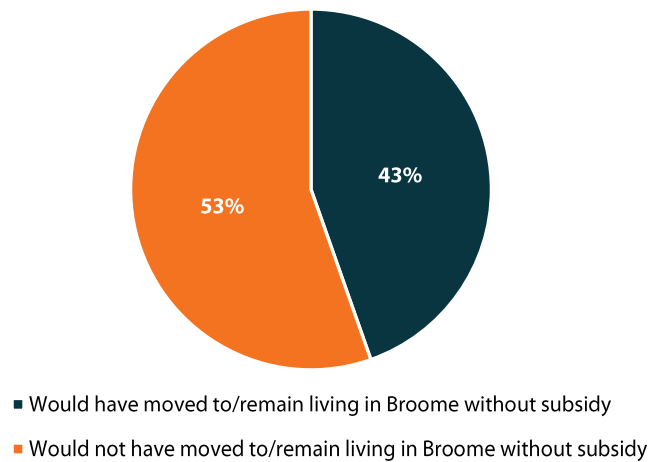
53% of respondents indicate they would not have moved/remain living in the Shire without a financial subsidy to support their housing (Figure 13).

² AIHW, 2024, *Growth in social housing lags behind overall household growth*, [Link](#), Australian Government

³ For reference, the Shire's unemployment according to ABS Census 2021 was 4.8% compared to WA and National unemployment of 5.1%.



Figure 13. Moved to/Remain in the Shire without Subsidy

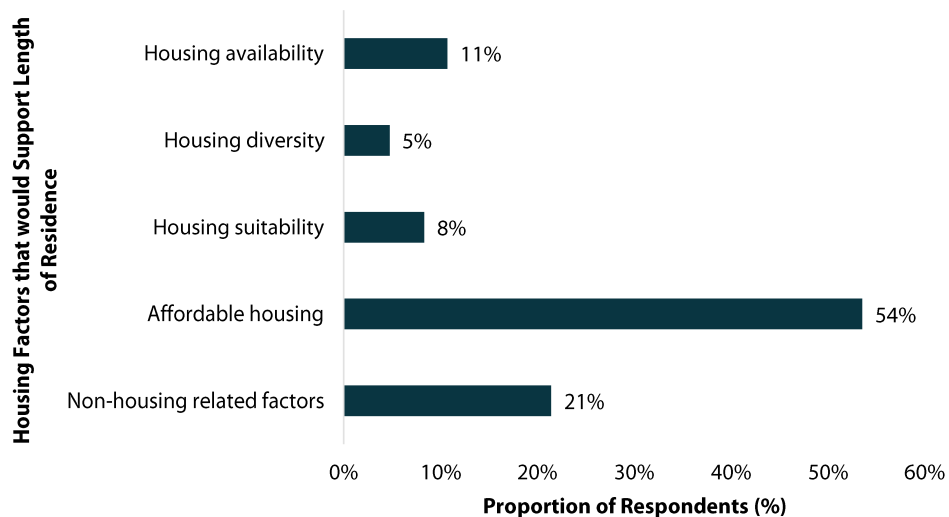


Source: Pracsys 2025

These results indicate that financial subsidies to support housing play a significant role in attracting and maintaining people to live in the Shire likely due to the cost of housing.

Respondents were given the opportunity to leave an extended description of factors related to housing that would support them living in the Shire for longer (Figure 14).

Figure 14. Housing Factors that would Increase Length of Residence





Source: Pracsys 2025

Over half (54%) of responses mentioned factors related to affordable housing including reducing rates and rents. 8% of responses described factors related to housing suitability such as more space or family functionality. Non-housing related factors largely related to safety aspects.

4.4 Implications

The results of the survey provide insight into respondent's perception of housing challenges and needs in the Shire.

- An overwhelming majority (94%) of the 68 respondents noted that it was 'Difficult', 'Very difficult' or 'Almost impossible' to find a suitable place to live in the Shire. This extended length of time to find housing may restrict the potential for the Shire to retain and attract population.
- One in five (21%) of respondents specified that their housing does not meet their current need. 37% of responses to why their current housing did not meet needs mentioned a lack of space. 13% of respondents indicated that they would like to upscale their housing to a single house, terrace/townhouse or apartment.
- The broader public is likely to have a higher proportion of housing that does not meet their needs and a greater proportion of people who wish to upscale given the underrepresentation of low-income persons among respondents.
- The higher living costs are forcing more people into social and affordable government housing than the national average.
- Results indicate that financial subsidies and other support programs play a significant role in attracting and maintaining people to live in the Shire.
- Respondents listed a variety of housing and non-housing related factors that would support them living in the Shire longer. Factors related to more affordable housing were the most commonly mentioned aspects in these decisions.



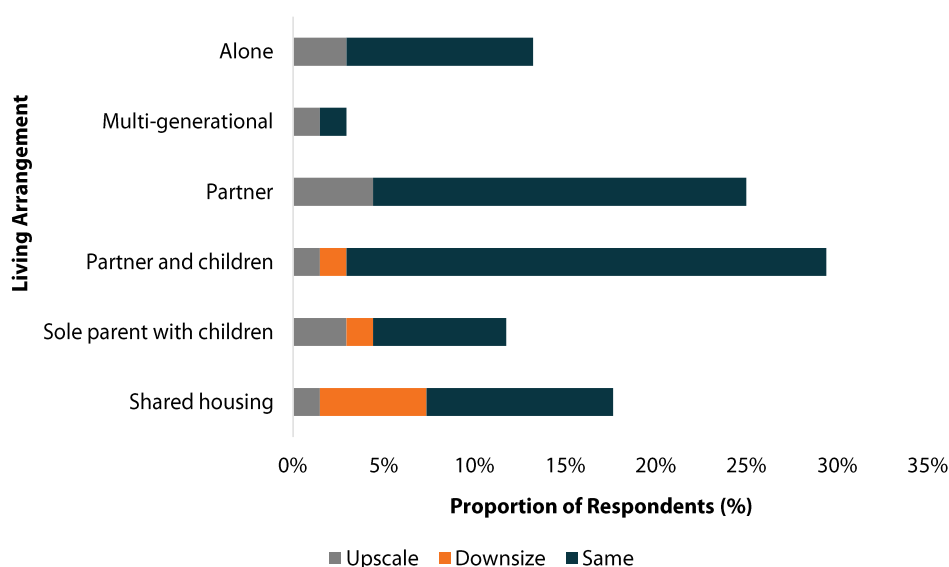
5 CROSS TABULATED ANALYSIS

This section provides further understanding of housing challenges and needs in the Shire by analysing respondent's answers across variables. The following analysis includes:

- Desired change in housing type (upscale, downsize, stay the same) by current living arrangement
- Desired dwelling structure by amount paying, and price willing to pay for housing
- Amount paying for housing by level of financial subsidy provided for housing
- Income and amount paid for housing by receiving or not receiving financial subsidy for housing

Roughly 13% of respondents want to upscale their homes, with 8% wanting to downsize and 79% wanting to maintain the same size dwelling (Figure 15).

Figure 15. Desired Change in Housing Type by Current Living Arrangement



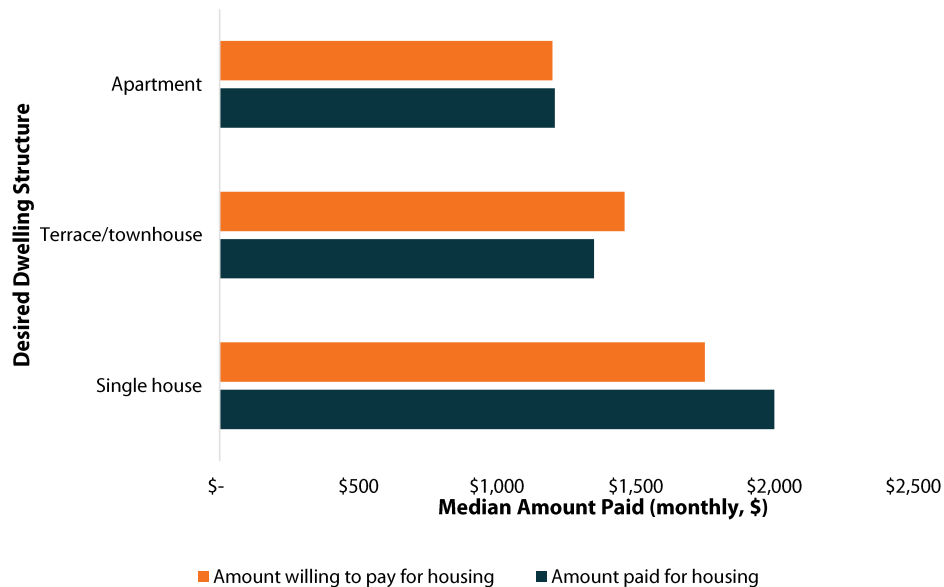
Source: Pracsys 2025

Respondents living in shared housing account for the largest proportion of respondents who wish to downsize from a single house to an alternative dwelling structure.

The median amount respondents currently pay for housing (\$2,000 per month) is 25% more than the median amount respondents would prefer to pay for their desired housing (\$1,600 per month) (Figure 16).



Figure 16. Desired Dwelling Structure by Amount Willing to Pay and Amount Paid



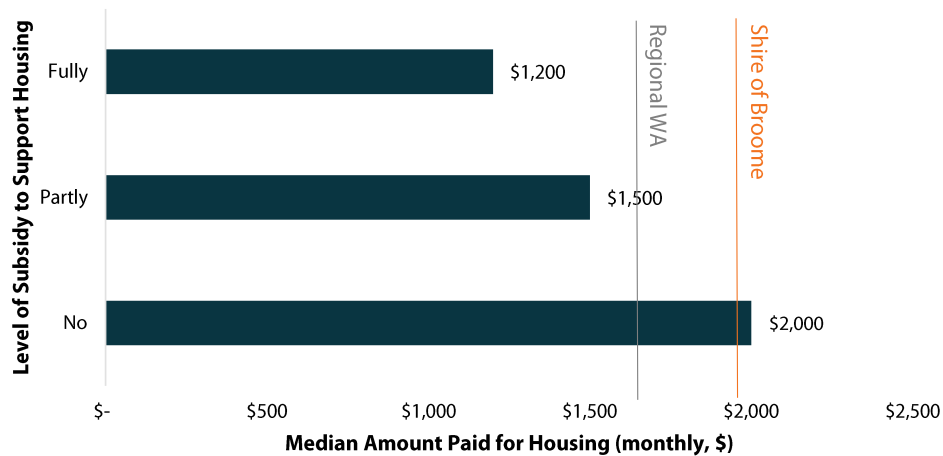
Source: Pracsys 2025

Respondents who have a preference for terrace/townhouses are willing to pay more than the current median price they pay. The majority of these respondents indicated that they currently live in a single house. Respondents who have a preference for apartments were willing to pay approximately the same as they currently pay. The largest cohort of respondents (81%) who have a preference for living in a single house, wanted to pay less for their desired house.

Respondents who do not receive a financial subsidy for housing pay more a month (\$2,000) than the median price paid by households in the Shire (\$1,900) and Regional WA (\$1,700) (Figure 17).



Figure 17. Amount Paid for Housing by Level of Financial Subsidy

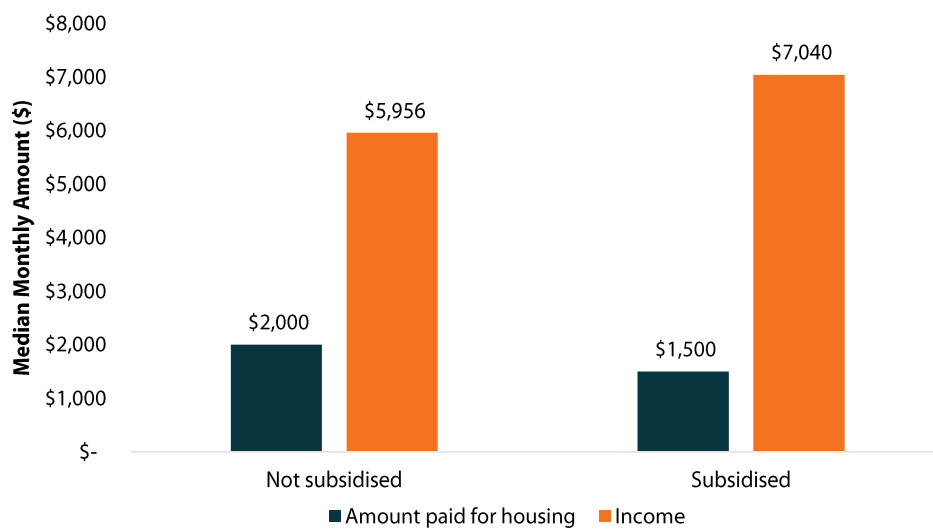


Source: Pracsys 2025

Respondents who receive a partial subsidy pay less than the Regional WA average and those that are fully subsidised have the lowest median amount paid for housing.

Respondents who are subsidised spend approximately 21% of their income on housing costs (Figure 18).

Figure 18. Income and Amount Paid for Housing by Financial Subsidy



Source: Pracsys 2025

Shire of Broome



Respondents that are not subsidised spend 34% of their income on housing. The skew of respondents to higher income categories means that this is not likely to represent the average proportion of income paid towards housing by the wider population of the Shire; residents of the Shire are likely spending a greater proportion of income on their housing.

5.1 Implications

- 6% of respondents are in shared housing but would have a preference to downsize (the assumption is they would prefer to live alone).
- Respondents pay 25% more than their preferred housing costs and on average pay more than the median housing cost in the Shire.
- Non-subsidised respondents are on average experiencing housing stress with more than 20% of their income going towards housing costs. This is likely under-representative of the Shire population given the skew towards higher income person responding to the survey.



6 APPENDIX I: HOUSING AFFORDABILITY SURVEY QUESTIONNAIRE

6.1 Section 1

Purpose: To gather information on trends in household size, demographics and current household situation.

A little about you	
1. What is your age?	<input type="checkbox"/> 15-19 <input type="checkbox"/> 20-24 <input type="checkbox"/> 25-29 <input type="checkbox"/> 30-34 <input type="checkbox"/> 35-39 <input type="checkbox"/> 40-44 <input type="checkbox"/> 45-49 <input type="checkbox"/> 50-54 <input type="checkbox"/> 55-59 <input type="checkbox"/> 60-64 <input type="checkbox"/> 65-69 <input type="checkbox"/> 70-74 <input type="checkbox"/> 75-79 <input type="checkbox"/> 80-84 <input type="checkbox"/> 85-89 <input type="checkbox"/> 90-94 <input type="checkbox"/> 95-99 <input type="checkbox"/> 100 years and over
2. How would you describe your living arrangements?	<input type="checkbox"/> I live alone <input type="checkbox"/> I live with a housemate <input type="checkbox"/> I live with a partner <input type="checkbox"/> I am a sole parent with children <input type="checkbox"/> I live in a multi-generational household <input type="checkbox"/> I live in work accommodation Other:
3. How long have you lived in Broome? (in years)	
4. How long do you intend to live in Broome? (in years)	
5. What factors related to housing would support you and/or your family to live here longer?	
6. What is your cultural background?	<input type="checkbox"/> Oceanian <input type="checkbox"/> North-West European <input type="checkbox"/> Southern and Eastern European <input type="checkbox"/> North African and Middle Eastern <input type="checkbox"/> South-East Asian <input type="checkbox"/> North-East Asian



A little about you	
	<input type="checkbox"/> Southern and Central Asian <input type="checkbox"/> Peoples of the Americas (including North, South, Central America and the Caribbean Islands) <input type="checkbox"/> Sub-Saharan African, <input type="checkbox"/> Other (Not stated or inadequately described) Select multiple if required
7. Do you identify as Aboriginal or Torres Strait Islander person?	<input type="checkbox"/> Yes <input type="checkbox"/> No

6.2 Section 2

Purpose: To measure current community sentiment regarding availability and diversity of housing types at affordable rent or sale prices (include questions to tease out and capture the most desirable dwelling types from community and the price they are willing to pay by dwelling type).

Your housing & living arrangements	
8. How would you describe your housing situation?	<input type="checkbox"/> Rented <input type="checkbox"/> Owned with a mortgage <input type="checkbox"/> Owned outright
9. What space do you rent/occupy?	<input type="checkbox"/> One room <input type="checkbox"/> Whole house privately <input type="checkbox"/> GROH housing <input type="checkbox"/> Social housing from Department of Communities <input type="checkbox"/> Affordable housing from Department of Communities or other <input type="checkbox"/> Whole house from friend or family
10. What type of housing do you live in?	<input type="checkbox"/> Single House <input type="checkbox"/> Terrace/Townhouse <input type="checkbox"/> Apartment <input type="checkbox"/> Seniors/Assisted Living <input type="checkbox"/> Temporary accommodation <input type="checkbox"/> No fixed address Other:
11. How would you describe the condition of your current home?	<input type="checkbox"/> Terrible/ Very Poor <input type="checkbox"/> Poor <input type="checkbox"/> Fair <input type="checkbox"/> Mint/Excellent
12. Does it meet your needs?	<input type="checkbox"/> Yes <input type="checkbox"/> No
13. Why does your housing not meet your needs?	



Your housing & living arrangements	
14. What type of housing would you want to live in?	<input type="checkbox"/> Single House <input type="checkbox"/> Terrace/Townhouse <input type="checkbox"/> Apartment Other:
15. How many bedrooms and bathrooms do you require to meet your housing needs? Example: (select bedrooms & bathrooms from below e.g. 4-bedroom x 2-bathroom)	<input type="checkbox"/> 1 bedroom <input type="checkbox"/> 2 bedrooms <input type="checkbox"/> 3 bedrooms <input type="checkbox"/> 4 bedrooms <input type="checkbox"/> 5 or more bedrooms <input type="checkbox"/> 1 bathroom <input type="checkbox"/> 2 bathrooms <input type="checkbox"/> 3 bathrooms Select multiple if required
16. What other structures or additional outdoor spaces are critical for you to live in Broome?	<input type="checkbox"/> Large Garage <input type="checkbox"/> Outdoor Decks <input type="checkbox"/> Secure Entrance and Parking <input type="checkbox"/> Swimming Pool Other:
17. Do you receive any financial subsidy/assistance from your employer to help pay for your housing?	<input type="checkbox"/> No <input type="checkbox"/> Partly subsidised by my employer <input type="checkbox"/> Fully subsidised or provided by my employer
18. Would you have moved to/remain living in Broome without housing subsidised by your employer?	<input type="checkbox"/> Yes <input type="checkbox"/> No
19. How would you describe the amount you pay for housing? (i.e. rent or mortgage)	<input type="checkbox"/> Very expensive <input type="checkbox"/> Expensive <input type="checkbox"/> Appropriate <input type="checkbox"/> Good value <input type="checkbox"/> Very good value
20. How often do you currently pay for housing?	<input type="checkbox"/> Fortnightly <input type="checkbox"/> Weekly <input type="checkbox"/> Monthly Other:
21. How much do you pay over this period? (\$, amount)	
22. Thinking about your preferred dwelling, what would you be willing to pay over this period? (\$, amount)	

6.3 Section 3

Purpose: To measure current community sentiment regarding availability and diversity of housing by understanding the level of difficulty in securing housing in the Shire.

Housing Survey Results Summary



Availability of a variety of homes, to suit your budget	
23. How would you describe the process of finding a suitable place to live in Broome?	<input type="checkbox"/> Easy <input type="checkbox"/> Relatively easy <input type="checkbox"/> Neutral <input type="checkbox"/> Difficult <input type="checkbox"/> Very difficult
24. How long did it take you to find your current home?	<input type="checkbox"/> Days <input type="checkbox"/> Weeks <input type="checkbox"/> 1-3 Months <input type="checkbox"/> 3-6 Months <input type="checkbox"/> 6-12 Months Other:

6.4 Section 4

Purpose: Gather information on the occupations and industries where the respondents work or study.

Your work/study status	
25. What is your employment status?	<input type="checkbox"/> Full time <input type="checkbox"/> Part time <input type="checkbox"/> Casual <input type="checkbox"/> Unemployed <input type="checkbox"/> Student <input type="checkbox"/> Retired Select multiple if required
26. In your main job held last week, what industry best describes your employer?	<input type="checkbox"/> Agriculture, Forestry and Fishing <input type="checkbox"/> Mining <input type="checkbox"/> Manufacturing <input type="checkbox"/> Electricity, Gas, Water and Waste Services <input type="checkbox"/> Construction <input type="checkbox"/> Wholesale Trade <input type="checkbox"/> Retail Trade <input type="checkbox"/> Accommodation and Food Services <input type="checkbox"/> Transport, Postal and Warehousing <input type="checkbox"/> Information Media and Telecommunications <input type="checkbox"/> Financial and Insurance Services <input type="checkbox"/> Rental, Hiring and Real Estate Services <input type="checkbox"/> Professional, Scientific and Technical Services <input type="checkbox"/> Administrative and Support Services <input type="checkbox"/> Public Administration and Safety <input type="checkbox"/> Education and Training <input type="checkbox"/> Health Care and Social Assistance <input type="checkbox"/> Arts and Recreation Services <input type="checkbox"/> Other Services
27. What is your average weekly income?	<input type="checkbox"/> Negative income <input type="checkbox"/> Nil income

Shire of Broome

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Housing Survey Results Summary



Your work/study status	
	<input type="checkbox"/> \$1-\$149 (\$1-\$7,799) <input type="checkbox"/> \$150-\$299 (\$7,800-\$15,599) <input type="checkbox"/> \$300-\$399 (\$15,600-\$20,799) <input type="checkbox"/> \$400-\$499 (\$20,800-\$25,999) <input type="checkbox"/> \$500-\$649 (\$26,000-\$33,799) <input type="checkbox"/> \$650-\$799 (\$33,800-\$41,599) <input type="checkbox"/> \$800-\$999 (\$41,600-\$51,999) <input type="checkbox"/> \$1,000-\$1,249 (\$52,000-\$64,999) <input type="checkbox"/> \$1,250-\$1,499 (\$65,000-\$77,999) <input type="checkbox"/> \$1,500-\$1,749 (\$78,000-\$90,999) <input type="checkbox"/> \$1,750-\$1,999 (\$91,000-\$103,999) <input type="checkbox"/> \$2,000-\$2,999 (\$104,000-\$155,999) <input type="checkbox"/> \$3,000-\$3,499 (\$156,000-\$181,999) <input type="checkbox"/> \$3,500 or more (\$182,000 or more) <input type="checkbox"/> Not stated

Shire of Broome

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7 APPENDIX II: SURVEY RESULTS

The following sections provides a brief summary of all survey questions and results in the order.

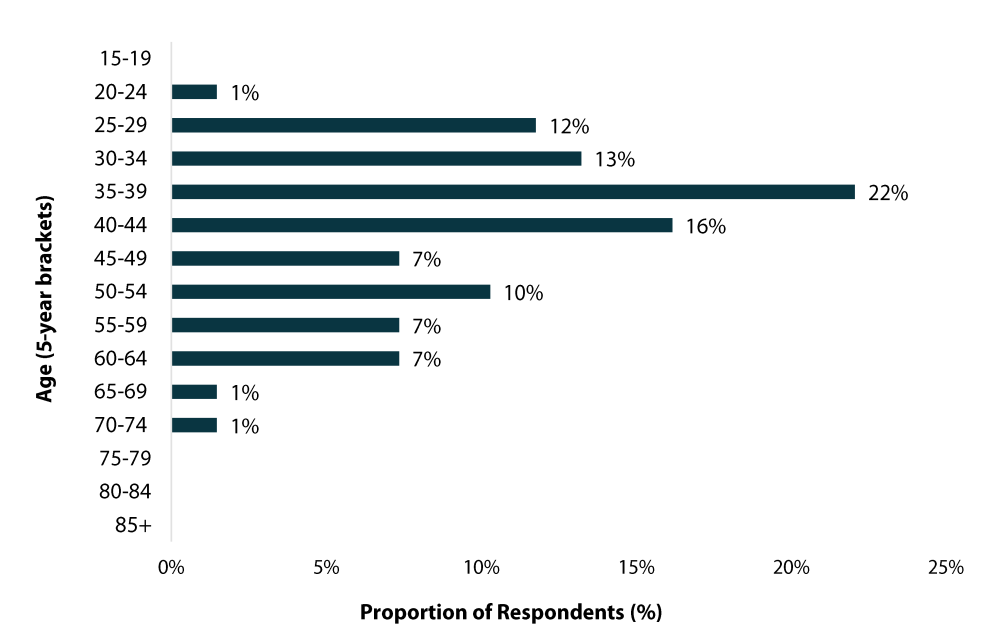
7.1 A Little About You

This section covers the following topics as informed by respondents of the survey:

- Age
- Cultural background
- Living arrangement
- Length of time spent in the Shire

The 68 respondents reported ages between 20 and 74 years old (Figure 19). Approximately 22% of respondents aligned with the 35-39 age bracket. There were just 7 (9%) respondents over the age of 60.

Figure 19. Question 1 – Age by Five-Year Age Brackets

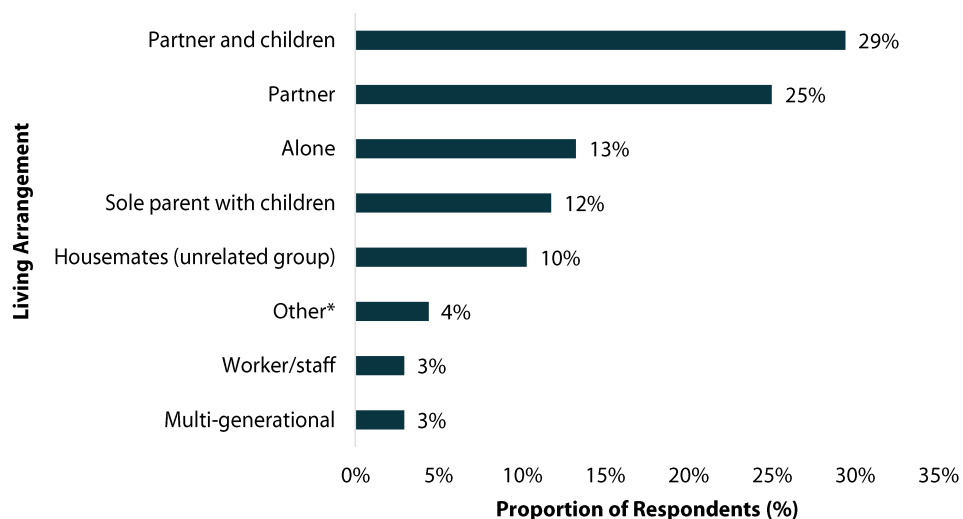


Source: Pracsys 2025

The majority of respondents live with a partner (25%) or a partner and children (29%) (Figure 20). Respondents who lived alone were largely between the ages of 40 and 54.



Figure 20. Question 2 – Living Arrangement



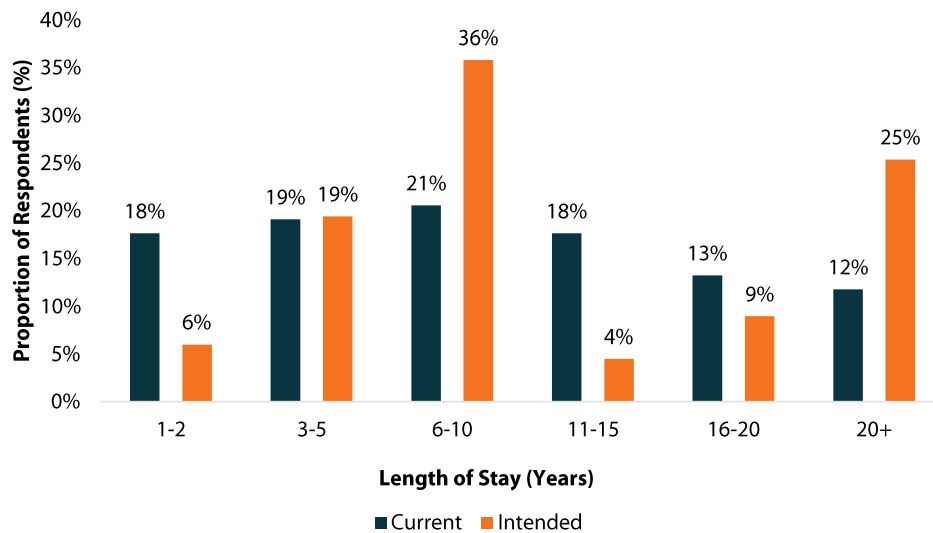
Source: Pracsys 2025

*Other responses included: 'Board with sister in police', 'I live with my blood sister, plus two unrelated strangers that are now friends', and 'I live with my partner and my little brother often lives with us'.

A relatively high proportion of respondents (18%) can be considered new to the Shire, having been there for 1-2 years (Figure 21). 20+ years of residence is the least represented category among respondents. The distribution of length of stay reflects the extent of regional areas' relatively high level of population turnover with 36% intending to leave after 6-10 years. Notably, 75% respondents who intend to stay 6-10 years reported that housing was 'Expensive' or 'Very Expensive'.

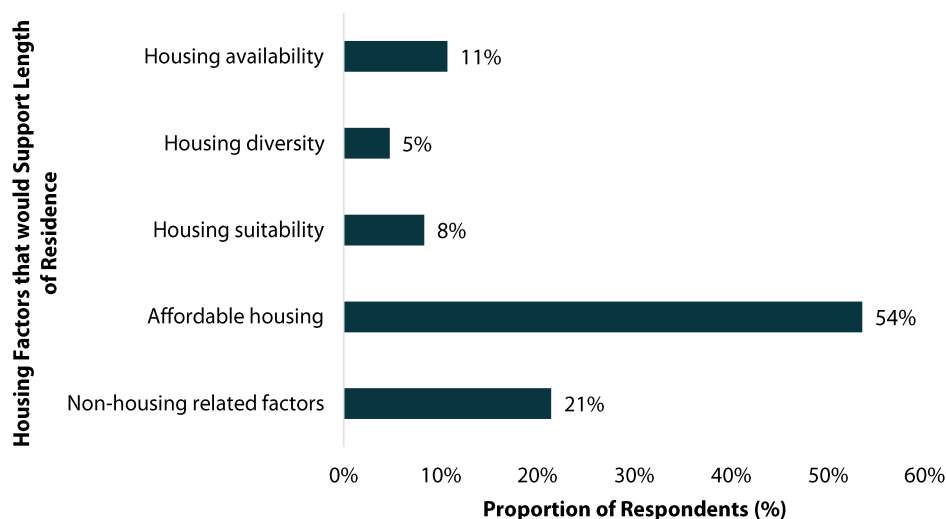


Figure 21. Question 3 & 4 – Length of Residence



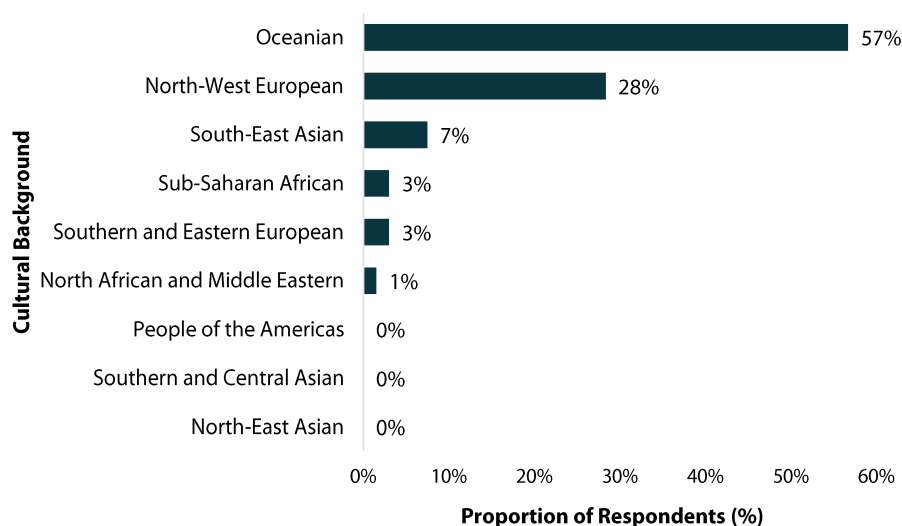
Source: Pracsys 2025

Respondents were given the opportunity to leave an extended description of factors related to housing that would support them living in the Shire for longer (Figure 22). 54% of responses mentioned factors related to affordable housing including reducing rates and rents. 8% of responses described factors related to housing suitability such as more space or family functionality. Non-housing related factors largely included safety.

**Figure 22. Question 5 – Factors that would Increase Length of Residence**

Source: Pracsys 2025

57% of respondents identified their cultural background as 'Oceanian', inclusive of Australian, Aboriginal Australian and Torres Strait Islander and New Zealander people (Figure 23).

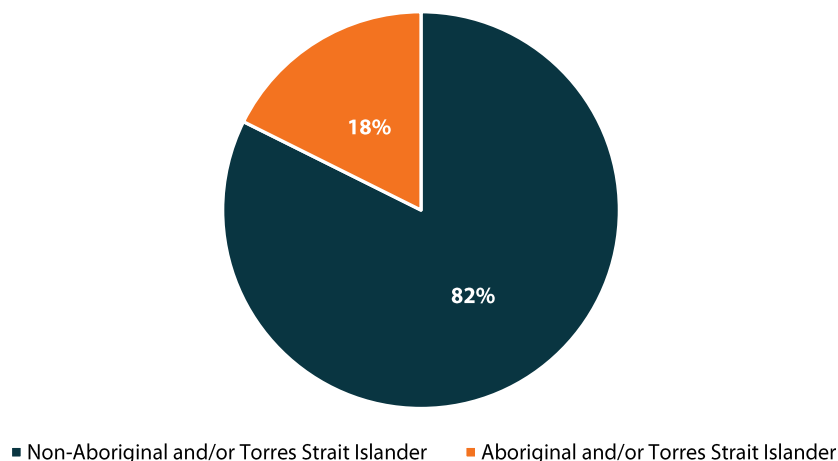
Figure 23. Question 6 – Cultural Background

Source: Pracsys 2025



18% of respondents identified as of an Aboriginal and/or Torres Strait Islander cultural background (Figure 24).

Figure 24. Question 7 – Identify as an Aboriginal and/or Torres Strait Islander Person



Source: Pracsys 2025

7.2 Your Housing & Living Arrangements

This section covers the following topics as informed by respondents of the survey:

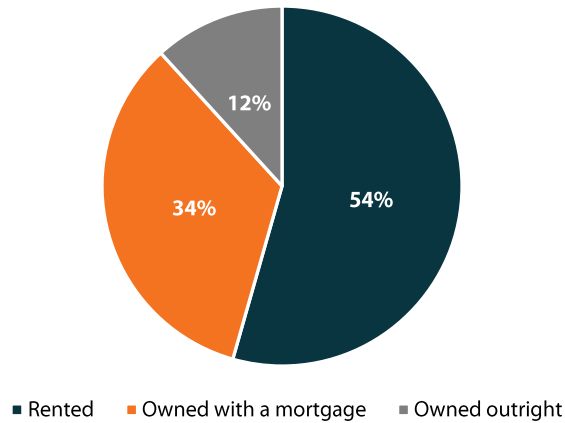
- Housing ownership
- Housing type
- Housing condition
- Housing sufficiency
- Housing subsidy provided by employer
- Housing cost

Housing Situation

54% of the 68 respondents indicated that they are renting in the Shire with just 12% of respondents owning their home outright (Figure 25). Among renters, most are living in either a 'Whole house privately' or 'GROH housing' (Government Regional Officer Housing).



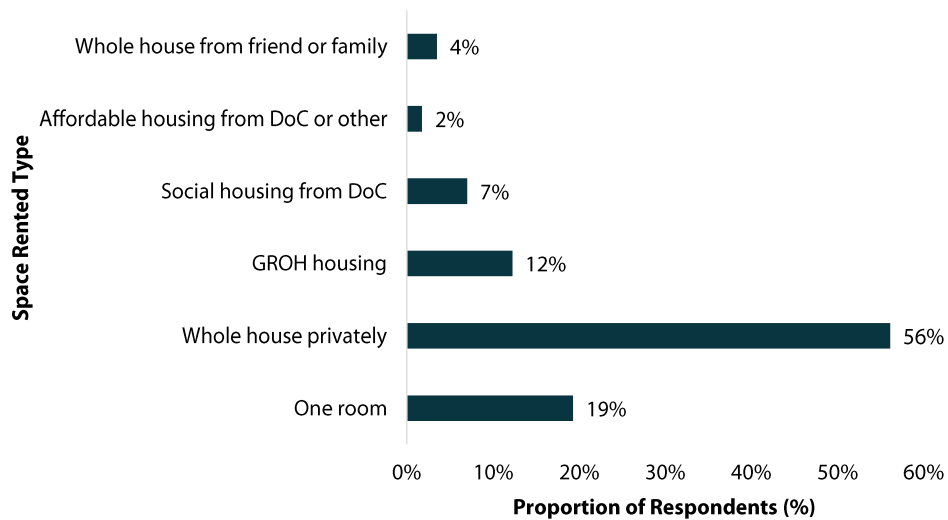
Figure 25. Question 8 – Current Housing Situation



Source: Pracsys 2025

19% respondents noted that they occupy one room, a total of 12% of respondents indicated that they occupy or rent GROH housing, and 9% responded that they live in social housing or affordable housing from the Department of Communities (Figure 26).

Figure 26. Question 9 – Space Rented/Occupied



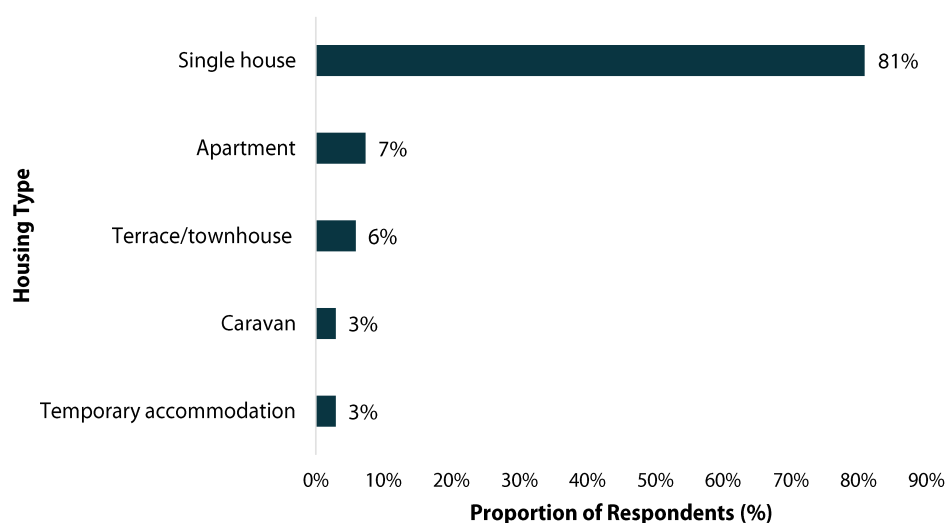
Source: Pracsys 2025

Housing Survey Results Summary



3% of respondents put a form of 'Temporary accommodation' as their type of housing, this included short term housing for the wet season (Figure 27). 80% indicated that they lived in a 'Single house' while 13% live in an 'Apartment' or 'Terrace/townhouse'. Single house remains the most represented housing type for all types of ownership; rented, owned with a mortgage and owned outright.

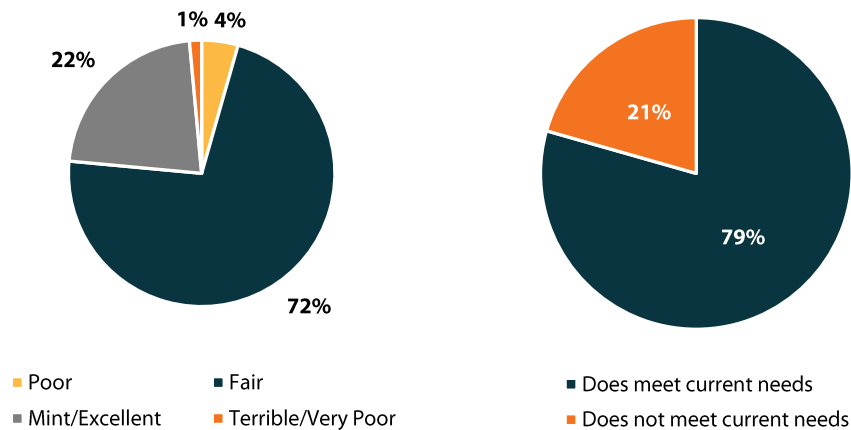
Figure 27. Question 10 – Housing Type



Source: Pracsys 2025

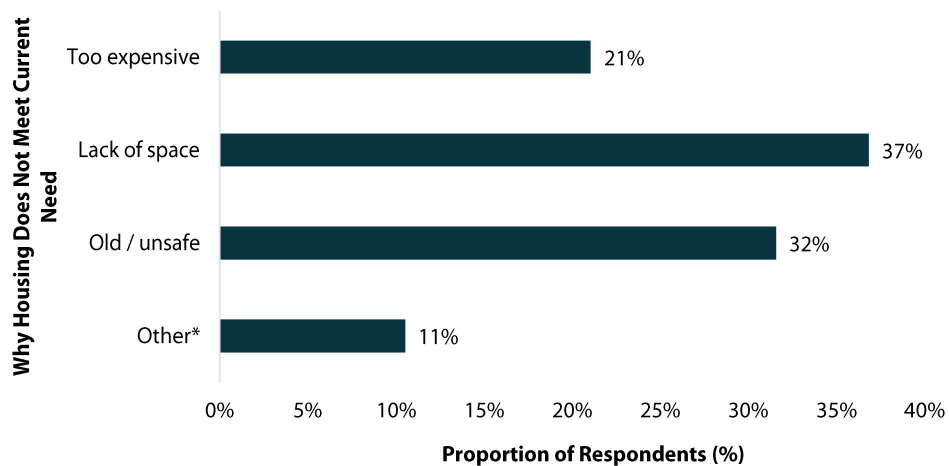
Housing Condition & Need

The majority of respondents (72%) answered with 'Fair' when rating the condition of their housing with approximately 5% of respondents noting their housing as 'Poor' or 'Terrible/Very Poor' (Figure 28). 21% also specified that their housing does not meet their current need, of which 79% rated the condition of their current housing as 'Fair'.

**Figure 28. Question 11 & 12 – Housing Condition & Need Met**

Source: Pracsys 2025

Those who stated that their housing does not meet their needs were given the opportunity to expand on their answer. Their answers were broadly categorised for reporting purposes (Figure 29). 37% of responses to why respondent's housing did not meet their current needs mentioned a lack of space and discussed growing families and overcrowding.

Figure 29. Question 13 – Reasons Why Housing Does Not Meet Current Needs

Source: Pracsys 2025

*Two responses mentioned the desire to downsize and being forced to move out every six months

Desired Housing

Shire of Broome

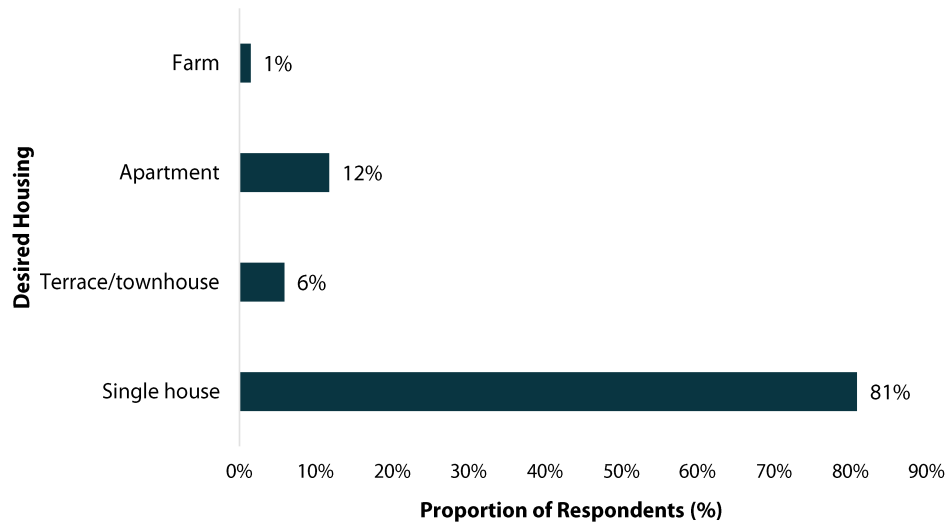
37

Housing Survey Results Summary



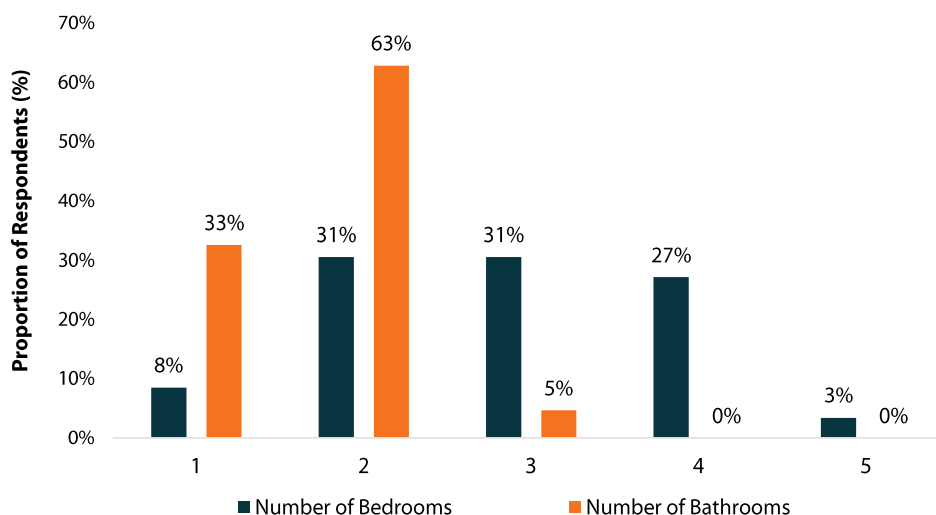
81% of total respondents want to live in a single house followed by 12% who desire to live in an apartment (Figure 30). 18% selected either 'Terrance/townhouse' or 'Apartment' despite just 13% currently living in the same types of housing.

Figure 30. Question 14 – Desired Housing Structure



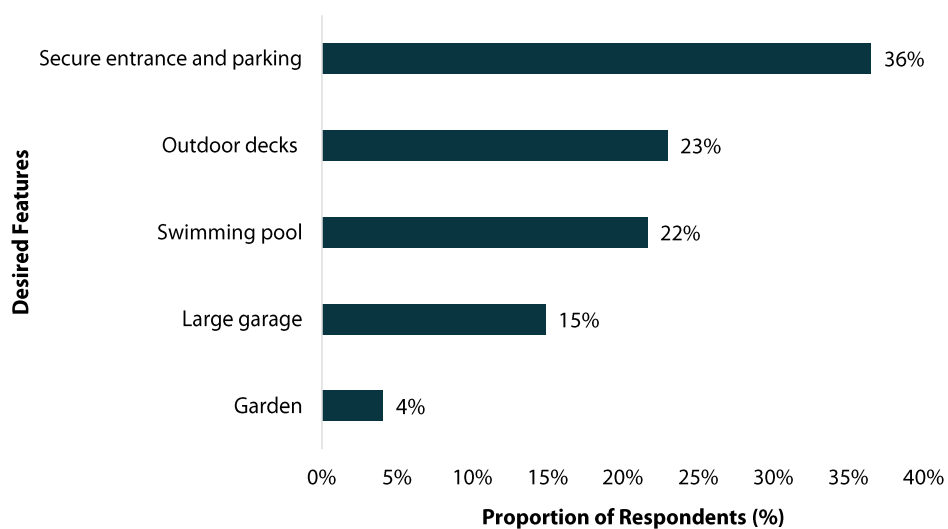
Source: Pracsys 2025

An equal proportion of respondents prefer two- and three-bedroom housing (31% and 31%), followed by 21% who prefer four bedrooms (Figure 31). 3x2 was the most selected combination by respondents who put a desired number of bathrooms and bedrooms, followed by 2x2.

**Figure 31. Question 15 – Desired Bedrooms & Bathrooms**

Source: Pracsys 2025

Respondents were given options and the opportunity to discuss additional structures that are important to their lifestyle in the Shire. Responses have been broadly categorised for reporting. 36% of respondents answered with 'Secure entrance and parking' (Figure 32).

Figure 32. Question 16 – Desired Additional Structures/Features

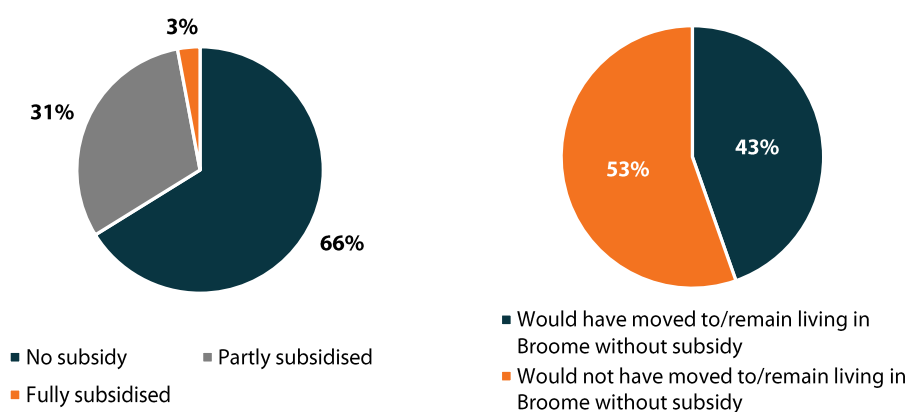


Source: Pracsys 2025

Financial Subsidy

53% of respondents indicate they would not have moved/remain living in the Shire without a financial subsidy to support their housing. 66% of respondents outlined that they currently receive no financial subsidy/assistance from their employer to help pay for their housing (Figure 33). These results suggest that financial subsidies to support housing play a significant role in attracting and maintaining people to live in the Shire.

Figure 33. Question 17 & 18 – Financial Subsidy for Housing



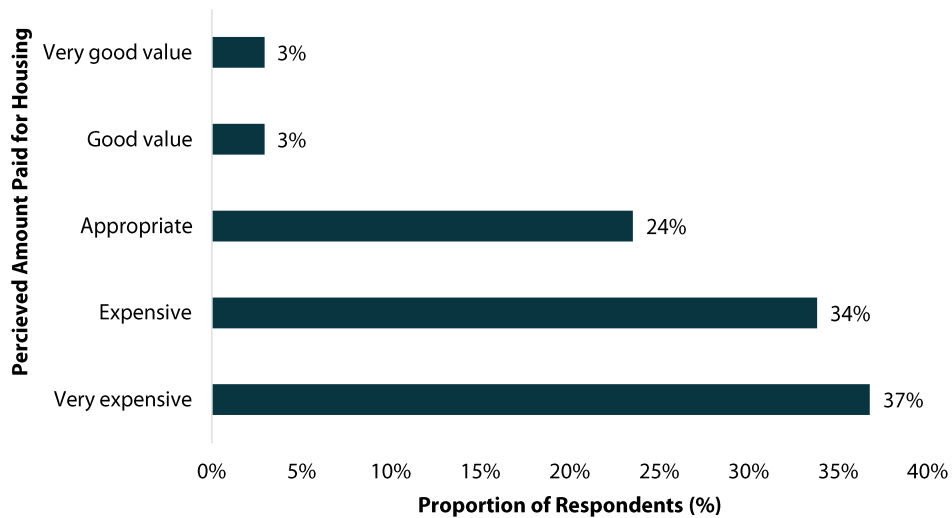
Source: Pracsys 2025

Housing Payment

71% of respondents indicated that the amount they pay for housing is either 'Expensive' or 'Very expensive' (Figure 34).



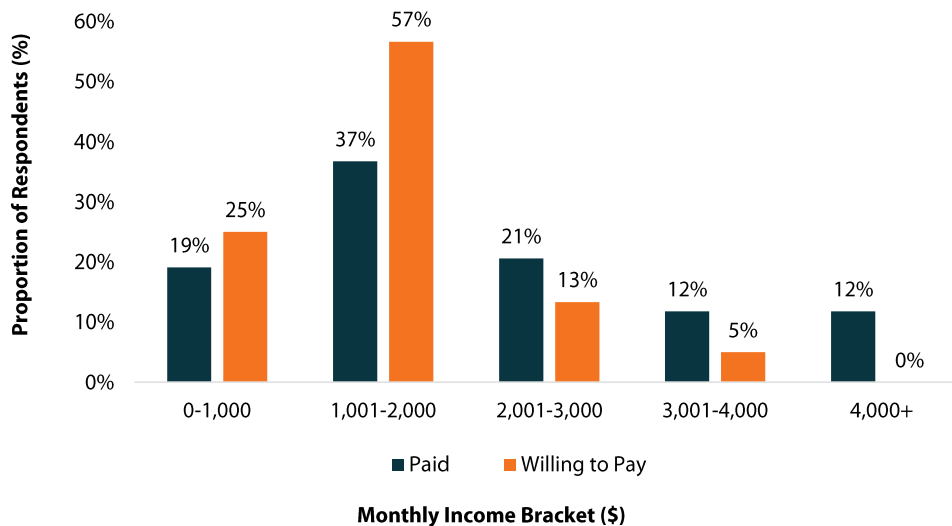
Figure 34. Question 19 – Perceived Amount Paid for Housing



Source: Pracsys 2025

37% respondents pay between \$1,001 and \$2,000 per month for housing in the Shire (Figure 35). 57% of respondents stated that for their preferred house they would be willing to pay between \$1,001 and \$2,000 per month.

Figure 35. Question 21 & 22 – Amount Paid & Amount Willing to Pay for Housing





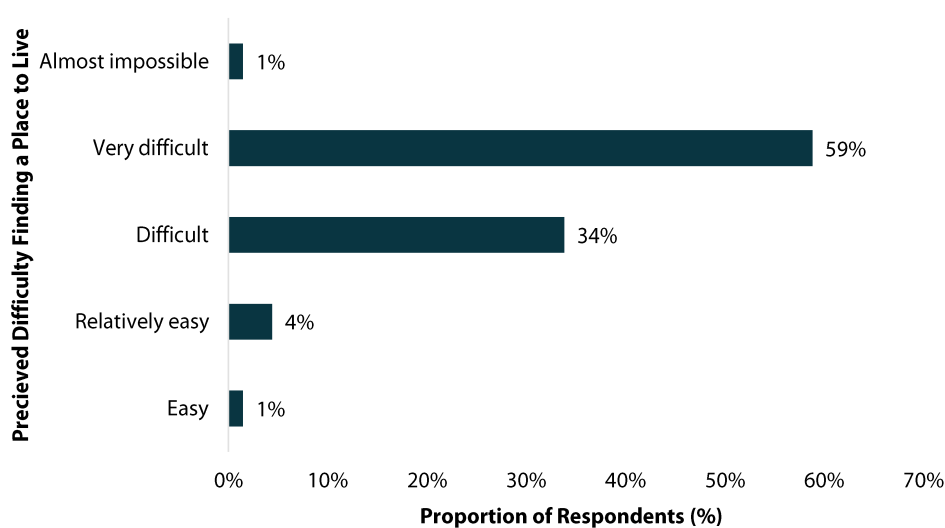
Source: Pracsys 2025

7.3 Availability of a Variety of Homes to Suit Your Budget

This section covers the process and time taken to find a home as informed by respondents of the survey.

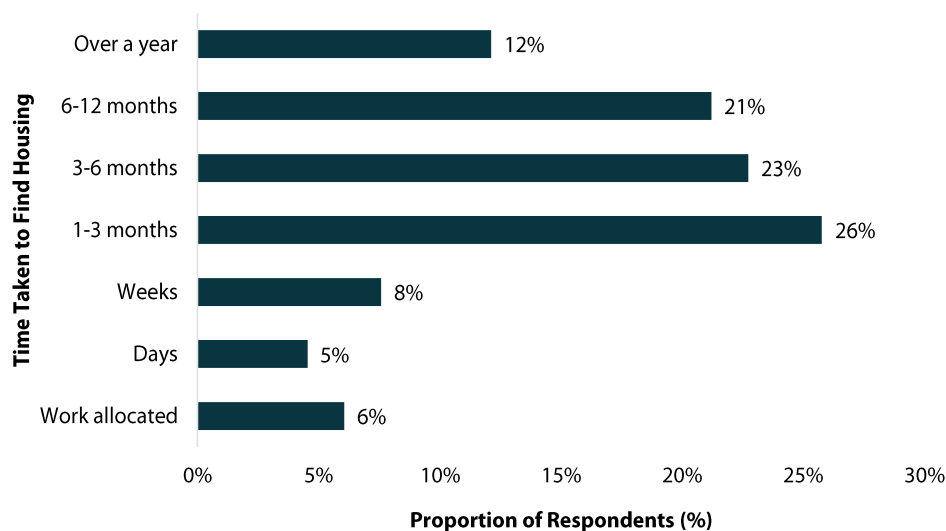
94% of the 68 respondents noted that it was 'Difficult', 'Very difficult' or 'Almost impossible' to find a suitable place to live in the Shire (Figure 36).

Figure 36. Question 23 – Difficulty Finding a Suitable Place to Live



Source: Pracsys 2025

Respondents were given options and the opportunity to outline the length of time it took to find their current place of residence (Figure 37). Responses have been grouped for reporting purposes. 33% of respondents noted that it took over 6 months to find their current housing with 12% selecting 'Over a year', with answers ranging from 2 years to 5+ years.

**Figure 37. Question 24 – Time Taken to Find Suitable Housing**

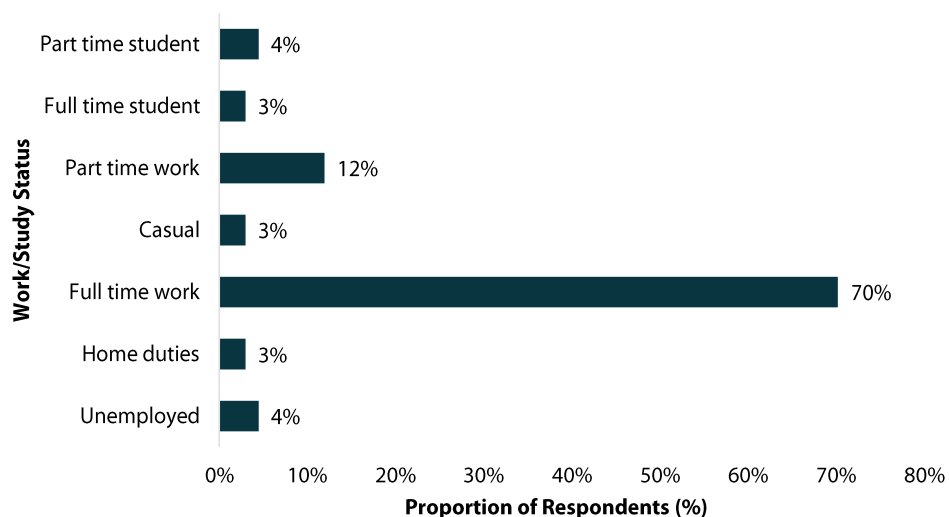
Source: Pracsys 2025

Difficulty finding suitable housing and time taken to find housing share a positive relationship. The majority of those who responded 'Difficult' to finding suitable housing took 1-3 or 3-6 months to find their current housing. The majority of those who responded 'Very difficult' to finding suitable housing took 3-6 or 6-12 months to find their current housing.

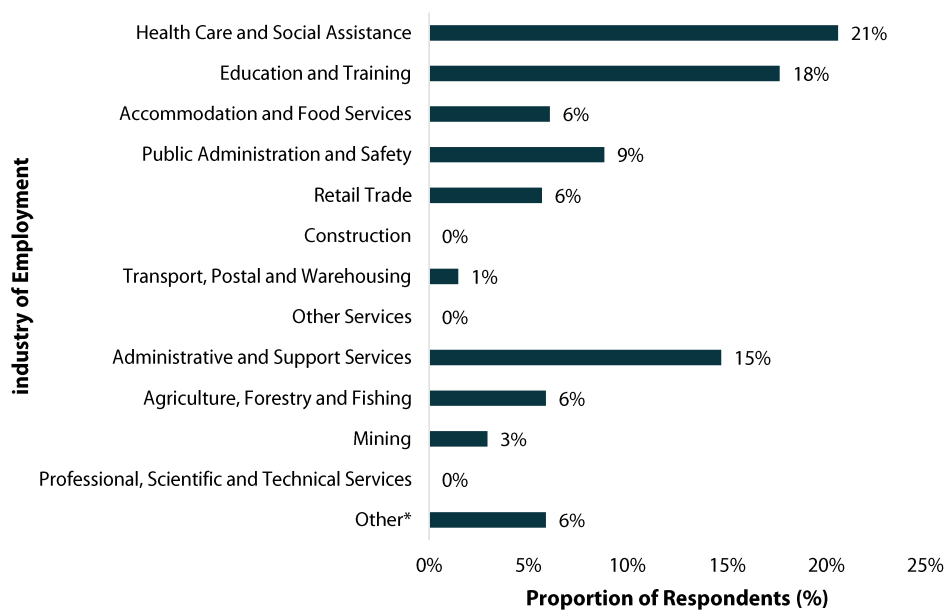
7.4 Your Work/Study Status

This section covers the employment status and industry, and income as informed by respondents of the survey.

70% of respondents are engaged in full time work and 7% are students (Figure 38).

**Figure 38. Question 25 – Work/Study Status**

21% of respondents work in 'Health Care and Social Assistance', reflective of the role of Broome Hospital/Broome Health Campus in providing health services to the wider region (Figure 39). 'Education and Training' is the second largest industry of employment.

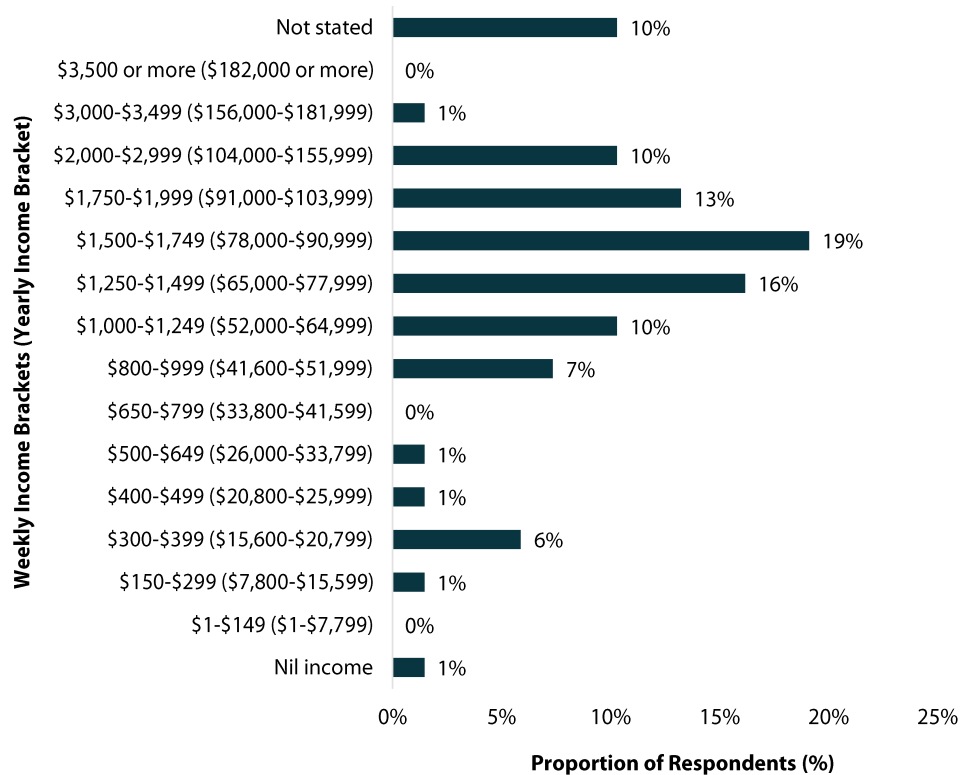
**Figure 39. Question 26 – Employment Status**

Source: Pracsys 2025

The majority of respondents indicated that they earn between \$1,000 and \$3,000 per week with an overall median income of \$1,250-\$1,499 (Figure 40).



Figure 40. Question 27 – Weekly Income Bracket



Source: Pracsys 2025

9.1.2 ART COLLECTION POLICY

LOCATION/ADDRESS:	Nil
APPLICANT:	Nil
FILE:	REE24
AUTHOR:	Place Activation & Engagement Coordinator
CONTRIBUTOR/S:	Nil
RESPONSIBLE OFFICER:	Director Development and Community
DISCLOSURE OF INTEREST:	Nil

SUMMARY:

The Art Collection Policy provides a framework for the acquisition, management, conservation, deaccession, and exhibition of the Shire's Art Collection. This report outlines the background to the Policy's development and seeks Council's adoption of the Policy and its supporting documents.

BACKGROUNDPrevious Considerations

OMC 27 July 2023

Item 9.1.1

The Shire of Broome Art Collection is a significant regional collection, owned and managed by the Shire, that has been developed over many decades. It reflects the heritage, identity, and cultural diversity of the Broome community.

As part of its ongoing commitment to supporting the arts, the Shire acquires an artwork each year through the Shire of Broome Shinju Matsuri Acquisitive Art Prize. This initiative supports the growth of local artists and contributes to a collection that captures the evolving landscape of Kimberley art. Each year's winning artwork is formally acquired into the Shire's Art Collection.

The Shire's Arts and Culture Strategy was adopted by Council at the Ordinary Council Meeting (OMC) held on 27 July 2023. The Strategy outlines the needs and long-term aspirations of the arts and culture sector, and identifies how these can be supported and strengthened through targeted Shire investment.

One of the actions identified in the Arts and Culture Strategy is:

Action 3.1 – Provide a review and management plan for the Shire's Art Collection.

To support the delivery of this action, Professional Arts Management (PAM) was appointed in February 2023 to catalogue, value, and conserve the Shire's Art Collection.

As part of their engagement, PAM provided the Shire with the following:

- A detailed spreadsheet for each artwork, identifying: asset number, artist, title, medium, year of acquisition, dimensions, category, location, background information (story), condition, conservation suggestions, valuation, and valuation notes.

- A PDF catalogue of the entire collection
<https://www.broome.wa.gov.au/Community/Arts-and-Culture/Shire-of-Broome-Acquisitive-Art-Collection>
- A comprehensive report outlining the status of the collection and providing recommendations for improved storage and the development of an Art Collection Policy.

Acting on the recommendation from the PAM to develop an Art Collection Policy (Policy), the Shire appointed Kimberley Arts Network (KAN) in January 2025 as a consultant to support the development of a Policy to guide the acquisition, management, conservation, deaccession, and exhibition of the Shire's Art Collection.

COMMENT

As part of the Policy development process, KAN conducted a comprehensive desktop review of the Shire of Broome Shinju Matsuri Acquisitive Art Prize Policy, complemented by an analysis of external art collection policies from across Western Australia. This work aimed to ensure the Policy would reflect current best practice, align with relevant Shire policies, and be informed by the broader operational context.

Following this, KAN convened a working group comprising local artists, Shire representatives, and industry experts from outside Broome. The group met at the KAN Shed on 14 March 2025 to review and discuss the draft Policy concepts.

KAN representatives and local artists subsequently attended a Council Workshop held on 8 April 2025, where key Policy concepts requiring Council feedback and consideration were presented. This session provided an opportunity for elected members to seek clarification and offer input regarding the inclusion of specific elements within the draft Policy.

The draft Policy and supporting documents were presented again at a Council Workshop on 29 July 2025 to allow further feedback and discussion.

The draft Policy (**Attachment 1**) is supported by three accompanying documents:

- Acquisition Form (Appendix 1)
- De-accession Form (Appendix 2)
- Condition Report (Appendix 3)

Shire officers recommend that Council adopt the draft Policy and supporting documents.

CONSULTATION

Consultation on the draft Policy has been undertaken with a range of stakeholders, including Council, local artists, and industry experts.

Council Workshops were held 8 April 2025 attended by Cr C Mitchell, Cr D Male, Cr J Lewis, Cr E Smith, Cr P Taylor and Cr M Virgo, and 29 July 2025 attended by Cr C Mitchell, Cr S Cooper, Cr J Lewis, Cr J Mamid, Cr P Matsumoto, Cr E Smith and Cr M Virgo.

This collaborative approach has ensured the Policy is informed by both community and professional perspectives, helping to create a practical framework for managing the Shire's Art Collection.

STATUTORY ENVIRONMENT

Nil.

POLICY IMPLICATIONS

The Policy will provide guidelines to support the acquisition, management, conservation, deaccession, and exhibition of the Shire's Art Collection.

FINANCIAL IMPLICATIONS

The draft Policy has potential financial implications related to storage improvements and the establishment of a panel comprising local visual arts specialists to oversee acquisitions and de-accessions.

As the associated costs are currently unknown, they would need to be presented to Council for consideration as part of the annual budget development process.

RISK

Nil.

STRATEGIC ASPIRATIONS

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

Outcome 4 - An inclusive community that celebrates culture, equality and diversity

Objective 4.1 Grow knowledge, appreciation and involvement in local art, culture and heritage.

VOTING REQUIREMENTS

Simple Majority

REPORT RECOMMENDATION:

That Council adopt the Art Collection Policy (Attachment 1).

Attachments

1. DRAFT ART COLLECTION POLICY

SHIRE OF BROOME

ART COLLECTION POLICY

Contents

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Acquisition Statement	2
Gifts and Bequests	3
EXHIBITION	3
STORAGE, COLLECTION MANAGEMENT, CARE, VALUATION, AND CONSERVATION	4
De-accession Statement	4
COMPLIANCE REQUIREMENTS LEGISLATION	6

POLICY STATEMENT

This policy guides the acquisition, management, conservation, deaccession, and exhibition of art in the Shire of Broome Art Collection. In line with the Shire's Arts and Culture Strategy, this policy is guided by Action Item 3.1, which includes the following outcomes:

- A community engaged in local arts and culture
- Broome's unique culture and stories are shared and treasured
- Broome is a destination for arts and culture.

This policy applies to all works of art owned and managed by the Shire of Broome as part of the Shire of Broome Art Collection, as listed in the Shire's Art Collection Catalogue. This policy does not apply to other items held by the Shire of Broome, such as public art or gifts.

POLICY SCOPE

The Shire of Broome Art Collection is a regional art collection owned and managed by the Shire of Broome. The collection has been amassed over many decades and represents the heritage, identity, and diversity of our regional community. The collection offers a unique insight into the changing face of the region as it has grown and developed. The works are diverse and include a range of styles, media, and genres, and some works are created by nationally significant artists, as well as works by talented local hobbyists.

The Shire of Broome Art Collection aspires to be a well-managed collection of work by artists of the Kimberley region. The collection enlivens our connections to our heritage and celebrates our regional character and context. Works are in a variety of styles and media, making it a significant resource and attraction for residents, tourists, and scholars.

COLLECTION AND ACQUISITION

Collection Statement

The Shire of Broome will use the Art Museum's best practice standards to develop and manage the collection, to ensure it is well conserved, retains its value as a Shire asset, and is proudly and professionally shared with audiences through public display.

Collection Development

When new works are acquired, they are added to the Shire's Art Collection Catalogue.

Acquisition Statement

Artwork will be added to the collection annually through an acquisition at the Shinju Matsuri Art Awards. The Shinju Matsuri Acquisitive Art Policy determines procedures for this acquisition.

Ad hoc acquisitions may also be made by purchase, commission, donation, gift, bequest, or transfer.

Acquisition Criteria

The Shire of Broome Art Collection focuses on works by artists from the Kimberley region.

Works can reflect a range of themes that explore the unique culture, heritage, and environment of the region, or that reflect current directions within the broader context of Australian art.

Particular emphasis is given to contemporary art by:

- Artists living and working in the Kimberley region
- Contemporary Indigenous artists of Kimberley cultural heritage
- Significant works of art of value to the Kimberley, created by artists from outside the region
(*Acquisition outside of the Shinju Acquisitive Art Prize only*)

Works acquired through the Shinju Matsuri Art Awards are judged by the professional judging panel, and policy governs that process.

Works offered for acquisition outside this process need to meet the acquisition criteria and be assessed for artistic quality by a panel convened for this purpose. Acquisitions need to be approved by Shire Council.

Acquisition Guidelines

All acquisitions are subject to a process of due diligence to ensure that the artwork acquired for the collection:

- Are of public art collection quality;
- Are consistent with one or more collection acquisition criteria
- Have clear legal title (proof of ownership and provenance) to enable full transfer of title to the Shire of Broome Art Collection;
- In good condition or can be conserved and stabilised;
- Unlikely, in the future, to result in major expense (for conservation, storage, display and security) unless such likelihood is identified and considered in the approval process;
- Unlikely to cause occupational safety and health problems in the course of handling, storage, display and accessibility;

- Comply with the Museums Australia Code of Ethics for Art, History and Science Museums (1999) and the UNESCO Cultural Convention of 1970 regarding “means of prohibiting and preventing illicit import, export and transfer of ownership of cultural property”.
- The Shire of Broome will be mindful of religious and/or cultural sanctions attached to objects, especially from Australian Aboriginal culture, and will not acquire or exhibit an object in breach of the Aboriginal Heritage Act 2006.
- All acquisitions which are donations, gifts, or bequests will be accompanied by a Deed of Gift or a Deed of Acquisition, completed and signed by the donor.

Before they are stored or displayed, all acquisitions will be added to the Shire of Broome Art Collection Catalogue.

Acquisition Approval Process and Procedures

Most works are acquired via the annual Shinju Matsuri Art Awards.

However, artworks may be offered for acquisition outside the annual awards process. If an artwork has been identified as a potential acquisition, it will need to meet criteria to be considered by an acquisition panel made up of local visual arts specialist/s and a shire representative

An Ad hoc **Acquisition Form (Appendix 1)** will be completed detailing the rationale for inclusion in the collection, considering the selection criteria, and identifying the availability of funds in the appropriate budget line. The proposal form will be circulated to the acquisition panel. Where possible, the panel will meet to consider the proposed acquisition, or approval or non-approval can be given by email.

Gifts and Bequests

Bequests and Donations to the Collection may be accepted to further enhance the collection but must be done with a completed Condition Report and Acquisition Form, in line with the guidelines in this Policy. Gifts and Bequests should be unconditional; however, conditions attached to works offered should be considered acquisitions.

Once a gift/bequest has been approved, an Acquisition form shall be completed by the donor.

EXHIBITION

SHIRE OF BROOME EXHIBITION

The Shire of Broome will regularly exhibit works from the Shire of Broome Art Collection within its existing spaces, including Shire offices, the Broome Public Library, Broome Civic Centre, etc. Exhibitions will be installed and curated in a considered and professional manner, which prioritises public access to the Collection and its many stories.

The Shire will maintain an up-to-date register of artworks, locations, and exhibition schedules. A Condition Report should be complete when works are moved, to ensure up-to-date quality maintenance of all works.

The display of items with cultural and/or religious significance will be in accordance with the Code of Ethics for Art, History, and Science Museums (1999). Only personnel trained in art handling will handle Collection items.

STORAGE, COLLECTION MANAGEMENT, CARE, VALUATION, AND CONSERVATION

Storage

Current storage facilities are acknowledged to be sufficient, but more appropriate storage will be required as the collection grows.

Storage facilities will be inspected at least once every quarter for security, dampness, pests, and any other condition that may pose a risk to the work/s.

The Shire will aim to develop Art Collection storage facilities that meet established industry standards of climate control and levels of temperature and humidity. This is in line with Action item 3.1 in the Shire's Arts and Culture Strategy: Conserve and protect the collection from environmental damage.

Collection Management

An existing spreadsheet, developed with the expertise of a conservator, documents the details of the Shire's Art Collection.

This document is the central repository of all information regarding the works and the artists. The spreadsheet is considered a live document that will have new information added to it for all works, including historical ones. This will ensure that it is a comprehensive document that gives a full picture of the works and the artists, including their relationship to the Kimberley.

All works will be documented in the spreadsheet. Information will include:

- Artist's name
- Curriculum Vitae and Artist Statement;
- Relevant dates and details, including provenance;
- Record of donation or how it was acquired;
- Photographic record;
- Construction/ installation record;
- Interpretative material;
- Conservation/ restoration details;
- Condition Report;
- Installation instructions.
- Copyright status and licensing information

Care, Valuation, and Conservation

The conservation requirements of all of the artwork will be regularly reviewed. A valuation of the entire collection will take place every five years. Information on the conservation or maintenance of any works will be recorded in the spreadsheet.

De accession Statement

De-accessioning and disposal of artworks should only occur in rare cases, consistent with the role of a art collection as a valuable community resource. Deaccession will be made upon recommendation of panel made up of local visual arts specialists, and a shire representative and approved by resolution of Council.

De-accessioning and Disposal of Collection Artworks

A recommendation to deaccession an artwork must include the artwork's catalogue information, a statement of justification, proposed method of disposal, and, where the work has been lost or stolen, the date it was last seen, by whom, and steps taken to locate the artwork.

Artworks may be considered for removal from the Collection under the following criteria:

1. **Physical Condition** The artwork is no longer deemed appropriate for the collection due to its physical condition, such as being too fragile, deteriorating at a rapid rate, being damaged beyond restoration, becoming hazardous, or being beyond the Shire's current and future capacity to document, care, store, and conserve.
2. **Redundancy:** The artwork does not meet the criteria for collection. Or, the artist's work is over-represented in the Collection, and there are more suitable examples and/or works in better condition.
3. **Merit** Deaccession may be considered if the artwork is considered of low merit or cultural significance, and a superior or more suitable example of the artist's work becomes available. The Shire will not base any deaccessioning decision on current trends or on the basis of personal taste.
4. **Illegitimate Possession or authenticity** If the Shire of Broome has reason to suspect that the artwork has been falsely documented, described, or attributed. Or the ownership is the subject of a substantiated request for return by the owner, the legality of which is recognised by the Shire.
5. **Use** It is doubtful that the artwork can be exhibited in the foreseeable future, and it is inappropriate for study.
6. **Return of work.** Legal evidence proves that the work is the property of a party other than that represented at the time of acquisition. A substantiated request for the return of the work to its owner/donor is received. In this instance, the donor may be required to make restitution of any unreasonable financial loss to the Collection. Should legal process be indicated, recovery of associated costs will be sought from the dealer or agent responsible for the acquisitions.

De accession process

The panel will be convened, comprised of Arts professionals and representatives from the Shire of Broome. The panel will make recommendations for deaccessioning artworks. Recommendations to de-accession artworks will be presented as a report to Council for consideration and approval.

No work shall be de-accessioned unless it has been in the collection for five years to provide a fair and reasonable period for review.

Deaccessioning should only be considered if there is little to no risk of an adverse effect on the Shire of Broome's ability to attract future acquisitions or donations of artwork or financial assistance towards the purchase of artworks.

Method of Disposal and Documentation

Any proceeds of work(s) sold should be used for further acquisitions or maintenance of other work(s) for the Collection as required.

Work acquired by donation may, at the discretion of the Council be offered in the first instance to the donor or the family of the donor if deceased.

Other than above, disposal shall be carried out in line with the disposal of asset legislation under the Local Government Act 1995 and the Shire of Broome *Disposal of Minor Assets Management Policy*.

Full documentation, including photographs of de-accessioned works, is to be retained. The Shire of Broome Catalogue should be updated.

Staff of the Shire of Broome and families are prohibited from purchasing or otherwise acquiring de-accessioned work(s) due for disposal.

COMPLIANCE REQUIREMENTS LEGISLATION

- Local Government Act 1995
- Income Tax Assessment Act 1997 Division 376 – Gifts or Contributions
- Aboriginal Heritage Act 2006
- Copyright Act 1968
- UNESCO Cultural Convention 1970 INDUSTRY
- Cultural Bequests Program Guidelines (no 1) 1997
- Cultural Bequests Program(Maximum Approval Amounts) Determination (No 1) 1997
- Australian Government's Cultural Gifts Program
- Museums Australia, Code of Ethics for Art, History and Science Museums (1990)
- National Standards for Australian Museums and Galleries (Version 1.2)

RELEVANT DOCUMENTS

- Shire of Broome Arts and Culture Strategy and Action Plan
- Shinju Matsuri Acquisitive Art Prize Policy
- Acquisition Form (Appendix 1)
- Deaccession form (Appendix 2)
- Condition Report (Appendix 3)
- Public Art Policy
- Shire of Broome collection catalogue

FUTURE

- A CRM
- Industry standard storage for artworks
- Enhancement of exhibition and public display of the collection

Appendix 1

ACQUISITION FORM

Shire of Broome Art Collection Policy

Most works are acquired via the annual Shinju Matsuri Art Awards.

This form is to be used for 'Ad hoc' acquisitions of artworks; works that are offered for acquisition outside the annual awards process. This could be through gifts/bequests or selection of works that have specific relevance or would be a significant addition to the overall collection.

Criteria for Acquisition

The Shire of Broome Art Collection focuses on works by artists from the Kimberley region.

Works can reflect a range of themes that explore the unique culture, heritage, and environment of the region, or that reflect current directions within the broader context of Australian art.

Particular emphasis is given to contemporary art by:

- Artists living and working in the Kimberley region
- Contemporary Indigenous artists of Kimberley cultural heritage
- Significant works of art of value to the Kimberley, created by artists from outside the region
(Acquisition outside of the Shinju Acquisitive Art Prize only)

An Ad hoc **Acquisition Form** will be completed detailing the rationale for inclusion the collection, considered against the selection criteria and identifying availability of funds in the appropriate budget line.

Appendix 1

ACQUISITION FORM

Artist:

Title:

Condition:

Source:

Contact:

Current Market Value: \$

Image attached (yes or no)

PANEL CONVENED:

Name (Shire of Broome):

Name (Arts Professional):

CRITERIA FOR ACQUISITION

Check if applicable:

☐

Meets physical condition guidelines

☐

Is consistent with the Shire Collection Purpose

☐

Has artistic merit or cultural significance

☐

Has clear provenance

☐

Other: (specify)

PANEL COMMENTRY:

Recommendation

☐

Acquire new work budget suggestion

☐

Accept gift/bequest

☐

Decline offer

Appendix 1

Recommended by:

Name
Signature
Date: _____

Name
Signature
Date: _____

Approved by:

CEO Shire of Broome

Date: _____

FOR REFERENCE:

Acquisition Guidelines

All Collection acquisitions are subject to a process of due diligence to ensure that artwork acquired for the collection:

- Are of public art collection quality;
- Are consistent with one or more collection acquisition criteria
- Have clear legal title (proof of ownership and provenance) to enable full transfer of title to the Shire of Broome Art Collection;
- In good condition or can be conserved and stabilised;
- Unlikely, in the future, to result in major expense (for conservation, storage, display and security) unless such likelihood is identified and considered in the approval process;
- Unlikely to cause occupational safety and health problems in the course of handling, storage, display and accessibility;
- Comply with the Museums Australia Code of Ethics for Art, History and Science Museums (1999) and the UNESCO Cultural Convention of 1970 regarding “means of prohibiting and preventing illicit import, export and transfer of ownership of cultural property”.
- The Shire of Broome will be mindful of religious and/or cultural sanctions attached to objects, especially from Australian Aboriginal culture and will not acquire or exhibit an object in breach of the Aboriginal Heritage Act 2006.
- All acquisitions which are donations, gifts or bequests will be accompanied by a Deed of Gift or a Deed of Acquisition, completed and signed by the donor.

Appendix 2

DEACCESSION FORM

Shire of Broome

Art Collection Policy Excerpt

Deaccession of an artwork must include the artwork's catalogue information, a statement of justification, proposed method of disposal and where the work has been lost or stolen the date it was last seen, by whom, and steps taken to locate the artwork.

No work shall be de-accessioned unless it has been in the collection for five years to provide a fair and reasonable period for review.

Deaccessioning should only be considered if there is little to no risk of an adverse effect on the Shire of Broome's ability to attract future donations of artwork or financial assistance towards the purchase of artworks.

Artworks may be considered for removal from the Collection under the following criteria:

Criteria for Deaccession

Refer to criteria for the consideration of the deaccessioning of art works from the Shire of Broome Art Collection. Eligibility under one or more of the criteria is required to action the deaccession process.

1. Physical Condition The artwork is no longer deemed appropriate for the collection due to its physical condition, such as being too fragile, deteriorating at a rapid rate, being damaged beyond restoration, having become hazardous and being beyond the Shire's current and future capacity to document, care, store, and conserve.

2. Redundancy The artwork does not meet the criteria for collection. Or, the artist's work is over-represented in the Collection and there are more suitable examples and/or works in better condition.

3. Merit Deaccession may be considered if the artwork is considered of low merit or cultural significance, and a superior or more suitable example of the artist's work becomes available. The Shire will not base any deaccessioning decision on current trends or on the basis of personal taste.

4. Illegitimate Possession or authenticity: If the Shire of Broome has reason to suspect that the artwork has been falsely documented, described or attributed. Or the ownership is the subject of a substantiated request for return by the owner, the legality of which is recognised by the Shire. Legal evidence proves that the work is the property of a party other than that represented at the time of acquisition.

5. Loss/Use The artwork is no longer found in the collection or cannot be located or it is doubtful that the artwork can be exhibited in the foreseeable future, and it is inappropriate for study.

Appendix 2

DEACCESSION FORM

Artist:

Title:

Catalogue Number:

Date acquired:

Acquisition Details:

Current Market Value: \$

PANEL CONVENED:

Name (Shire of Brome):

Name (Arts Professional):

CRITERIA FOR DEACCESSIONING

Check if applicable:

- ☐ Physical Condition
- ☐ Redundancy
- ☐ Merit or Cultural Significance
- ☐ Illegitimate Possession or authenticity
- ☐ Loss/Use
- ☐ Other: (specify)

PANEL COMMENTS: **attach evidence of reason is available.*

Recommended Disposition: (Sale, Gift, Exchange, Destroy, or Other)

Suggested Destination:

Recommended by:

Name
Signature
Date: _____

Name
Signature
Date: _____

Approved by: CEO Shire of Broome

Date: _____

Appendix 3

Condition report

Shire of Broome Art Collection

DATE OF REPORT

ARTWORK

ARTIST

CATALOGUE REFERENCE

PURPOSE:

☐

Exhibition

☐

Acquisition

☐

Photography

☐

Timely assessment

☐

Other

CONDITION

☐

Excellent

☐

Good

☐

Fair

☐

Poor

To note:

Dirt/grime	Abrasions	Holes	Cracking	Warping
Tarnish	Stains	Shrinkage	Tears	Mold/mildew
Corrosion	Flaking	Scratches	Moisture damage	Powdering
Bulges	Other			

REMEDICATION OR CONSERVATION NOTES:

STORAGE NOTES: How is it stored?

EXHIBITION: Notes for mounting the work for exhibition?

Appendix 3

INSTRUCTIONS FOR STORAGE OR PACKING FOR TRAVEL:

Packing materials:

REPORT PREPARED BY:

NAME

SIGNATURE

DATE:

9.1.3 YOUTH PLAN

LOCATION/ADDRESS:	Nil
APPLICANT:	Nil
FILE:	COS15
AUTHOR:	Place Activation & Engagement Coordinator
CONTRIBUTOR/S:	Nil
RESPONSIBLE OFFICER:	Director Development and Community
DISCLOSURE OF INTEREST:	Nil

SUMMARY:

The Youth Plan has been developed in collaboration with young people and key stakeholders to provide a clear and strategic framework for addressing the needs and priorities of Broome's youth. This report outlines the community engagement process, public comment submissions, and proposed changes, and seeks Council's adoption of the Youth Plan 2025 – 2029.

BACKGROUNDPrevious Considerations

OMC 25 March 2021	Item 9.1.1
OMC 30 June 2022	Item 9.4.2
OMC 29 June 2023	Item 9.4.2
OMC 22 May 2025	Item 9.1.2

The Shire of Broome Youth Plan 2021–2025 expired in June 2025. The Shire engaged a consultant, Catalyse, to undertake background research and lead the development of the new Youth Plan 2025–2029 (**Attachment 1**).

The Youth Plan 2025 – 2029 (Plan) has been prepared to support the achievement of several outcomes in the Shire of Broome's Council Plan, with the strongest alignment with Outcome 4, Objective 4.2, and Action 4.2.6.

Council Plan 2025-2035	
Vision	Broome – a future for everyone
Outcome	4. An inclusive community that celebrates culture, equality and diversity
Objective	4.2 Align services to meet diverse community needs for all ages and abilities
Action	4.2.6 Implement the new Youth Plan

At the 22 May 2025 Ordinary Council Meeting, Council endorsed advertising the draft Plan for a four-week public comment period.

COUNCIL RESOLUTION:**(REPORT RECOMMENDATION)****Minute No. C/0525/021****Moved: Cr E Smith****Seconded: Cr S Cooper****That Council:**

- 1. Endorses the release of the Draft Youth Plan (2025–2029) for public comment for a four (4) week period; and**
- 2. Requests the Chief Executive Officer present the final Youth Plan (2025–2029) for Council consideration of adoption at the August 2025 Ordinary Meeting of Council.**

For: 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.**CARRIED UNANIMOUSLY 9/0**

The public comment period enabled officers to promote the draft Plan widely and invite feedback from additional stakeholders and the broader community to help shape the final version.

During the public comment period, the draft Plan was made available on the Shire's website and promoted through the Shire's social media channels, the Broome Advertiser, and the e-newsletter to ensure broad community awareness and engagement.

Shire officers also delivered community engagement stalls on 14 June 2025 to promote the draft Plan and provide opportunities for residents and stakeholders to learn more and share their views.

In addition, the Shire conducted targeted consultation by directly engaging key stakeholders. This included a one-on-one meeting held on 4 June 2025 with Fiona Hart from Ngurra Buru Night Space. Shire officers also engaged with members of the Broome Youth and Families Council at a workshop on 20 June 2025, where the draft Plan and the public comment period were promoted.

COMMENT

Two public comment submissions were received during the public comment period, with one respondent requesting to remain anonymous. All submissions were reviewed by Shire officers. A copy of the public comment submissions and responses is attached to this report (**Attachment 2**).

After reviewing submissions, officers recommend the following changes to the Plan:

1. New action to be added under Objective 7:

Develop youth-friendly promotional materials, including posters, brochures, and handouts, to raise awareness of and promote engagement with the Shire's Youth Plan.

2. Ngurra Buru / Kullarri Regional Communities Indigenous Corporation to be added as Key Partner to Objective 1, Action 1.

3. Kullarri Regional Communities Indigenous Corporation (Transition to Work program) to be added as Key Partner under Objective 5, Action 3.

4. Broome Youth and Families Hub Council to be added as Key Partner and included in the wording of Objective 7, Action 1.

The Youth Plan has been prepared with extensive community input and is considered to provide a comprehensive framework for addressing the needs and priorities of Broome's youth. As such, it is recommended that Council adopt the Youth Plan (**Attachment 1**).

Once adopted, the Youth Plan will be graphically designed and promoted.

CONSULTATION

The actions outlined in the draft Plan have been shaped by the following engagement methods and community feedback.

Shire of Broome Community Scorecard (2024)

A key source of input was the 2024 Community Scorecard, with 1,190 individuals completing the survey. This provided valuable insights into the needs, priorities, and aspirations of the community in regards to youth services and facilities.

Stakeholder Consultation

The following stakeholders participated in in-depth interviews

- Broome Primary School
- Broome Youth and Families Hub
- Broome PCYC
- Headspace
- School of Alternative Learning Settings
- Nyamba Buru Yawuru
- Ngurra Buru / Kullarri Regional Communities Indigenous Corporation

Youth Forum

A Youth Forum was held at the Broome Civic Centre on 24 February 2025, providing a dedicated platform for local young people to share their perspectives and contribute to the development of the Youth Plan 2025–2029. The forum was facilitated by Youth Leadership Academy Australia, a leading organisation in youth engagement and leadership development.

The event was attended by the members of the Shire's Youth Advisory Council alongside 47 student leaders from St Mary's College and Broome Senior High School, fostering meaningful dialogue on the priorities and aspirations of young people in the region.

Internal consultation

The following Shire departments have been consulted on the draft Plan:

- Place Activation: Leads youth engagement initiatives and delivers youth-focused events.
- Broome Library, Broome Recreation and Aquatic Centre, and Broome Civic Centre: Delivers youth programs across each facility.
- Human Resources: Manages youth traineeships and work experience opportunities.

Council Workshop

On 12 May 2025, a workshop was held with elected members to review and provide feedback on the draft actions proposed for the Plan. This workshop provided an opportunity for elected members to consider the outcomes of the community engagement process, assess the relevance and feasibility of the proposed actions, and ensure alignment with the Shire's broader strategic priorities.

STATUTORY ENVIRONMENT

Nil.

POLICY IMPLICATIONS

Nil.

FINANCIAL IMPLICATIONS

The Plan has been developed to be implemented within existing Shire staff resources.

Shire officers will continue to explore additional grant funding opportunities to support and enhance specific elements of the plan.

RISK

Nil.

STRATEGIC ASPIRATIONS

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

Outcome 4 - An inclusive community that celebrates culture, equality and diversity

Objective 4.2 Align services to meet diverse community needs for all ages and abilities.

VOTING REQUIREMENTS

Simple Majority

REPORT RECOMMENDATION:

That Council:

- 1. Acknowledges the feedback on the Youth Plan received through the public comment period and adopts the recommended changes as set out in **(Attachment 2)**;*
- 2. Adopts the Youth Plan 2025 - 2029 **(Attachment 1)**.*

Attachments

1. YOUTH PLAN 2025 - 2029
2. PUBLIC COMMENT SUBMISSIONS

Shire of Broome

Youth Plan 2025-2029

Contents

Introduction

The Shire of Broome's vision is to be a place where there is **a future for everyone**. Aligned with the youth vision for Western Australia, Broome will be a place where all young people feel valued and included, supported to achieve their goals, empowered to shape the world they live in, and able to lead meaningful and fulfilling lives.

This Youth Plan has been prepared to support achievement of several outcomes in the Shire of Broome's Council Plan, with strongest alignment with outcome 4, objective 4.2 and action 4.2.6.

Council Plan 2025-2035	
Vision	Broome – a future for everyone
Outcome	4. An inclusive community that celebrates culture, equality and diversity
Objective	4.2 Align services to meet diverse community needs for all ages and abilities
Action	4.2.6 Implement the new Youth Plan

To create this Youth Plan, the Shire of Broome engaged with representatives from government and non-government agencies, businesses and the community. 1,190 community members completed a MARKYT® Community Scorecard, 47 young people participated in a Youth Forum, and the Shire completed interviews with six key stakeholders. We extend a special thanks to the **Youth Advisory Council, St Mary's College, Broome Senior High School, Broome Primary School, Broome Youth and Families Hub, Broome PCYC, Headspace, School of Alternative Learning Settings, Nyamba Buru Yawuru and Ngura Buru (Night Space)** for their support with the Youth Forum and in-depth interviews.

Over the next four years, we are committed to being a voice for young people and working with key partners to deliver priority projects outlined in this plan. Together, **our aims** are to:

1. Create spaces where young people feel safe and welcome
2. Make health support easier to find and access for young people
3. Encourage young people to engage in sport, fitness, and fun activities.
4. Inspire young people to get involved in art, music and cultural activities
5. Support personal growth and access to jobs for young people
6. Make it easier for young people to get around
7. Build strong connections between young people and youth service providers.

Acknowledgement of Country Shire President's Message

The Shire of Broome acknowledges the Yawuru people as the native title holders of the lands and waters in and around Rubibi (the town of Broome) together with all native title holders throughout the Shire. We pay respect to the Elders, past, present and emerging, of the Yawuru people and extend that respect to all Aboriginal Australians living within the Shire of Broome.

To be inserted

*Wirriya ngangaran liyan nyamba buru
yawuru*

We hope you are feeling good in our yawuru country.

Chris Mitchell
Shire President

Youth at a glance

For this plan, the Shire of Broome has defined **young people** as being between the ages of 6 and 17 years, unless otherwise specified.

Number of young people in Broome aged 6-17 years

Source: 2021 ABS Census

3,070

18% of Broome LGA population

Western Australia: 15%

Aboriginal and/or Torres Strait Islander

Source: 2021 ABS Census

40%

of young people in Broome LGA

Western Australia: 5%

Mainly speak an Australian Indigenous language at home

Source: 2021 ABS Census

7%

of young people in Broome LGA

Western Australia: 1%

Born overseas

Source: 2021 ABS Census

3%

of young people in Broome in LGA

Western Australia: 15%

Require assistance with core activities

Source: 2021 ABS Census

2%

of young people in Broome LGA

Western Australia: 4%

Youth volunteering

Source: 2021 ABS Census

11%

of people aged 15-24 in Broome LGA

Western Australia: 17%

Main industries of employment among young people aged 15-24 in Broome

Source: 2021 ABS Census, excludes inadequately described, not stated and not applicable

Retail trade

19.7%

of young people in Broome LGA

Western Australia: 20.9%

Accommodation and food services

17.9%

of young people in Broome LGA

Western Australia: 22.0%

Health care and social assistance

13.5%

of young people in Broome LGA

Western Australia: 9.4%

Education and training

6.8%

of young people in Broome LGA

Western Australia: 5.3%

Agriculture, forestry and fishing

6.3%

of young people in Broome LGA

Western Australia: 1.6%

What's on for young people in Broome

Young people enjoy some of the best beaches in the world, activated precincts like Chinatown, Town Beach and Cable Beach and popular facilities like the Broome Recreation and Aquatic Centre and Broome Library.

The beach is a popular place to visit and take part in various activities like beach volleyball, boogie boarding, surfing, jet-skiing, boating, fishing or walking the dog. At Town Beach, there's an excellent outdoor gym and playground, community night markets and great fishing off the jetty. At Cable Beach, there's a major re-development upgrade underway to further activate the area, including new spaces for children and young people.

Broome Recreation and Aquatic Centre, known locally as the BRAC, invites young people to take part in a range of free and low-cost activities. The centre offers indoor and outdoor facilities for floorball, basketball, netball, volleyball, squash, badminton, tennis, pickleball, gymnastics, fitness classes, circus skills and much more. Young people can cool off in the pool or practice tricks on their skateboard, scooter or BMX in the skate park. Young people can play sports like football, soccer and cricket at BRAC sporting fields or various ovals around town. For a current list of clubs in Broome visit www.broome.wa.gov.au.

The Shire has big plans to improve sport and recreational facilities – including a new Youth Bike Precinct, improved cricket facilities, new air-conditioned indoor courts, beach volleyball courts and a planned feasibility study for a 50 metre pool. You can learn more by checking out the 10-year Sport and Recreation Plan 2021-2031.

There's plenty of arts and cultural events throughout the year, such as Stompem Ground, Saltwater Music Festival, Shinju Matsuri and Broome Fringe Festival. Young people can participate in arts, cultural and creative activities in Broome Library, enter the Shinju Matsuri Arts Awards, perform on stage in the Broome Civic Centre and take part in various school holiday workshops. The Shire is advocating for better access to musical instruments for young people and improved opportunities for under-18s musicians to perform¹.

Local schools, community organisations and private businesses are key partners in providing safe and accessible facilities and activities for young people. Two of the most popular service providers are Broome Police & Community Youth Centre (PCYC) and Broome Youth and Families Hub (BYFH). Broome PCYC operates the safeSPACE™ program with access to qualified youth workers. BYFH is an Aboriginal Community Controlled Organisation that provides a drop-in centre and Hype Patrol service to keep children and young people safe and off the streets.

The Shire partners with local service providers to deliver a program of events and activities after-school, for Youth Week and during the school holidays, and partners with local schools to facilitate an annual Youth Forum.

Young people also enjoy hanging out at local shops, in local parks, and places like Sun Pictures outdoor movie theatre, and benefit from Broome's network of paths, trails and cycleways.

¹ See Arts and Culture Strategy and Action Plan: action 3.4 and 3.11

Youth priorities and aspirations

Broome youth share concerns with young people across Australia in relation to their health, wellbeing and climate change². Living in a regional hub in one of the most isolated regions in Australia introduces even bigger challenges related to cost of living, safety, access to education and jobs, and boredom – **young people feel there isn't enough to do**.

Youth services and facilities received a score of 35 points out of 100 in the 2024 MARKYT® Community Scorecard, 12 points below industry average. It was the third highest community priority area to address behind safety and crime prevention, and marine facilities.

The community would like more affordable and accessible places and activities for young people to gather, socialise and be entertained, along with more crisis accommodation, counselling services and educational programs for vulnerable or at-risk youth.



² WA Youth Action Plan 2024-2027

Health and safety

To address health and safety concerns, young people would like more police-led initiatives, alternative solutions to detention, better supervision, stronger support systems for families and better access to health services.

Key stakeholders are particularly concerned about the limited access to social, emotional and mental health services for at-risk children and young people under 12 years old. They believe this lack of support can hinder development and lead to ongoing challenges as these children grow older. In addition to improved access to counselling, stakeholders are calling for a more proactive approach to addressing issues facing at-risk youth, such as parental drug use and unstable home environments. They also advocate for more education to help children and young people navigate difficult situations like domestic violence, bullying, and peer pressure. The Shire of Broome has responded to these suggestions in the Community Safety Plan and will make a further investment into addressing youth health needs through development of a Local Public Health Plan.

More things to do

Young people want more places to meet up with friends and more free or low-cost activities to overcome boredom after school, at night and during school holidays. This includes more sports and recreation, creative outlets like music, drama, art and dance, end-of-year productions and youth art exhibitions and more youth targeted events. Requests include gaming arcades, bowling, trampolines, water parks, bike tracks, 50 metre pool, cinemas, special interest clubs and fishing spots. Broome Library was commonly suggested as a place for technology-based activities to take place, such as game playing, coding and video design.

Key stakeholders are concerned that the short-term funding nature of programs at drop-in centres and PCYC is impacting awareness and participation rates. They would like funding for year-round recreational programs to keep young people engaged, such as football or basketball. Other fun ideas proposed include Anime movie nights, Cosplay, interactive gaming sessions, youth music festivals and youth boat parties.

Stakeholders also suggest stronger collaboration between schools and organisations to facilitate easier access to after-school activities, possibly incorporating food to entice young people to engage – such as gaming nights with pizza.

In addition to more activities, stakeholders expressed the need for permanent shade over outdoor youth facilities and more or upgraded indoor spaces with air-conditioning, in particular for use during the wet season. Some suggested a dedicated youth centre or to activate existing spaces by engaging young people to paint murals.

Finding ways to deliver more youth facilities, services and events is a key focus of this plan, supported through the Council Plan 2025-2035, Sport and Recreation Plan 2021-2031 and Arts and Culture Strategy and Action Plan.

Personal growth and learning opportunities

Young people care about their education and getting a job. Living in a remote region, they are concerned about inequity. To be comparable with peers in larger towns and cities, they want access to range of subject choices in high school and quality teaching resources, and to be able to continue further education in university, TAFE or through other training service providers in Broome - possibly with more study groups, online electives and remote learning opportunities.

Adolescence is a period of significant change, with pressure to make decisions about their future. There is a need for more mentoring and counselling support for young people to develop life skills and explore career pathways. Suggestions include after-school work experience and TAFE testers. Key stakeholders express a

concern that the education system does not cater to the needs of some young people. They feel that a lack of cultural understanding can lead to disengagement and marginalisation. They would like greater involvement from Aboriginal Elders in cultural education and more alternative learning pathways.

There is also concern about early child development. In the 2021 AEDC Community Profile³, 30% of children in Broome were classified as having vulnerable or at-risk language and cognitive school based skills, compared to 14% across Australia. This domain measures children's basic literacy, advanced literacy, basic numeracy, and interest in literacy, numeracy and memory.

Getting around

A lack of public transport is making it difficult for young people to access existing activities. As transport is an issue that impacts people of all ages in Broome, the Shire is addressing ways to improve public transport, footpaths and cycleways for everyone in the Council Plan 2025-2035 (see outcome 7).

Youth voices

Young people want to be heard and for their ideas and opinions to be valued. They consider Student Representative Councils and Youth Advisory Councils to be easy and effective ways to share ideas and influence decisions. Other ideas include talking to teachers or Shire representatives, taking part in small group discussions or using social media, petitions, polls, surveys or feedback boxes.

Key stakeholders emphasise the importance of having youth-led planning with initiatives endorsed by the Youth Advisory Council (YAC) and Shire of Broome, to empower young people to have a voice in decision-making. They suggest collaborations with local schools, Empowered Young Leaders, Headspace YAC, and Yawuru YAC to create a unified annual Youth Forum to review progress against this Plan.

³ Australian Early Development Census, Community Profile 2021, Broome, WA

Young people ranking of project ideas

How important is it for the Shire of Broome and key stakeholders to work on these projects to address the needs of children and young people in Broome? Rank responses as: low, medium, high or critical Base: Young people who participated in the Youth Forums (n=47 young people)	% of young people who ranked project critical
Free access to BRAC pool or gym memberships	51%
Air-conditioned places where young people are welcome to hang out	45%
More festivals and events, like the Foam Party	36%
More life skills programs	34%
Free monthly movie nights	32%
More youth activities and events at BRAC	30%
Youth-led micro business development and incubator program	28%
Activate the Skate Park, Pump Track and Mountain Bike Precinct with events, competitions etc.	26%
More early intervention programs, such as reading programs for young children	23%
Activate local parks after school and in the evening with more sport and recreation activities for young people.	19%
More reading, creative and technology-based activities and events at Broome Library	19%
Facilitate Connect with Country programs for Aboriginal and non-Aboriginal youth	19%
Activate the new Cable Beach Youth Hub with events and activities	17%
Annual "Good Vibes Day" with a focus on youth mental health and wellbeing activities and events	17%
Employ an extra Youth Officer to provide more services, programs and events for children and young people.	15%
Better marketing and communication to engage young people	15%
More arts and creative activities	15%
Youth bike-share and repair program to develop youth wellbeing and address transport concerns	6%

Working together to meet the needs of young people

We all have a role in making Broome a great place for young people. This Plan recognises shared responsibilities between all three tiers of government, government agencies, service providers, businesses, community groups and individuals.

Australian Government

Responsible for meeting the needs of young people through various agencies and programs, such as providing access to free or subsidised health care through Medicare, providing tertiary education (universities and TAFEs) and financial support (i.e. Austudy), supporting the transition from school to work with youth-specific job programs and lots more.

State Government

The Youth portfolio, through the Department of Communities, leads a whole-of-government approach to improving outcomes for young people. State Government is directly responsible for local schools, hospitals, health and wellbeing services, child protection, safety, justice, promoting participation and achievement in sport, recreation, arts and culture, and much more.

Kimberley Regional Group

Made up of representatives from the Shire of Broome, Shire of Derby/West Kimberley, Shire of Halls Creek and Shire of Wyndham/East Kimberley, this group has an ongoing commitment to working with others to build communities that foster the wellbeing of all young people. In 2016, the group developed a *Strategic Framework for Young People*.

Local schools and alternative learning programs

A variety of educational institutions cater for students from early childhood to higher education, including Broome Primary School, Broome North Primary School, Roebuck Bay Primary School, Cable Beach Primary School, Broome Senior High School, St Mary's College, North Regional TAFE and the University of Notre Dame Broome Campus.

Community service providers

Community service providers offer programs and services to support young people to improve their health, safety and wellbeing. Examples include Nyamba Buru Yawuru, Kullarri Regional Communities Indigenous Corporation, Nirrumbuk Aboriginal Corporation, Broome Youth and Families Hub, Broome PCYC, HOPE Community Services, Garnduwa, Marlamanu, Broome Circle, Kimberley Child and Adolescent Mental Health Service, Broome Regional Aboriginal Medical Service, Headspace Broome, Helping Minds, FEED the Little CHILDREN inc., and many more.

Local businesses, clubs, groups and individuals

Local businesses, clubs, groups and individuals provide opportunities for young people to take part in a range of sporting, recreational, entertainment, art and cultural pursuits. To find out about what's available visit www.broome.wa.gov.au or contact the Shire to get your service listed.

Shire of Broome

The Shire provides, facilitates and advocates for services and facilities to improve quality of life for young people.

We are a voice for young people, advocating for and supporting government agencies and other service providers to deliver initiatives to meet the needs of young people. Our direct responsibilities include engaging with young people to inform them about what's happening in the local area and to hear their views, providing safe spaces for young people such as the BRAC, library, parks, reserves and local beaches, maintaining safe roads, footpaths and trails, and delivering a range of youth services, programs and events.

We have adopted an integrated approach to address youth needs. To use resources effectively, the Youth Plan focuses on how the Shire of Broome can deliver facilities, programs, activities and events to meet those needs effectively. Other plans and strategies address related areas of need for youth, such as our Community Safety Plan (with a focus on at-risk youth), Sport and Recreation Plan, Arts and Culture Strategy and Action Plan, Environmental Health Strategy and proposed Public Health Plan. Our Council Plan also covers a range of areas that impact young people, including advocating for further investment in schools and post-school education and training facilities, advocating for improved access to public transport and encouraging the adoption of sustainable practices.

To fulfil our purpose, we satisfy the following roles:



Advocate

We are a voice for the local community on local issues.



Partner

We form strategic alliances in the interests of the community.



Fund

We help to fund community organisations to deliver essential community services.



Facilitate

We help to make it possible or easier to meet community needs.



Provide

We directly provide infrastructure, facilities, services, events and information to meet local needs.



Regulate

We regulate compliance with legislation, regulation and local laws.

Shared youth objectives

The Shire of Broome will work with a range of service providers to meet youth needs. This includes other tiers of government, local businesses, community service providers and individuals. Together, we will strive to:

1. Create spaces where young people feel safe and welcome

So they can be themselves, feel supported and know they belong.

Aligns with Council Plan objective 4.2: Align services to meet diverse community needs for all ages and abilities

2. Make health support easier to find and access for young people

Whether it's mental health or physical health, getting help should be simple and judgement-free for young people.

Aligns with Council Plan objective 3.1: Improve access to health facilities, services and programs to achieve good general and mental health in the community

3. Encourage young people to engage in sport, fitness and fun activities

Staying active is great for health and wellbeing and connecting with others.

Aligns with Council Plan objective 3.2: Improve access to sport, leisure and recreation facilities, services and programs

4. Inspire young people to get involved in art, music and cultural activities

To deepen their understanding of who they are, express individuality and have a good time.

Aligns with Council Plan objective 4.1: Grow knowledge, appreciation and involvement in local art, culture and heritage

5. Support personal growth and access to jobs for young people

To build confidence, develop resilience and open doors to their future.

Aligns with Council Plan objective 8.1: Facilitate economic growth, training and employment opportunities in traditional and emerging industries

6. Make it easier for young people to get around

To help young people to access services, programs and activities.

Aligns with Council Plan objective 7.2: Provide safe, well-connected paths and trails to encourage greater use of active transport.

7. Build strong connections between young people and youth service providers

So they're aware of local services, feel heard and supported.

Aligns with Council Plan objective 10.1: Provide community with excellent customer service, relevant, timely information and effective engagement

In addition, the **Community Safety Plan** describes how the Shire will strive to achieve objectives related to youth safety:

- Expand youth diversion programs to reduce youth crime.
- Reduce use, harm and effects from alcohol and other drugs.
- Reduce the incidence of and impact from family and domestic violence.
- Improve access to safe, affordable accommodation for everyone.

Objective 1. Create spaces where young people feel safe and welcome

Priority projects	Linked strategies	Key partners	Service Team	25/26	26/27	27/28	28/29
Promote access to safe, welcoming spaces where young people can connect, relax, and engage in positive programs such as BRAC, Broome Library, Broome Youth and Families Hub, and Broome PCYC.		Broome Youth and Families Hub; Broome PCYC, Ngurra Buru / Kullarri Regional Communities Indigenous Corporation	Place Activation and Engagement	●	●	●	●
Deliver a program of events and activities at the Cable Beach Youth Hub to help young people feel safe and welcome in this new space.		Businesses, community service providers and individuals	Place Activation and Engagement	●			
Deliver a launch event for young people in the new BRAC gym and fitness facility (planned for completion in 2026/27).			Place Activation and Engagement		○		
Deliver a launch event to promote the new BRAC Youth Bike Precinct (planned for completion in 2028/29).			Place Activation and Engagement				○
Facilitate a program of events and activities in celebration of National Youth Week.		Businesses, community service providers and individuals	Place Activation and Engagement	●	●	●	●
Design and deliver engaging programs that make use of both indoor and outdoor spaces, featuring a variety of activities such as movie nights, sports, art and cultural experiences.		Businesses, community service providers and individuals	Place Activation and Engagement	●	●	●	●

● / \$ Resourcing or funding secured

\$ Additional operating or capital budget required

○ Additional funding required, amount to be determined

Objective 2. Make health support easier to find and access for young people

Priority projects	Linked strategies	Key partners	Service Team	25/26	26/27	27/28	28/29
Engage young people when developing the Local Public Health Plan to ensure youth voices and needs are considered.	Council Plan 2025-2035; Local Public Health Plan		Environmental Health	●			
Partner with stakeholders to promote essential health services, including mental health support, to young people in the Broome region.		Kimberley Child and Adolescent Mental Health Service; Headspace Broome; Broome Regional Aboriginal Medical Service	Place Activation and Engagement	●	●	●	●
Work in partnership with the Shire Youth Advisory Council and Headspace Youth Advisory Council to co-design and deliver health and wellbeing initiatives at youth events including R U OK Day.		Headspace Broome; Local schools	Place Activation and Engagement	●	●	●	●

● / \$ Resourcing or funding secured

\$ Additional operating or capital budget required

o Additional funding required, amount to be determined

Objective 3. Encourage young people to engage in sport, fitness, and fun activities.

Priority projects	Linked strategies	Key partners	Service Team	25/26	26/27	27/28	28/29
Engage young people when reviewing the Sport and Recreation Plan 2021-2031 and BRAC Masterplan to ensure youth voices and needs are considered.	Council Plan 2025-2035; Sport and Recreation Plan 2021-2031; BRAC Masterplan		Place Activation and Engagement; Special Projects		●		
Facilitate increased youth participation in sport through administration of initiatives such as the KidSport program and free facility usage for structured junior sport.		State Government	Place Activation and Engagement	●	●	●	●
Support the delivery of a range of sporting and recreational activities and events for young people at the BRAC.		Businesses, community service providers and individuals	Broome Recreation and Aquatic Centre	●	●	●	●
Promote opportunities for young people to access free BRAC pool entry through KidSport and explore grant funding to deliver free gym memberships for young people.			Place Activation and Engagement; Broome Recreation and Aquatic Centre	●	●		
Activate the Skate Park, Pump Track and Mountain Bike Precinct (once completed) by: <ul style="list-style-type: none"> • hosting youth-focused events like competitions, free bike lock giveaways, safety and wellbeing talks and targeted bike repair education sessions • supporting youth wellbeing initiatives • promoting practical, active transport solutions 		Businesses, community service providers and individuals	Place Activation and Engagement	●	●	●	●

● / \$ Resourcing or funding secured

\$ Additional operating or capital budget required

o Additional funding required, amount to be determined

Objective 4. Inspire young people to get involved in art, music and cultural activities

Priority projects	Linked strategies	Key partners	Service Team	25/26	26/27	27/28	28/29
Engage young people when reviewing and updating the Arts and Culture Strategy and Action Plan 2023-2028 to ensure youth voices and needs are considered.	Council Plan 2025-2035; Arts and Culture Strategy and Action Plan 2023-2028		Place Activation and Engagement			●	
Promote the range of special interest clubs available at the Broome Library for young people, such as book clubs, gaming clubs and study groups, while also supporting them to access resources, facilities and guidance to start their own clubs.			Broome Library	●	●	●	●
Advocate for better access to musical instruments for young people.	Arts and Culture Strategy and Action Plan 2023-2028		Place Activation and Engagement			●	
Advocate for improved opportunities for under-18s musicians to perform.			Place Activation and Engagement	●	●	●	
Advocate for the introduction of a KidSport-like program for arts and culture activities.	Arts and Culture Strategy and Action Plan 2023-2028	Dept of Local Government, Sport and Cultural Industries	Place Activation and Engagement	●	●	●	
Collaborate with key stakeholders to advocate for on-country programs and initiatives for Aboriginal and non-Aboriginal youth, incorporating cultural opportunities such as hunting, fishing and language into events and activities.			Place Activation and Engagement		●		
Deliver a Cosplay event for young people.			Place Activation and Engagement			●	
Promote the Shinju Matsuri Art Prize and actively encourage young people to submit their work.			Place Activation and Engagement	●	●	●	●
● / \$ Resourcing or funding secured \$ Additional operating or capital budget required o Additional funding required, amount to be determined							

Objective 5. Support personal growth and access to jobs for young people

Priority projects	Linked strategies	Key partners	Service Team	25/26	26/27	27/28	28/29
Facilitate access to more early education programs, such as reading programs for young children at the Broome Library.		Department of Education; Department of Communities	Broome Library	●	●	●	●
Advocate for further investment in school and post-school education and training facilities and services, building upon the existing strengths of current TAFE and university offerings.	Council Plan 2025-2035; Broome Growth Plan	Local schools; TAFE; universities	Office of CEO	●	●	●	●
Promote life skills programs for young people, such as driving, job readiness and interview preparation programs, to improve awareness and participation.		Kullarri Regional Communities Indigenous Corporation (Transition to Work Program)	Place Activation and Engagement	●			
Explore opportunities with Broome CIRCLE to promote volunteering for young people.		Businesses, community service providers and individuals	Place Activation and Engagement	●	●		
Investigate and seek potential partnerships to support a youth-led micro business development and incubator initiative, enabling young people to develop and trial new business ideas, with the potential for a regular stall at community markets.		Local schools; businesses, community service providers and individuals	Place Activation and Engagement	●	●		
Facilitate work experience and youth traineeships in the Shire of Broome organisation and encourage young people to apply for these roles.			Office of CEO	●	●	●	●

● / \$ Resourcing or funding secured

\$ Additional operating or capital budget required

o Additional funding required, amount to be determined

Objective 6. Make it easier for young people to get around

Priority projects	Linked strategies	Key partners	Service Team	25/26	26/27	27/28	28/29
Advocate for Public Transport Authority to subsidise improved public transport with expanded bus routes in Broome.	Council Plan 2025-2035; State of Environment Report 2015	Public Transport Authority	Office of CEO	●	●	●	●
Support young people to move around the area more easily with improved paths, cycleways and trails (see Objective 7.2 in the Council Plan for planned improvements).	Council Plan 2025-2035		Engineering	●	●	●	●

● / \$ Resourcing or funding secured

\$ Additional operating or capital budget required

o Additional funding required, amount to be determined

Objective 7. Connect with and support young people and youth service providers

Priority projects	Linked strategies	Key partners	Service Team	25/26	26/27	27/28	28/29
Collaborate with the Broome Youth and Families Council and relevant stakeholders to facilitate networking, collaboration, information sharing and a mapping exercise to identify and coordinate youth activity programs.		Broome Youth and Families Council	Place Activation and Engagement	●	●	●	●
Coordinate the Broome Youth Advisory Council (YAC).		YAC	Place Activation and Engagement	●	●	●	●
Partner with schools to host an Annual Youth Forum, inviting empowered young leaders to participate and help ensure ongoing connection with youth priorities and perspectives.		Local schools	Place Activation and Engagement	●	●	●	●
Promote the Shire's Quick Response Grant program and Community Development Fund to youth service providers to support and enhance programs for young people.			Place Activation and Engagement	●	●	●	●
Develop youth-friendly promotional materials, including posters, brochures, and handouts, to raise awareness of and promote engagement with the Shire's Youth Plan.			Place Activation and Engagement	○	○		

● / \$ Resourcing or funding secured

\$ Additional operating or capital budget required

○ Additional funding required, amount to be determined

Measuring our success

Key performance indicators	Source	Current	Target
Community perceptions		Performance score out of 100	Industry average to high
Services and facilities for young people	2024 MARKYT® Community Scorecard	35	47-65
Services and facilities for children and families		47	54-67
Sport and recreation		65	64-79
Festivals, events, art and cultural activities		67	61-76
Library services		76	70-82
Education		50	48-64
Youth engagement			Shire targets
Annual Youth Forum – number of participants	Shire of Broome, 2025	47	55
Number of members on the Youth Advisory Council	Shire of Broome, 2025	5	10

Do you have an idea or suggestion to improve services and facilities for young people in Broome?

Please contact the Shire of Broome to share your thoughts and ideas.

In person: Shire Administration Centre
Cnr Weld and Haas Street
Broome, Western Australia
Phone: +618 9191 3456
Email: shire@broome.wa.gov.au
Mail: PO Box 44, Broome, Western Australia 6725

Attachment 1 – Youth Plan Submissions and Responses

Name	Submission	Shire of Broome Response
Anonymous	<p>1. How can we better engage with young people?</p> <ul style="list-style-type: none"> • Peer-led initiatives: Support youth-led advisory groups and councils where young people directly influence community consultation, decisions, budget allocations, and event planning. • Safe, casual spaces to connect: Establish drop-in youth spaces or hubs at libraries or community centres with free Wi-Fi, refreshments, sporting and arts/music equipment. • Digital-first communication: Use short, vibrant content on Instagram, TikTok, and Snapchat with peer ambassadors, mentors or youth influencers to promote Shire programs. Greater use of local radio and TV including GOOLARI MEDIA to engage with young people. • Listening sessions: Host regular (quarterly) youth town hall forums in schools or community venues where young people can voice ideas and concerns in real time. Feedback the concerns of the Broome community regarding the issues they face with young people, including youth crime, alcohol and drug abuse. • Consult with Aboriginal organisations including Empowered communities on the most effective ways to engage with Aboriginal young people. • Monitor the local Broome social media pages to understand the abuse, racism and bias local people have for the young people of Broome. <p>2. What kinds of events, programs or facilities would make a difference?</p> <p>Services and Activities for young people including:</p> <ul style="list-style-type: none"> • After school and after hours support • Youth hubs and clubs that address the specific needs of local youth 	<p>The feedback has been noted and will be considered as individual actions are further planned and developed. Key stakeholders, including Goolarri Media and Empowered Communities, will also be considered during the development of relevant actions.</p> <p>The Shire currently maintains an ongoing partnership with Goolarri Media to support a youth-led radio program, Listen Up Youth.</p> <p>New action to be added under Objective 7:</p> <ul style="list-style-type: none"> • Develop youth-friendly promotional materials, including posters, brochures, and handouts, to raise awareness of and promote engagement with the Shire's Youth Plan. <p>Several existing actions within the plan respond to the suggestions you've provided, as outlined below:</p> <ul style="list-style-type: none"> • Work in partnership with the Shire Youth Advisory Council and Headspace Youth Advisory Council to co-design and deliver health and wellbeing initiatives at youth events including R U OK Day.

	<ul style="list-style-type: none"> • Sporting activities to provide young people with more opportunities to be engaged and involved in local initiatives. • Address the specific needs of indigenous young people needing support and services in Broome after hours. • Indigenous youth patrols to support young people at night and on weekends, link them into relevant services and programs. <p>Creative expression and skill-building:</p> <ul style="list-style-type: none"> • Youth filmmaking, art, music production, and podcast workshops. • Street art or mural projects in collaboration with Indigenous artists and local youth. • Coding, gaming, and robotics clubs for STEAM engagement. • Sporting events including basketball, football, netball and cricket <p>Health and mental wellbeing:</p> <ul style="list-style-type: none"> • Youth-specific health and mental health hubs with drop-in counselling and support groups. • Alcohol and drug minimisation programs and prevention strategies. • Regular yoga, meditation, and mindfulness events in parks or beaches or other places appropriate for young people. • Mobile wellbeing van visiting schools and outer communities. <p>Transport access:</p> <ul style="list-style-type: none"> • Safe late-night bus routes during events or weekends. • Bike-share programs and shaded walk/cycle paths connecting schools to youth hubs. <p>3. How can we support young people to thrive? The most effective ways to support young people to thrive is to work on ways to keep them included, engage and involved in the issues that affect them. Anecdotal events indicates that young people in Broome</p>	<ul style="list-style-type: none"> • Coordinate the Broome Youth Advisory Council (YAC). • Promote access to safe, welcoming spaces where young people can connect, relax, and engage in positive programs such as BRAC, Broome Library, Broome Youth and Families Hub, and Broome PCYC. • Partner with schools to host an Annual Youth Forum, inviting empowered young leaders to participate and help ensure ongoing connection with youth priorities and perspectives. • Design and deliver engaging programs that make use of both indoor and outdoor spaces, featuring a variety of activities such as movie nights, sports, art and cultural experiences. • Partner with stakeholders to promote essential health services, including mental health support, to young people in the Broome region. • Promote the range of special interest clubs available at the Broome Library for young people, such as book clubs, gaming clubs and study groups, while also supporting them to access
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	<p>have limited access to programs and services, including education, training, employment, sporting facilities and activities for young people to get engaged and involved in the local community. Following are suggestions for consideration.</p> <p>Mentorship & career pathways:</p> <ul style="list-style-type: none"> • Connect young people with mentors in trades, business, arts, or environmental sectors. • Expand access to apprenticeships and paid youth internships in Shire operations. <p>Cultural identity and belonging:</p> <ul style="list-style-type: none"> • Celebrate Broome's cultural richness through language revival programs, bush camps, and youth-led NAIDOC and RECONCILIATION events. • Fund programs that support youth safety and inclusion. <p>Leadership development:</p> <ul style="list-style-type: none"> • Consider Youth Leadership Camp or forum focused on public speaking, project management, and civic responsibility. <p>Community development</p> <ul style="list-style-type: none"> • Develop plans for capacity building • Engage and involve the Indigenous Empowered communities program. 	<p>resources, facilities and guidance to start their own clubs.</p> <ul style="list-style-type: none"> • Promote the Shire's Quick Response Grant program and Community Development Fund to youth service providers to support and enhance programs for young people. • Facilitate work experience and youth traineeships in the Shire of Broome organisation and encourage young people to apply for these roles. • Investigate and seek potential partnerships to support a youth-led micro business development and incubator initiative, enabling young people to develop and trial new business ideas, with the potential for a regular stall at community markets • Advocate for Public Transport Authority to subsidise improved public transport with expanded bus routes in Broome. • Support young people to move around the area more easily with improved paths, cycleways and trails (see Objective 7.2 in the Council Plan for planned improvements).
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		<p>In addition, there are actions within the draft Community Safety Plan 2025 – 2029 that respond to your feedback as per below:</p> <ul style="list-style-type: none"> • Use Shire of Broome communication channels to raise awareness about youth drop-in centres and activities delivered by community service providers. • Advocate for State Government to fund Ngurra Buru Night Space beyond the initial trial. <p>There are no further revisions recommended to the draft Youth Plan.</p>
Fiona Hart Ngura Buru (Night Space)	<p>Officer notes taken from the meeting held on 4 June</p> <ul style="list-style-type: none"> • Include an action to develop more youth-friendly materials, such as videos and handouts. • Add Ngurra Buru / Kullarri Regional Communities Indigenous Corporation to <i>Objective 1, Action 1</i>. • Include the Transition to Work program—supporting young people to become work-ready—under <i>Objective 5, Action 3</i>. • Add Broome Youth and Families Hub Council to <i>Objective 7, Action 1</i>. 	<p>New action to be added under Objective 7:</p> <ul style="list-style-type: none"> • Develop youth-friendly promotional materials, including posters, brochures, and handouts, to raise awareness of and promote engagement with the Shire's Youth Plan. <p>Change: Ngurra Buru / Kullarri Regional Communities Indigenous Corporation to be added to Objective 1, Action 1.</p> <p>Change: Transition to Work program—supporting young people to become work-ready—to be added under Objective 5, Action 3.</p>

		<p>Change: Broome Youth and Families Hub Council added to Objective 7, Action 1.</p>
Ailsa Batey	<p>Feedback for the youth plan</p> <p>How can we better engage with young people?</p> <ul style="list-style-type: none"> · Create a representing steering committee with youth on it for the plan and its implementation · Provide options and visual prompts when looking at the detail later. Eg. Youth designed play space <p>What kinds of events, programs or facilities would make a difference?</p> <ul style="list-style-type: none"> · Create a shaded nature play area · An indoor area for youth engagement during the wet season. Could be a play space, rock climbing gym, bounce or trampoline park <p>How can we support young people to thrive?</p> <ul style="list-style-type: none"> · Easy access to services · Could create a mentor program · Reduce cost of activities or free events throughout the year · Provide free first aid and cpr training 	<p>The feedback has been noted and will be considered as individual actions are further planned and developed.</p> <p>It is worth noting that all Shire youth events are free to attend, and additional free sessions are often held specifically for young people who attend the PCYC and Broome Youth and Families Hub centres.</p> <p>The Shire also works in partnership to promote volunteering opportunities, including access to free first aid courses. The existing action below will enable the Shire to continue exploring and supporting these opportunities:</p> <ul style="list-style-type: none"> • Explore opportunities with Broome CIRCLE to promote volunteering for young people. <p>Several existing actions within the plan respond to the suggestions you've provided,</p>

		<p>as outlined below, no additional revisions are recommended.</p> <ul style="list-style-type: none"> • Coordinate the Broome Youth Advisory Council (YAC). • Promote access to safe, welcoming spaces where young people can connect, relax, and engage in positive programs such as BRAC, Broome Library, Broome Youth and Families Hub, and Broome PCYC. • Design and deliver engaging programs that make use of both indoor and outdoor spaces, featuring a variety of activities such as movie nights, sports, art and cultural experiences. • Partner with stakeholders to promote essential health services, including mental health support, to young people in the Broome region.
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9.1.4 COMMUNITY SAFETY PLAN

LOCATION/ADDRESS:	Nil
APPLICANT:	Nil
FILE:	COS15
AUTHOR:	Place Activation & Engagement Coordinator
CONTRIBUTOR/S:	Nil
RESPONSIBLE OFFICER:	Director Development and Community
DISCLOSURE OF INTEREST:	Nil

SUMMARY:

The Community Safety Plan has been developed in collaboration with key stakeholders to provide a strategic framework for reducing the risk of crime and anti-social behaviour and improving community perceptions of safety. This report outlines the community engagement process, public comment submissions, and proposed changes, and seeks Council's adoption of the Community Safety Plan 2025 – 2029.

BACKGROUNDPrevious Considerations

OMC 25 March 2021	Item 9.1.1
OMC 30 June 2022	Item 9.4.1
OMC 29 June 2023	Item 9.4.3
OMC 22 May 2025	Item 9.1.3

The Shire of Broome Community Safety Plan 2021–2025 expired in June 2025. The Shire engaged a consultant, Catalyse, to undertake background research and lead the development of the new Community Safety Plan 2025–2029 (**Attachment 1**).

Through the Shire's Council Plan, the Shire is striving to achieve the community's number one desired outcome – to provide a safe community for everyone.

Our Council Plan 2025-2035	
Vision	Broome – a future for everyone
Outcome	1. A safe community
Objective	1.1 Work with key stakeholders to improve community safety and security
Action	1.1.1 Finalise and implement the new Community Safety Plan

At the 22 May 2025 Ordinary Council Meeting, Council endorsed advertising the draft Community Safety Plan (Plan) for a four-week public comment period.

COUNCIL RESOLUTION:**(REPORT RECOMMENDATION)****Minute No. C/0525/022****Moved: Cr M Virgo****Seconded: Cr E Smith****That Council:**

- 1. Endorses the release of the Draft Community Safety Plan (2025–2029) for public comment for a four (4) week period; and**
- 2. Requests the Chief Executive Officer present the final Community Safety Plan (2025–2029) for Council consideration of adoption at the August 2025 Ordinary Meeting of Council.**

For: 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.

CARRIED UNANIMOUSLY 9/0

The public comment period enabled officers to promote the draft Plan widely and invite feedback from additional stakeholders and the broader community to help shape the final version.

During the public comment period, the draft Plan was made available on the Shire's website and promoted through the Shire's social media channels, the Broome Advertiser, and the e-newsletter to ensure broad community awareness and engagement.

Catalyse facilitated two community workshops on 3 June 2025 to raise awareness of the draft Plan, respond to questions, and encourage community feedback. 11 community members attended the workshops.

To complement this, Shire officers delivered community engagement stalls on 14 June 2025 to promote the draft Plan and provide opportunities for residents and stakeholders to learn more and share their views.

A meeting was also held on 4 June 2025 with Fiona Hart from Ngurra Buru Night Space, during which feedback was recorded.

COMMENT

Four public comment submissions were received during the public comment period, with two respondents requesting to remain anonymous. All submissions were reviewed by Shire officers. A copy of the public comment submissions and responses is attached to this report (**Attachment 2**).

After reviewing submissions, officers recommend the following changes to the Plan:

1. Ngurra Buru / Kullarri Regional Communities Indigenous Corporation to be added as Key Partner to Objective 1, Action 3, and Objective 8, Action 5.
2. Delete Objective 1, Action 5 - Participate in the Ngurra Buru Working Group, as the group will discontinue now that the service is operational.
3. Objective 8, Action 9 to be reworded to - Facilitate information sharing through the Broome Youth Coordinators Network.

4. Empowered Youth Leaders to be added as Key Partner to the following actions under Objective 1 - Action 1, 3, and 8.
5. Kimberley Aboriginal Women's Council to be added as a Key Partner to Objective 6, Action 1 and 4.
6. Delete Objective 7, Action 4 - Lobby on behalf of Prescribed Body Corporations to acquire Aboriginal Lands Trust land to assist with transitioning land to Prescribed Body Corporations.
7. Aboriginal Community Controlled Organisations to be added as Key Partner to Objective 8, Action 3.
8. Objective 9, Action 2 to be reworded to - Promote Community Safety Month in October each year, using the opportunity to highlight and promote key initiatives from the Community Safety Plan through accessible and inclusive communication channels, including engagement with local schools to support awareness and participation.

The Community Safety Plan has been prepared with extensive community input and is considered to provide a comprehensive framework for reducing the risk of crime and anti-social behaviour and improving community perceptions of safety. As such, it is recommended that Council adopt the Community Safety Plan (**Attachment 1**).

Once adopted, the Community Safety Plan will be graphically designed and promoted.

CONSULTATION

The actions outlined in the draft Plan have been shaped by the following engagement methods and community feedback.

Shire of Broome Community Scorecard (2024)

A key source of input was the 2024 Community Scorecard, with 1,190 individuals completing the survey. This provided valuable insights into the community's needs, priorities, and aspirations in relation to community safety.

Community Safety Survey

A Community Safety Survey was available to complete online or in hard copy from 11 February to 10 March 2025. The Shire promoted the survey through its communication channels including radio, newsletters, social media and public facilities. 401 community members participated in the survey.

Community Safety Working Group

As part of developing the draft Plan, meetings with the Community Safety Working Group were held on the following dates: 11 December 2024, 31 March 2025, 2 May 2025, and 30 July 2025.

Community Safety Working Group Membership:

- Broome Chamber of Commerce and Industry
- WA Police
- Broome Liquor Accord

- Kullarri Patrol
- Broome Youth and Families Hub
- Broome PCYC
- Department of Education
- Department of Communities
- Department of Justice
- Nyamba Buru Yawuru
- Feed the Little Children
- Ardyaloon Community
- Beagle Bay Community
- Bidyadanga Community
- Djarindjin Community
- Lombadina Community
- General Community Representatives

Stakeholder Consultation

The following stakeholders participated in in-depth interviews:

- Men's Outreach
- Nyamba Buru Yawuru
- WA Police
- Community Representatives from the Community Safety Working Group
- Djarindjin Community
- WA Country Health Service
- Ngurra Buru Night Space

Internal Consultation

The following Shire departments have been consulted on the draft Plan to gather input on addressing community safety priorities:

- Place Activation: Leads community engagement, place activation, program delivery, and advocacy.
- Parks and Gardens: Maintains public open spaces and manages needle collection.
- Community Safety and Rangers: Works in partnership with WA Police to address issues related to itinerancy.
- Environmental Health: Oversees matters related to public health and safety.
- Information Technology: Manages the CCTV network and related systems.
- Engineering: Responsible for the maintenance of roads and street lighting.
- Planning: Oversees town planning.

Council Engagement:

- Council Workshop – 12 December 2024
Brainstorming and testing draft concepts
- Council Workshop – 7 April 2025
Review of Community Safety survey feedback and draft actions
- Council Workshop – 12 May 2025
Review of the draft Plan
- Council Meeting – 22 May 2025
Endorse the draft Plan for public comment

STATUTORY ENVIRONMENT

Nil.

POLICY IMPLICATIONS

Nil.

FINANCIAL IMPLICATIONS

The following actions outlined in the Plan have financial implications:

- Provide and implement a Local Public Health Plan, as per legislative requirements, to consider major health risk factors and actions needed to address these factors in the Shire of Broome.
Cost: \$50,000 confirmed for 2025–26
- Provide street lighting upgrades focusing on priority areas identified through the lighting audit, community feedback, and WA Police crime statistics
Cost: \$100,000 confirmed annually 2025–2029
- Develop a CCTV Strategy and Action Plan
Cost: \$50,000 confirmed 2025-26
- Support Mamabulanjin Aboriginal Corporation to deliver Kullarri Patrol services, focused on providing safe transportation for intoxicated people, including transport home or to a designated safe place, and for the delivery of the Return to Country Program.
Cost: \$20,000 confirmed for 2025-26 and 2026-27

RISK

Nil.

STRATEGIC ASPIRATIONS

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

Outcome 1 - A Safe Community

Objective 1.1 Work with key stakeholders to improve community safety and security.

VOTING REQUIREMENTS

Simple Majority

REPORT RECOMMENDATION:

That Council:

1. Acknowledges the feedback on the Community Safety Plan received through the public comment period and adopts the recommended changes as set out in **(Attachment 2)**;
2. Adopts the Community Safety Plan 2025 - 2029 **(Attachment 1)**.

Attachments

1. COMMUNITY SAFETY PLAN 2025 - 2029
2. PUBLIC COMMENT SUBMISSIONS

Shire of Broome

Community Safety Plan 2025-2029

Contents

Introduction

The Shire of Broome's vision is to be a place where there is **a future for everyone** – a place where people of all ages, abilities and cultures feel safe to enjoy Broome-time, our special way of life.

Through our Council Plan, we are striving to achieve the community's number one desired outcome – to provide a safe community for everyone.

Our Council Plan 2025-2035	
Vision	Broome – a future for everyone
Outcome	1. A safe community
Objective	1.1 Work with key stakeholders to improve community safety and security
Action	1.1.1 Finalise and implement the new Community Safety Plan

To create the **Community Safety Plan**, the Shire of Broome engaged with representatives from government and non-government agencies, businesses and the community. 1,190 community members completed a MARKYT® Community Scorecard, 401 stakeholders completed a Community Safety Survey, and 11 participants attended community workshops.

We extend a special thanks to the **Community Safety Working Group** for their involvement and support in preparing this plan.

Over the next four years, we are committed to being a voice for the local community and working with key partners to deliver priority projects outlined in this plan. Together, **our aims** are to:

1. Expand youth diversion programs to reduce crime
2. Reduce use, harm and effects from alcohol and other drugs
3. Enhance law and order with more effective policing, safety patrols and community surveillance
4. Improve public safety with enhanced infrastructure and environmental design
5. Improve access to general and mental health services for those at risk
6. Reduce the incidence of, and impact from, family and domestic violence
7. Improve access to safe, affordable accommodation for everyone
8. Strengthen collaboration between service providers
9. Improve community engagement and awareness of safety services, programs and key messages

Acknowledgement of Country

The Shire of Broome acknowledges the Yawuru people as the native title holders of the lands and waters in and around Rubibi (the town of Broome) together with all native title holders throughout the Shire. We pay respect to the Elders, past, present and emerging, of the Yawuru people and extend that respect to all Aboriginal Australians living within the Shire of Broome.

Wirriya ngangaran liyan nyamba buru yawuru

We hope you are feeling good in our yawuru country.

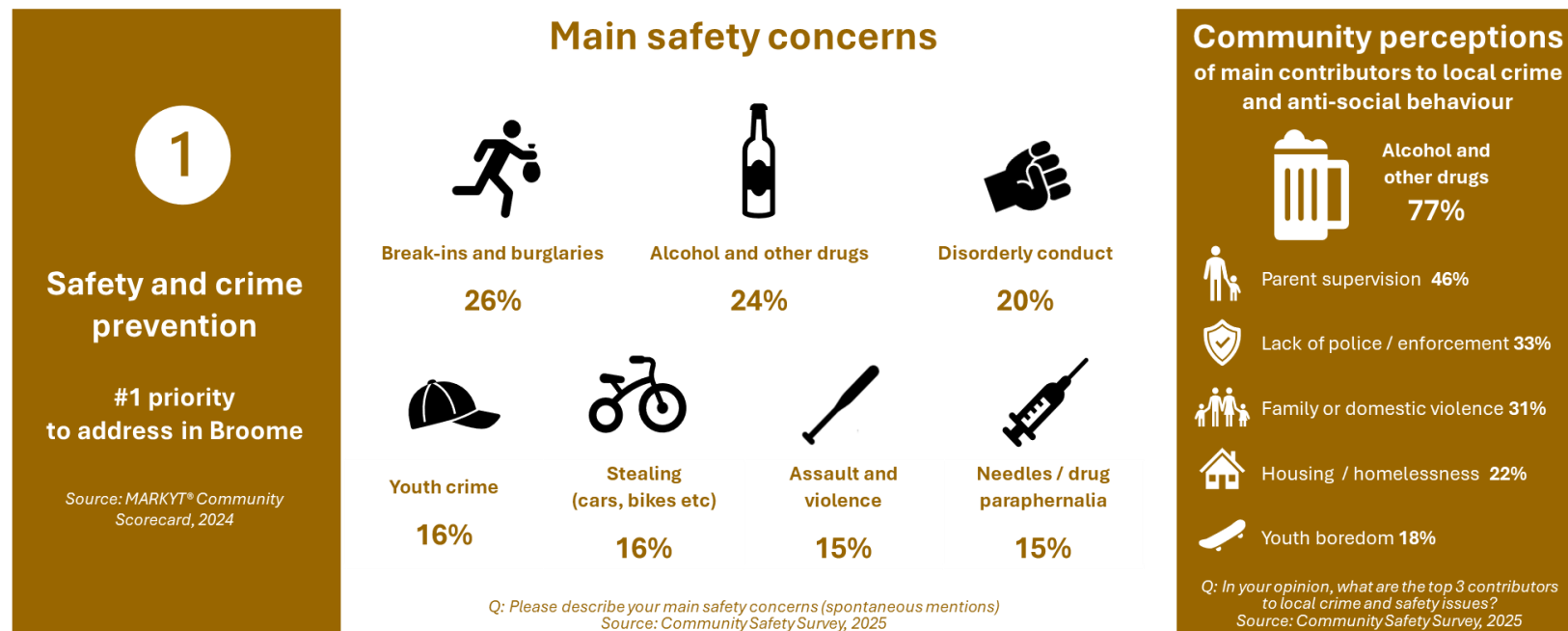
Shire President's Message

Chris Mitchell
Shire President

Safety at a glance

Located in the Kimberley, Broome is known for stunning beaches, unique cultural heritage and laid-back charm. Like many remote communities, we face challenges from higher living costs, housing shortages, impacts from the consumption of alcohol and other drugs, and the ability for our community, including young people, to access general and mental health support services. This can extend to basic needs, like food, and supporting grandparents with responsibilities to care for their grandchildren. Collectively, these issues are impacting real and perceived feelings of safety.

In 2024, our community indicated that safety was the top priority to focus on improving in the Shire of Broome local government area¹. A follow-up survey in 2025² found that the top three safety concerns were break-ins, impacts from the consumption of alcohol and other drugs, and disorderly conduct. Community members felt that alcohol and other drugs were the main contributors to their concerns, followed by parent supervision and a lack of police and law enforcement.



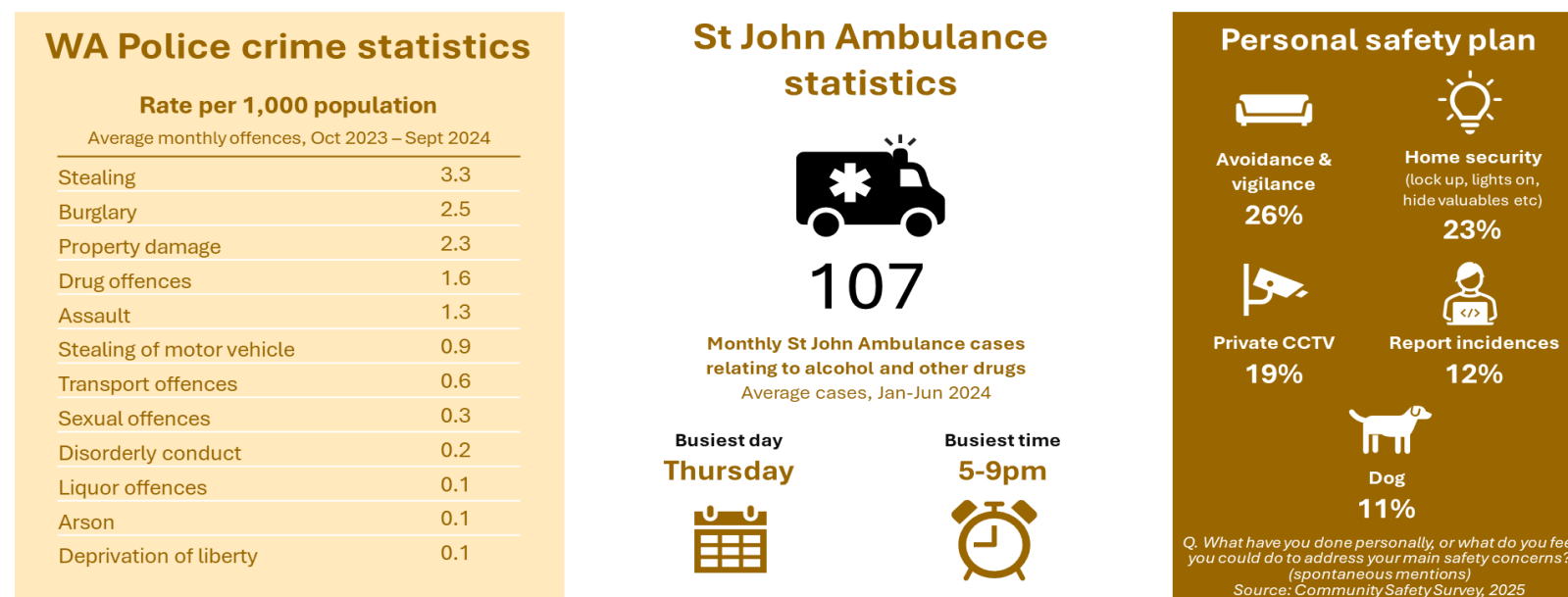
¹ CATALYSE®, 2024, Shire of Broome MARKYT® Community Scorecard

² CATALYSE®, 2025, Shire of Broome Community Safety Survey

Police crime statistics reflect community concerns with break-ins, stealing and assault. From Oct 2023 to Sept 2024, on average each month, there were 3.3 stealing offences per 1,000 population, 2.5 burglary offences, 2.3 property damage offences and 1.3 assault offences.

During the same time period, there were 1.6 drug offences, 0.1 liquor offences and 0.2 disorderly conduct offences. While drug, alcohol and disorderly conduct offences are relatively low, local studies show these areas are impacting feelings of safety. 42% and 41% of survey respondents³ were highly or severely impacted by alcohol or other drugs, and disorderly conduct, respectively. This was followed by high to severe impacts from homelessness (25%), stealing (22%), burglaries (20%), property damage (18%), assault (17%) and family and domestic violence (13%).

Health statistics support community concerns with alcohol and other drugs. From Oct 2023 to Sept 2024, Broome Hospital distributed 2,269 needle and syringe packs, known as Fitpacks, and from Jan to Jun 2024, St John Ambulance had 107 ambulance cases per month that related to alcohol and other drugs. The busiest day and time for ambulance call outs was Thursday and between 5pm and 9pm.



To address concerns, community members reported that they want the Shire of Broome to advocate for more mental health beds in Mabu Liyan (79% of survey respondents rated this as critical or high importance), alternative youth education programs to reduce truancy (80%), a 24/7 crisis and transitional accommodation service for young people 15-25 years (78%), parent education and support programs (78%), and a greater range of youth diversion activities (75%).

³ CATALYSE®, 2025, Shire of Broome Community Safety Survey

Working together for a safer community

We all have a role in making Broome a safer place. This Plan recognises safer communities are a shared responsibility between all three tiers of government, government agencies, service providers, businesses, community groups and individuals.

Federal and State Government

Responsible for developing policies and legislation, and providing grants that aim to reduce crime, improve safety and increase community empowerment. Principal responsibility for crime prevention sits with the WA State Government.

Department of Justice

Provide access to high quality justice, legal and corrective services, information and products.

Health service providers

WA Country Health Service is responsible for providing hospital and health services across the Kimberley region, including Broome Health Campus and mental health services and support for drug and alcohol issues. They are supported by Broome Regional Aboriginal Medical Service, Kimberley Aboriginal Medical Services and other health service providers.

Social service providers

Provide social services to the community, including services for victims or perpetrators of crime, and vulnerable and marginalised members of the community.

WA Police

As the primary law enforcement agency, WA Police are responsible for upholding the law to promote a safe, secure and orderly society.

Corrective Services

Responsible for WA's adult prison and youth detention populations as well as adults and young people managed by community corrections.

Department of Communities

Provide support to the most vulnerable members of our community. This includes delivering social and public housing, addressing homelessness, preventing family and domestic violence, and keeping young people safe.

Business, community and individuals

Contribute through safe and responsible behaviours, reporting, helping others and building community connections.

Shire of Broome

The Shire provides, facilitates and advocates for services and facilities to improve quality of life for everyone in Broome.

To fulfil our purpose, we satisfy the following roles:

Advocate
We are a voice for the local community on local issues.

Partner
We form strategic alliances in the interests of the community.

Fund
We help to fund community organisations to deliver essential community services.

Facilitate
We help to make it possible or easier to meet community needs.

Provide
We directly provide infrastructure, facilities, services, events and information to meet local needs.

Regulate
We regulate compliance with legislation, regulation and local laws.

We are a voice for the local community, advocating for and supporting government agencies and other service providers to deliver safety and crime prevention initiatives to meet local needs.

Our direct responsibilities include maintaining safe roads, pathways and public spaces, managing a CCTV network to support WA Police with their investigations, and supporting government agencies and service providers with the promotion and delivery of community development and education programs.

What we will continue to do	
Council services	Service description
Community safety	We facilitate the Community Safety Working Group and the Broome Liquor Accord, continuing to advocate for a regional approach to alcohol and drug management and delivery of the Marlamanu on-country diversionary facility and program for at-risk youths.
Ranger services	We partner with WA Police to conduct joint patrols, including Male Oval Precinct, Town Beach, Kennedy Hill and other community safety hot spots.
Place activation	We support local service providers such as Kullarri Patrol and Broome Youth and Families Hub to seek funding and deliver safety services for children, youth and adults, including youth diversionary activities e.g., school holiday programs, midnight basketball, youth leadership bush camps, and programs to address truancy.
Planning services	We use Crime Prevention Through Environmental Design (CPTED) concepts to facilitate provision of safe buildings and spaces in all town planning and urban renewal projects.
Community engagement	We promote safety messages and education programs delivered by WA Police and others.

We have adopted an integrated approach to address community safety needs. To use resources effectively, the Community Safety Plan focuses on how the Shire of Broome can better support community safety and crime prevention in areas deemed to be of highest priority by our community. This includes burglaries, stealing, consumption of alcohol and other drugs, disorderly conduct, youth crime and assault. Other plans and strategies address related areas, such as our Local Housing Strategy, Broome Resilience and Recovery Plan, Animal Management Plan, Youth Plan and proposed Public Health Plan.

Shared safety objectives

The Shire of Broome will work with the Australian Government, State Government, government agencies, service providers, businesses, community groups and individuals to achieve these shared safety objectives:

1. Expand **youth diversion programs** to reduce crime.
2. Reduce use, harm and effects from **alcohol and other drugs**.
3. Enhance law and order with more effective **policing, safety patrols and community surveillance**.
4. Improve public safety with enhanced **infrastructure and environmental design**.
5. Improve access to **general and mental health services** for those at risk.
6. Reduce the incidence of and impact from **family and domestic violence**.
7. Improve access to **safe, affordable accommodation** for everyone.
8. Strengthen **collaboration** between service providers.
9. Improve community **engagement and awareness** of safety services, programs and key messages.

Objective 1. Expand youth diversion programs to reduce crime

Priority projects	Linked strategies	Key partners	Service Team	25/26	26/27	27/28	28/29
1.1 Work with key partners to support delivery of effective crime prevention and engagement activities for young people, together with evaluation programs.		WA Police Dept of Communities Dept of Justice Dept of Education Community service providers Empowered Youth Leaders	Place Activation and Engagement	●	●	●	●
1.2 Advocate for essential primary prevention initiatives supporting families through childhood and adolescence, including enhanced support, education and mentoring programs for parents and caregivers.		State Government	Place Activation and Engagement		●		●
1.3 Advocate for increased funding and support for community service providers to expand youth diversion programs and initiatives, with a focus on improving access to sport, arts, and cultural activities. This includes support for equipment, uniforms, transport, and essential needs such as food and clothing.		Broome Youth and Families Hub PCYC Marlamanu Pty Ltd Garnduwa Family Outreach Service HOPE Community Services Ngurra Buru/Kullarri Regional Communities Indigenous Corporation Empowered Youth Leaders	Place Activation and Engagement		●		●
1.4 Use Shire of Broome communication channels to raise awareness about youth drop-in centres and activities delivered by community service providers.		Broome Youth and Families Hub PCYC	Place Activation and Engagement	●	●	●	●

Priority projects	Linked strategies	Key partners	Service Team	25/26	26/27	27/28	28/29
1.5							
1.6 Advocate for State Government to fund Ngurra Buru Night Space beyond the initial trial.	Council Plan 2025-2035	Ngurra Buru/Kullarri Regional Communities Indigenous Corporation	Place Activation and Engagement	●			
1.7 Advocate for continued grant funding to deliver youth diversionary sporting and personal development programs in collaboration with WA Police, such as A Sporting Chance and A Remote Chance, to guide young people away from criminal and high-risk behaviours with the support of their families.	Broome Building a Future, For Everyone. 2024	WA Police	Place Activation and Engagement		●		
1.8 Host a round table discussion with the Department of Education, Department of Communities and community service providers to understand which programs currently support school attendance or deliver alternative education for at-risk youth in Broome and to explore how to better meet local needs.		Dept of Education Dept of Communities Community service providers Empowered Youth Leaders	Place Activation and Engagement	●			

● / \$ Resourcing or funding secured

\$ Additional operating or capital budget required

o Additional funding required, amount to be determined

Objective 2. Reduce use, harm and effects from alcohol and other drugs

Priority projects	Linked strategies	Key partners	Service Team	25/26	26/27	27/28	28/29
2.1 Participate in Kimberley Regional Group meetings to monitor alcohol management indicators across the Kimberley and advocate for fit for purpose and consistent alcohol management systems in the Kimberley.		Shires of Halls Creek, Wyndham East Kimberley and Derby West Kimberley	Office of CEO	●	●	●	●
2.2 Support WA Country Health Service, Broome Regional Aboriginal Medical Service, Kimberley Aboriginal Medical Services and other health service providers with prevention and harm minimisation initiatives for various applications, including sporting and community events.		WA Country Health Service Broome Regional Aboriginal Medical Service Kimberley Aboriginal Medical Services	Place Activation and Engagement	●	●		
2.3 Coordinate the Broome Liquor Accord to promote responsible liquor sale, supply and service practices, advocate for effective liquor restrictions, and support initiatives to prevent sly grogging and reduce alcohol-related harm.		WA Police Dept of Transport Dept of Local Government Sport and Cultural Industries Liquor license licensees	Place Activation and Engagement	●	●	●	●
2.4 Advocate for the reintroduction of cashless debit cards for voluntary recipients, along with improved access to financial services within the Shire and remote communities.			Place Activation and Engagement	●			
2.5 Advocate for the Mental Health Commission to provide a new sobering up shelter in a suitable location.	Council Plan 2025-2035	Mental Health Commission	Place Activation and Engagement	●			
2.6 Advocate to restrict access to legal forms of substances such as hand sanitizer, paint, glue etc			Place Activation and Engagement			●	

Priority projects	Linked strategies	Key partners	Service Team	25/26	26/27	27/28	28/29
2.7 Advocate for Kimberley Mental Health and Drug Services to continue and expand the safe needle exchange and disposal program, alongside targeted community education initiatives, as critical harm reduction measures within local drug and alcohol services.		WA Country Health Service	Place Activation and Engagement	●	●	●	●
2.8 Collaborate with WA Country Health Service to promote safe needle disposal messages (posters, social media campaigns etc).		Kimberley Alcohol and Drug Services	Place Activation and Engagement	●	●	●	●
2.9 Conduct daily sweeps of known hotspot areas and respond to community reports of discarded needles (funded by the Mental Health Commission).		Mental Health Commission	Parks and Gardens	●	○	○	○
2.10 Advocate for the Mental Health Commission to continue funding for sharps collection and clean-up in known hotspots.	Broome Building a Future, For Everyone. 2024	Mental Health Commission	Place Activation and Engagement	●			
2.11 Advocate for increased funding for service providers to deliver drug and alcohol initiatives and support services, including rehabilitation, by preparing letters of support and correspondence to ministers and relevant stakeholders.		Milliya Rumurra Aboriginal Corporation WA Country Health	Place Activation and Engagement		●		●
2.12 Advocate for the establishment of a Withdrawal Centre.	Council Plan 2025-2035		Place Activation and Engagement	●	●		

● / \$ Resourcing or funding secured

\$ Additional operating or capital budget required

○ Additional funding required, amount to be determined

Objective 3. Enhance law and order with more effective policing, safety patrols and community surveillance

Priority projects	Linked strategies	Key partners	Service Team	25/26	26/27	27/28	28/29
3.1 Advocate for WA Police to deliver more police patrols inclusive of foot and bike patrols to increase on-the-ground presence.	Council Plan 2025-2035	WA Police	Office of CEO	●	●	●	●
3.2 Advocate for WA Police to formalise an MOU with the Shire of Broome for joint patrols targeting illegal drinking, camping, and itinerancy, with the potential to include Yawuru patrol services.		WA Police	Place Activation and Engagement	●			
3.3 Advocate for grant funding for Community Safety Officers to provide foot patrols and joint efforts with WA Police (seeking funds for 2 full-time equivalent officers over three years and a vehicle).	Broome Building a Future, For Everyone. 2024		Place Activation and Engagement	●	●	●	●
3.4 Collaborate with key partners to complete a feasibility study to introduce a safety and security patrol service.		Community service providers	Place Activation and Engagement		○	○	
3.5 Support Mamabulanjin Aboriginal Corporation or service to deliver Kullarri Patrol services, focused on providing safe transportation for intoxicated people, including transport home or to a designated safe place, and for the delivery of the Return to Country Program.		Mamabulanjin Aboriginal Corporation	Place Activation and Engagement	\$20k	\$20k	○	○
3.6 Promote WA Police safety campaigns, such as Crime Stoppers and Eyes on the Street, to support police to apprehend criminals and reduce crime.		WA Police	Place Activation and Engagement		●		●
3.7 Partner with WA Police to implement bike and scooter theft prevention initiatives, including community education on how to store and secure scooters safely in public places and private properties.		WA Police	Place Activation and Engagement	●			

● / \$ Resourcing or funding secured

\$ Additional operating or capital budget required

o Additional funding required, amount to be determined

Objective 4. Improve public safety with enhanced infrastructure and environmental design.

Priority projects	Linked strategies	Key partners	Service Team	25/26	26/27	27/28	28/29
4.1 Develop a CCTV Strategy and Action Plan.	Council Plan 2025-2035; ICT Strategy 2022	WA Police	Information Technology	\$50k			
4.2 Advocate for grant funding for a 5-year program of public CCTV infrastructure upgrades and maintenance at Cable Beach foreshore.	Broome Building a Future, For Everyone. 2024		Place Activation and Engagement	●	●	●	●
4.3 Partner with WA Police to promote the Cam-Map WA CCTV register, a database of voluntarily registered CCTV systems used by police to support investigations.		WA Police	Place Activation and Engagement	●			
4.4 Advocate for Scan-Cam technology to be installed in service stations and ranger vehicles to assist police with plate identification and investigations.		WA Police	Place Activation and Engagement		●		
4.5 Provide street lighting upgrades focusing on priority areas identified through the lighting audit, community feedback and WA Police crime statistics.	Council Plan 2025-2035	WA Police	Infrastructure	\$100k	\$100k	\$100k	\$100k
4.6 Advocate for funding additional lighting on streets, footpaths, trails and public places to address priority areas identified through the street light audit, community feedback and WA Police crime statistics.	Council Plan 2025-2035 Broome Building a Future, For Everyone. 2024 (Bright Lights Program)	WA Police	Place Activation and Engagement	●	●	●	●

● / \$ Resourcing or funding secured

\$ Additional operating or capital budget required

o Additional funding required, amount to be determined

Objective 5. Improve access to general and mental health services for those at risk

Priority projects	Linked strategies	Key partners	Service Team	25/26	26/27	27/28	28/29
5.1 Provide and implement a Local Public Health Plan, as per legislative requirements, to consider major health risk factors and actions needed to address these factors in the Shire of Broome.	Council Plan 2025-2035	WA Country Health Services	Environmental Health	\$50k	○	○	○
5.2 Advocate for the State Government to expand or relocate Broome Hospital with more staff, facilities and services to address current and long-term health needs.	Council Plan 2025-2035; Old Broome Precinct Structure Plan	State Government Broome Hospital	Planning	●	●	●	●
5.3 Advocate for the State Government to provide more beds in Mabu Liyan (Broome Mental Health Unit) to address critical demand and service gaps.		Mabu Liyan	Place Activation and Engagement	●			
5.4 Advocate for increased funding and support for community organisations to promote and deliver health and mental health initiatives for adults, young people and children.		Broome Regional Aboriginal Medical Service Broome Circle WA Country Health Services Family Outreach Service Headspace Broome Helping Minds Feed the Little Children	Place Activation and Engagement			●	
5.5 Advocate for Mental Health Commission to deliver Step Up/Step Down Services in Broome to provide contemporary, therapeutic mental health care through short-term residential support and individualised care.		Mental Health Commission Nyamba Buru Yawuru	Place Activation and Engagement			●	

● / \$ Resourcing or funding secured

\$ Additional operating or capital budget required

o Additional funding required, amount to be determined

Objective 6. Reduce the incidence of and impact from family and domestic violence.

Priority projects	Linked strategies	Key partners	Service Team	25/26	26/27	27/28	28/29
6.1 Advocate for increased funding and resources for community service providers to prevent family and domestic violence and support those affected.		Men's Outreach Service Aboriginal Corporation Kimberley Aboriginal Medical Services Centrecare Anglicare Women's Refuge Centre Kimberley Aboriginal Women's Council	Place Activation and Engagement			●	●
6.2 Support Marnja Jarndu Women's Refuge Inc. to advocate for funding to extend or build new facilities to deliver safe accommodation and support for women with or without children who are escaping family violence or are in crisis.		Marnja Jarndu Women's Refuge Inc.		●	●	●	●
6.3 Support MOSAC's Family Outreach Service to establish a new Family and Domestic Violence One Stop Hub in Broome, providing integrated support and wrap-around services.		Men's Outreach Service Aboriginal Corporation Community service providers	Place Activation and Engagement	●	●		
6.4 Advocate for the new Family and Domestic Violence One Stop Hub to lead the mapping of existing support services in collaboration with key stakeholders.		Men's Outreach Service Aboriginal Corporation; Marnja Jarndu Women's Refuge Inc. Kimberley Aboriginal Women's Council	Place Activation and Engagement			●	
6.5 Support and promote the DV Safe Phone program.		Kimberley Community Legal Service DV Safe phone	Place Activation and Engagement		●	●	

Priority projects	Linked strategies	Key partners	Service Team	25/26	26/27	27/28	28/29
6.6 Advocate for additional culturally responsive support services to reduce the incidence of elder abuse and to support those affected.		Nyamba Buru Yawuru	Place Activation and Engagement		●		
6.7 Advocate for and support local services and sporting clubs to deliver workshops that educate young people on healthy and respectful relationships, including the impacts of social media, to promote early intervention and positive behaviour.		Broome Schools Local Clubs & Organisations	Place Activation and Engagement	●		●	

● / \$ Resourcing or funding secured

\$ Additional operating or capital budget required

o Additional funding required, amount to be determined

Objective 7. Improve access to safe, affordable accommodation for everyone

Priority projects	Linked strategies	Key partners	Service Team	25/26	26/27	27/28	28/29
7.1 Advocate for Department of Communities (Housing Authority) and relevant partners to improve access to diverse and affordable housing by developing appropriate strategies or completing Stage 1 of the Broome Urban Renewal Strategy.	Council Plan 2025-2035; Broome Urban Renewal Strategy	Dept of Communities Nyamba Buru Yawuru Nirumbuk Aboriginal Corporation Madalah Limited MercyCare St John of God	Office of CEO	●	●	●	●
7.2 Advocate for State Government to develop a homelessness and itinerant strategy for Broome.	Council Plan 2025-2035	Department of Communities	Office of CEO	●	●	●	●
7.3 Advocate for Aboriginal Lands Trust to effectively manage land use and illegal camping in key locations, including Kennedy Hill.		Aboriginal Lands Trust	Planning	●			
7.4				●			
7.5 Advocate for a Youth Accommodation Program such as a 24/7 crisis and transitional accommodation service for youth aged 15-25 years who are homeless or at imminent risk of homelessness.			Place Activation and Engagement			●	●
7.6 Advocate for safe and affordable short-stay accommodation in Broome for all people.			Place Activation and Engagement			●	●

● / \$ Resourcing or funding secured

\$ Additional operating or capital budget required

o Additional funding required, amount to be determined

Objective 8. Strengthen collaboration between service providers

Priority projects		Key partners		Service Team	25/26	26/27	27/28	28/29
8.1	Facilitate a Community Safety Working Group to oversee implementation of the Shire of Broome's Community Safety Plan.	Broome Chamber of Commerce and Industry WA Police Liquor Accord Kullarri Patrol Broome Youth and Families Hub PCYC Dept of Education Dept of Communities	Dept of Justice Nyamba Buru Yawuru Feed the Little Children Community representatives in Broome, Ardyaloon, Beagle Bay, Bidyadanga, Djarindjin and Lombadina	Place Activation and Engagement	●	●	●	●
8.2	Collaborate with key stakeholders to identify existing working groups, including their membership, scope, and areas of focus, to ensure alignment with community priorities and reduce duplication of efforts.	Community Service Providers		Place Activation and Engagement		●		
8.3	Review the format and terms of reference of the Community Safety Working Group to ensure appropriate representation and regular updates on new projects and initiatives that impact community safety.	Aboriginal Community-Controlled Organisations Empowered Youth Leaders		Place Activation and Engagement	●			
8.4	Facilitate regular meetings with WA Police, Department of Communities (Housing), and Department of Biodiversity, Conservation, and Attractions to embrace a collaborative, coordinated, multi-agency response to local safety issues.	WA Police Dept of Communities Dept of Biodiversity, Conservation, and Attractions		Rangers	●	●	●	●

Priority projects		Key partners		Service Team	25/26	26/27	27/28	28/29
8.5	Participate in local stakeholder meetings to discuss at-risk youth and diversionary activities.	Dept of Local Government Sport and Cultural Industries Nirumbuk PCYC	Men's Outreach Service Aboriginal Corporation Broome Youth and Families Hub Ngurra Buru / Kullarri Regional Communities Indigenous Corporation	Place Activation and Engagement	●	●	●	●
8.6	Participate in Broome Vulnerable People Working Group monthly meetings to discuss coordinated, multi-agency solutions for vulnerable people in the Broome township.	Kullarri Patrol (Mamabulanjin) Men's Outreach Service Aboriginal Corporation Health services (BRAMS and WACHS) Sobering Up Shelter Centacare Kimberley Communities	WA Police National Indigenous Australians Agency Milliya Rumarra Nyamba Buru Yawuru Mercy Care Broome Aboriginal Short Stay Accommodation	Rangers	●	●	●	●
8.7	Participate in the annual Broome Elders Forum by hosting a stall to engage with participants and better understand their needs.	Nirumbuk Aboriginal Corporation		Place Activation and Engagement	●	●	●	●
8.8	Facilitate Broome Youth Advisory Council meetings to plan youth projects and events and provide a youth voice on local issues.			Place Activation and Engagement	●	●	●	●
8.9	Facilitate information sharing through the Broome Youth and Community Services Coordinators Network.			Place Activation and Engagement	●	●	●	●

● / \$ Resourcing or funding secured

\$ Additional operating or capital budget required

o Additional funding required, amount to be determined

Objective 9. Improve community engagement and awareness of safety services, programs and key messages

Priority projects	Linked strategies	Key partners	Service Team	25/26	26/27	27/28	28/29
9.1 Promote grant programs, such as the Quick Response Grants Program and Community Development Fund, to support community organisations to deliver community safety initiatives.				●	●	●	●
9.2 Promote Community Safety Month in October each year, using the opportunity to highlight and promote key initiatives from the Community Safety Plan through accessible and inclusive communication channels, including engagement with local schools to support awareness and participation.				●	●	●	●
9.3 Promote key partner safety campaigns, such as Neighbourhood Watch, Eyes on the Street and the seniors' safety and security rebate scheme.		WA Police	Place Activation and Engagement		●		●
9.4 Collaborate with WA Police to develop and distribute safety and security checklists for homes and businesses.		WA Police		●			
9.5 Promote the availability of free "Slow down and consider our kids" stickers from the Shire.					●		
9.6 Introduce a Get to Know Your Neighbour initiative to strengthen neighbourhood connections and improve community safety.						○	
9.7 Launch a Broome Cares campaign to raise awareness of what the Shire and key partners are doing to support vulnerable people, good news stories, and how the community can help (volunteering opportunities etc).		Move action to year 1 & 2 lots of small actions rather than one large action- work in with EYL					○

● / \$ Resourcing or funding secured

\$ Additional operating or capital budget required

o Additional funding required, amount to be determined

Measuring our success

Key performance indicators	Source	Current	Target
Community perceptions		Performance score out of 100	Industry average to high score*
Community safety and crime prevention	2024 MARKYT® Community Scorecard	23	46-66
Lighting of streets and public places		38	51-65
Housing		35	47-64
Health and community services		50	55-68
Services and facilities for young people (15-24 years)		35	47-65
Crime statistics		Average monthly offences, rate per 1,000 population	
Stealing	WA Police Crime Statistics for Shire of Broome, Oct 2023 – Sept 2024	3.3	The aim is to reduce the average rate of monthly offences
Burglary		2.5	
Property damage		2.3	
Drug offences		1.6	
Assault		1.3	
Stealing of motor vehicle		0.9	
Sexual offences		0.3	
Disorderly conduct		0.2	
Liquor offences		0.1	
Level of impact from local safety issues		% high or severe impact	
Alcohol and other drugs	2025 Community Safety Survey	42%	The aim is to reduce the proportion of respondents who rate impacts as high or severe
Disorderly conduct		41%	
Homelessness		25%	
Stealing		22%	
Break-ins / burglaries		20%	
Property damage / vandalism		18%	
Assault		17%	
Family and domestic violence		13%	

* Note: the Shire aims to close the gap during the term on this plan to move towards or exceed industry average.

Do you have an idea or suggestion to improve safety and security in Broome?

Please contact the Shire of Broome to share your thoughts and ideas.

In person: Shire Administration Centre
Cnr Weld and Haas Street
Broome, Western Australia

Phone: +618 9191 3456

Email: shire@broome.wa.gov.au

Mail: PO Box 44, Broome, Western Australia 6725

Attachment 1 – Community Safety Plan Submissions and Responses

Name	Submission	Shire of Broome Response
Fiona Hart Ngura Buru (Night Space)	<p>Officer notes taken from the meeting held on 4 June 2025</p> <ul style="list-style-type: none"> Rename organisation details on Objective 1, Action 6 - Ngurra Buru/Kullarri Regional Communities Indigenous Corporation Ngurra Buru/Kullarri Regional Communities Indigenous Corporation added as Key Partner against Objective 1, action 3 and Objective 8, action 5. Delete Action 1.5 – Participate in the Ngurra Buru Working Group, as the group will discontinue now that the service is operational. Revise Action 8.9 – Facilitate the Broome Youth and Community Services Coordinators Network to share information and resources. <p>Change to - Facilitate information sharing through the Broome Youth Coordinators Network.</p>	<p>Change: Ngurra Buru / Kullarri Regional Communities Indigenous Corporation to be added as Key Partner to Objective 1, Action 3 and Objective 8, action 5.</p> <p>Change: Delete Action 1.5</p> <p>Change: Action 8.9 revised to - Facilitate information sharing through the Broome Youth Coordinators Network</p>
Tonii 'Wajayi' Skeen (Senior Regional Development Officer – KDC)	<p>Objective 1: Expand youth diversion programs to reduce crime Empowered Youth Leaders must be considered a key partner in the implementation of youth diversion programs. These emerging leaders play a critical role in influencing positive pathways for their peers and are central to culturally responsive, place-based solutions for youth engagement and crime prevention.</p> <p>Objective 6: Reduce the incidence of and impact from family and domestic violence The Kimberley Aboriginal Women's Council (KAWC) should be identified as a key partner under this objective. KAWC is actively leading strategic work with Marnja Jarndu Women's Refuge Inc, which is in the process of transitioning to an Aboriginal Community Controlled Organisation. This</p>	<p>Objective 1 - Change: Empowered Youth Leaders added as key partner to the following actions 1.1, 1.3, and 1.8.</p> <p>Objective 6 - Change: Kimberley Aboriginal Women's Council added as a key partner to actions 6.1 and 6.4.</p> <p>Objective 7 - The Shire acknowledges the complexity of this action and recommends that Action 7.4 be removed to allow officers to continue working collaboratively with all stakeholders</p>

	<p>transition represents a significant shift towards creating a culturally safe and community-led resource centre for women and children, extending beyond traditional refuge models.</p> <p>Objective 7: Improve access to safe, affordable accommodation for everyone</p> <p>The current priority statement to “lobby on behalf of the PBC to acquire ALT land to assist with transitioning land to PBCs” is broad and lacks clarity in terms of implementation and partnership roles.</p> <p>Key Partners should include the Kimberley Land Council and the respective Recognised Native Title PBCs within the Shire’s boundaries, not only ALT and PBCs.</p> <p>It is also important to acknowledge the complexities involved in this process, including legal liability, infrastructure upgrades, and the resourcing required to bring land to a habitable standard. These realities must be reflected in the Plan to ensure this objective is actionable and realistic.</p> <p>Objective 8: Strengthen collaboration between service providers Aboriginal Community Controlled Organisations (ACCOs) must be explicitly recognised as key partners. ACCOs bring deep cultural knowledge, trusted relationships, and a track record of delivering effective, locally tailored support. Their leadership is essential to improving coordination and outcomes across the service system.</p> <p>Leadership and Accountability: Will there be a dedicated Shire Councillor or Councillors assigned to champion the implementation of this Plan? Identifying clear political leadership can help bring these strategies to life and ensure ongoing accountability, visibility, and momentum for the work.</p> <p>Accessible Communication:</p>	<p>to determine appropriate land management approaches. It is recommended that Action 7.3 remain – Advocate for Aboriginal Lands Trust to effectively manage land use and illegal camping in key locations, including Kennedy Hill.</p> <p>Change: Delete - Lobby on behalf of Prescribed Body Corporations to acquire Aboriginal Lands Trust land to assist with transitioning land to Prescribed Body Corporations.</p> <p>Objective 8: A number of Aboriginal Community-Controlled Organisations (ACCOs) are listed as key partners across various actions, and the Shire will continue to engage with ACCOs in the development and delivery of these actions where appropriate. Change: It is recommended that ACCOs be included as partners in Action 8.3 and be invited to participate in the Community Safety Working Group.</p> <p>Leadership and Accountability: Designated Shire Councillors will be appointed as Chair and Co-Chair of the Community Safety Working Group. The Working Group will receive quarterly updates on the deliverables outlined in the Plan and provide feedback to support ongoing implementation.</p> <p>Accessible Communication:</p>
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	<p>There is a need to develop a youth-friendly and community-accessible version of the Plan (and any future strategic plans). Simplifying language and format will help ensure broader community understanding, engagement, and ownership—particularly for young people, families, and community members who may not typically engage with formal strategy documents.</p>	<p>The following action focuses on producing accessible content for the community to support improved home security.</p> <p>9.4 - Collaborate with WA Police to develop and distribute safety and security checklists for homes and businesses.</p> <p>Change: Reword the action below: 9.2 - Promote Community Safety Month in October each year.</p> <p>Change to: 9.2 Promote Community Safety Month in October each year, using the opportunity to highlight and promote key initiatives from the Community Safety Plan through accessible and inclusive communication channels, including engagement with local schools to support awareness and participation.</p>
Mirrika Councillor	<p>Key Recommendations:</p> <p>1. Youth Engagement & Diversion</p> <ul style="list-style-type: none"> • Workshops: Educate youth about anti-social behaviour and promote respect through local advertising campaigns. • Free Wi-Fi zones: Combine internet access with messaging against violence, drugs, and anti-social behaviour. • Night-time activities: <ul style="list-style-type: none"> ○ Free scooter time sessions ○ Hip-hop discos ○ Boxing "fight nights" in a controlled environment to channel aggression safely- Johani's comments? ○ Game rooms and go-karting ○ Hang-out zones with air-conditioning for safe socialising 	<p>The feedback has been noted and will be considered as individual actions are further planned and developed.</p> <p>Several existing actions within the plan respond to the suggestions you've provided, as outlined below</p> <ul style="list-style-type: none"> • 1.1 - Work with key partners to support delivery of effective crime prevention and engagement activities for young people, together with evaluation programs.

	<ul style="list-style-type: none"> • Alternative education: Introduce flexible schooling options. • 10-week youth program: Held during high-crime months at the Camp School, supported by local organisations to help young people reflect on their behaviour and build life skills. <p>2. Drug & Burglary Awareness Campaigns</p> <ul style="list-style-type: none"> • Run creative campaigns using local youth and community actors to speak about drug harm and burglary prevention. • Distribute scooter wheel locks and provide education on theft prevention. • Improve lighting in high-crime areas. • Fund an Indigenous-led security patrol for local hotspots. <p>3. Addressing Homelessness & Adult Crime</p> <ul style="list-style-type: none"> • Expand services at Milliya Rumurra Aboriginal Corporation to support that experiencing homelessness. • Where appropriate, assist people to return to their home communities or nearby towns. • For adult offenders: <ul style="list-style-type: none"> ◦ Offer community service programs such as gardening, park clean-ups, and beach clean-ups. ◦ Run "How to Be an Adult" programs for ages 18–30, covering citizenship, life skills, and positive behaviour over 10 weeks. <p>Community Involvement: How You Can Help We believe safety is a shared responsibility. You can contribute by:</p> <ul style="list-style-type: none"> • Donating your time to programs • Offering work experience to youth and young adults • Donating funds to support activities and equipment 	<ul style="list-style-type: none"> • 6.7 - Advocate for and support local services to deliver workshops in schools that educate young people on healthy and respectful relationships, promoting early intervention and positive behaviour. • 3.7 - Partner with WA Police to implement bike and scooter theft prevention initiatives, including community education on how to store and secure scooters safely in public places and private properties. • 4.5 - Provide street lighting upgrades focusing on priority areas identified through the lighting audit, community feedback and WA Police crime statistics. • 3.4 - Collaborate with key partners to complete a feasibility study to introduce a safety and security patrol service. • 3.5 - Support Mamabulanjin Aboriginal Corporation to deliver Kullarri Patrol services, focused on providing safe transportation for intoxicated people, including transport home or to a designated safe place, and for the delivery of the Return to Country Program. <p>In addition, there are actions within the draft Youth Plan 2025 – 2029 that respond to your feedback as per below:</p>
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		<ul style="list-style-type: none"> • Design and deliver engaging programs that make use of both indoor and outdoor spaces, featuring a variety of activities such as movie nights, sports, art and cultural experiences. • Activate the Skate Park, Pump Track and Mountain Bike Precinct (once completed) by: <ul style="list-style-type: none"> - hosting youth-focused events like competitions, free bike lock giveaways, safety and wellbeing talks and targeted bike repair education sessions - supporting youth wellbeing initiatives - promoting practical, active transport solutions <p>There are no further revisions recommended to the draft Community Safety Plan.</p>
Anonymous	<p>1. Focus Areas and Proposed Actions</p> <p>The priorities identified are appropriate and reflect many of the key concerns within the Broome community. The plan could be strengthened further by placing additional emphasis on:</p> <ul style="list-style-type: none"> • Youth engagement and diversion programs, especially those that are culturally safe and led by Aboriginal organisations. Eg Fitzroy project https://amp.abc.net.au/article/105281556 • Mental health and substance use support, with integrated, trauma-informed services that focus on early intervention and recovery. 	<p>The feedback has been noted and will be considered as individual actions are further planned and developed.</p> <p>There are several Aboriginal organisations referenced in the actions of the Plan, and the Shire will continue to seek opportunities to engage with Aboriginal stakeholders to inform the delivery of these actions.</p> <p>Several existing actions within the plan respond to the suggestions you've provided,</p>

	<ul style="list-style-type: none"> Community-led safety initiatives, such as neighbourhood watch groups, local events, or volunteer patrols, to help foster ownership and trust. <p>2. Cultural Safety and Inclusion Ensuring cultural safety for Aboriginal and Torres Strait Islander peoples is essential. I encourage ongoing engagement with Traditional Owners and Aboriginal community-controlled organisations in the implementation phase, including co-designing local solutions.</p> <p>3. Ideas for Consideration</p> <ul style="list-style-type: none"> Regular community safety forums to ensure transparent updates and invite feedback throughout implementation. Place-based safety audits, especially in high-risk areas, with input from residents and service providers. Public education campaigns on topics like domestic and family violence, youth safety, alcohol and drug harm, and respectful relationships. 	<p>as outlined below, no additional revisions are recommended.</p> <ul style="list-style-type: none"> Work with key partners to support delivery of effective crime prevention and engagement activities for young people, together with evaluation programs. Support WA Country Health Service, Broome Regional Aboriginal Medical Service, Kimberley Aboriginal Medical Services and other health service providers with prevention and harm minimisation initiatives for various applications, including sporting and community events. Provide street lighting upgrades focusing on priority areas identified through the lighting audit, community feedback and WA Police crime statistics. Introduce a Get to Know Your Neighbour initiative to strengthen neighbourhood connections and improve community safety. Advocate for and support local services to deliver workshops in schools that educate young people on healthy and respectful relationships, promoting early intervention and positive behaviour.
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		<ul style="list-style-type: none"> Facilitate a Community Safety Working Group to oversee implementation of the Shire of Broome's Community Safety Plan.
Anonymous	<p>I don't feel further youth diversion tactics will help at all.</p> <p>I also don't believe further blanket liquor restrictions will help. It will drive away more good people than improve the crime rates.</p> <p>If you can't advocate for parents being held legally accountable for their children then at least consider putting the parents on a banned drinkers register if neglecting their children. And people that move to town from remote communities should have education on what civilisation entails.</p> <p>My car has been damaged twice this week alone while parked in my driveway of an evening. The windscreen was cracked 3 days ago and yesterday a huge dent on one door that appears to be from a big rock thrown hard. I picked up three large rocks next to it.</p> <p>My 10yo son is scared and considers his aboriginality a bad thing from all the screaming and fighting that foot traffic past our house brings. It's the opposite of why we moved here. We must leave the AC and TV on all night to avoid sleep disturbances for my son and the pup.</p> <p>Perhaps also consider allowing 24 hour businesses like servos to only operate on the outskirts of town not right in the middle of residential areas.</p>	<p>The Shire is sympathetic to your situation, as we are to others who are experiencing similar issues with crime and anti-social behaviour in Broome.</p> <p>The following actions within the plan respond to suggestions you've provided; there are no further revisions recommended.</p> <ul style="list-style-type: none"> Advocate for essential primary prevention initiatives supporting families through childhood and adolescence, including enhanced support, education, and mentoring programs for parents and caregivers. Advocate for increased funding for service providers to deliver drug and alcohol initiatives and support services, including rehabilitation, by preparing letters of support and correspondence to ministers and relevant stakeholders.

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9.2 PLACE

9.2.1 MCMAHON ESTATE LOCAL STRUCTURE PLAN - CONSIDERATION OF SUBMISSIONS AND ADOPTION

LOCATION/ADDRESS:	Lot 2441 Reid Road, Cable Beach
APPLICANT:	Shire of Broome
FILE:	PLA68
AUTHOR:	Planning Officer
CONTRIBUTOR/S:	Nil
RESPONSIBLE OFFICER:	Director Development and Community
DISCLOSURE OF INTEREST:	Nil

SUMMARY:

At the Ordinary Meeting of Council held 26 June 2025, Councillors resolved to request the Chief Executive Officer to advertise the McMahon Estate Local Structure Plan (**MELSP**) in accordance with regulation 18 of the Planning and Development (Local Planning Schemes) Regulations 2015 for a minimum of 42 days.

The Local Structure Plan was advertised for public comment between 27 June 2025 and 9 August 2025.

As the public comment period has now closed, the Shire must consider the submissions received on the McMahon Estate Local 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 McMahon Estate Local Structure Plan be approved with modifications.

BACKGROUND

Previous Considerations

OMC 26 May 2022	Item 9.2.2
OMC 29 June 2023	Item 9.2.3
OMC 28 September 2023	Item 9.2.2
OMC June 2025	Item 9.2.1

Broome has been experiencing a housing crisis for a number of years and the Shire has been investigating ways to support the development of more affordable housing. The McMahon Estate project presented an opportunity for infill housing development for Lot 2441 Reid Road (which is commonly referred to as McMahon Estate).

Council resolved to adopt new Local Planning Scheme No 7 (LPS7) at the Ordinary Meeting of Council (OMC) held 26 May 2022. The new local planning scheme, now gazetted, rezoned McMahon Estate from 'Residential R40' and 'Parks, Recreation and Drainage' local reserve to 'Urban Development'. This zoning allows for a holistic approach to be taken when designing a residential development, through the preparation of a Local Structure Plan.

In June 2023, the Shire received a \$210,792 grant and interest from the Regional North Local Government Assistance Program , which funded the preparation of the MELSP.

Council resolved the following at the OMC held 29 June 2023:

COUNCIL RESOLUTION:**(REPORT RECOMMENDATION)****Moved: Cr B Rudeforth****Minute No. C/0623/017****Seconded: Cr P Taylor*****That Council:***

- 1. Note the need for a structure planning process to be undertaken for McMahon Estate.***
- 2. Note the Local Government Assistance Program grant funding received by the Department of Planning, Lands and Heritage for McMahon Estate structure planning process.***
- 3. Request the Chief Executive Officer proceed with the procurement to appoint a consultant to undertake structure planning for McMahon Estate.***

CARRIED UNANIMOUSLY 6/0

Following the appointment of consultants, a Community Engagement Plan and Terms of Reference for a Community and Stakeholder Reference Group were adopted at the OMC held 28 September 2023.

Council Resolution:**(Report Recommendation)****Moved: Cr P Taylor****Minute No. C/0923/004****Seconded: Cr E Foy*****That Council:***

- 1. Endorses the Community Engagement Plan for the McMahon Estate Local Structure Plan (Attachment 1);***
- 2. Authorises the Chief Executive Officer to make minor changes to the Community Engagement Plan as required during implementation;***
- 3. Adopts the McMahon Estate Local Structure Plan -Community and Stakeholder Reference Group - Terms of Reference (Attachment 2);***
- 4. Requests the Chief Executive Officer to advertise for Expressions of Interest for community member representation to fill positions on the McMahon Estate Local Structure Plan - Community and Stakeholder Reference Group and following the close of the submission period table all submissions to Council for consideration of endorsement; and***
- 5. Request the Chief Executive Officer to formally invite representation from all member organisations included in the McMahon Estate Local Structure Plan - Community and Stakeholder Reference Group - Terms of Reference (Attachment 2).***

For: Cr Mitchell, Cr Male, Cr Foy, Cr Rudeforth and Cr Taylor**CARRIED UNANIMOUSLY 5/0**

Comprehensive community engagement was undertaken to inform the preparation of the MELSP, details of which are outlined in the consultation section below. This engagement informed the preparation of the MELSP, which is now being submitted for assessment under the Planning and Development (Local Planning Schemes) Regulations 2015 (LPS Regulations).

COUNCIL RESOLUTION:**(REPORT RECOMMENDATION)****Minute No. C/0625/009****Moved: Cr P Taylor****Seconded: Cr M Virgo****That Council:**

- 1. Thanks the Stakeholder Reference Group and community members for providing comment to inform the preparation of the McMahan Estate Local Structure Plan and note the Engagement Outcomes report in Attachment No 3.**
- 2. Pursuant to Regulation 17 of the Planning and Development (Local Planning Schemes) Regulations 2015, accepts the McMahan Estate Local Structure Plan for assessment and advertising, subject to minor adjustments to text in section 2.3.1 and Figure 4.**
- 3. Requests the Chief Executive Officer to advertise the McMahan Estate Local Structure Plan in accordance with clause 18 of the Planning and Development (Local Planning Schemes) Regulations 2015 for a minimum of 42 days.**

For: 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

At the OMC held 26 June 2025, Councillors resolved to request the Chief Executive Officer (CEO) to advertise the MELSP in accordance with clause 18 of the LPS Regulations for a minimum of 42 days.

COUNCIL RESOLUTION:**(REPORT RECOMMENDATION)****Minute No. C/0625/009****Moved: Cr P Taylor****Seconded: Cr M Virgo****That Council:**

- 1. Thanks the Stakeholder Reference Group and community members for providing comment to inform the preparation of the McMahan Estate Local Structure Plan and note the Engagement Outcomes report in Attachment No 3.**
- 2. Pursuant to Regulation 17 of the Planning and Development (Local Planning Schemes) Regulations 2015, accepts the McMahan Estate Local Structure Plan for assessment and advertising, subject to minor adjustments to text in section 2.3.1 and Figure 4.**
- 3. Requests the Chief Executive Officer to advertise the McMahan Estate Local Structure Plan in accordance with clause 18 of the Planning and Development (Local Planning Schemes) Regulations 2015 for a minimum of 42 days.**

For: 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

The proposed Local Structure Plan, if approved, will be the principal planning instrument guiding development in the structure plan area.

COMMENT

The MELSP has been advertised for public comment as required under the LPS 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 MELSP was advertised and at the close of the public comment period a total of six (6) individual submissions were received. A detailed assessment of the submissions and officer response is included as **Attachment 1**.

The submissions raised concerns or propose improvements across six key themes: environmental protection, housing density, transport and infrastructure, energy planning, safety, and community benefit. The points raised in the submissions have been considered and minor modifications are recommended to the McMahon Estate Local Structure Plan. The full list of modifications can be found in **Attachment 2** - Schedule of Modifications.

Summary

The MELSP has been prepared with community input and is consistent with the local planning framework, including the Shire's Local Planning Strategy, Local Planning Scheme No. 7, Liveable Neighbourhoods and Shire Local Planning Policies.

As such it is recommended that Council recommends to the WAPC that the MELSP is approved subject to modifications.

CONSULTATION

Consultation performed prior to statutory public comment period

In line with the Community Engagement Plan adopted by Council in September 2023, the level of engagement for the project was collaborate and the two phases of engagement were undertaken to inform the preparation of the Local Structure Plan, as outlined below:

Initial community engagement – the purpose of this initial phase of engagement was to raise awareness and to seek input into the concept plan options. Engagement activities occurred from April to June 2024.

This first phase of engagement included Community Stakeholder Reference Group meetings, site walks and broader community engagement launch, leaflet drop and online community feedback where 73 comments were received. Some of the key matters raised in this phase of engagement included:

- Consideration of demographics being targeted and the type of housing that would be appropriate.
- Consideration of the scale of proposed new housing and response to existing neighbouring properties.
- Importance of maintaining existing ecological corridors.
- Community expectation of retention of large areas of open space.
- Importance of pedestrian pathways, particularly to provide access to the school.
- Desire to retain the northern cul-de-sacs in current condition.
- Consideration of drainage throughout the area and the impacts of hard surfaces.

Concept Options Engagement – the purposes of this phase of engagement was to seek community feedback on the three draft concept plans for the site. Engagement during this phase was undertaken in August 2024 and included:

- Community Stakeholder Reference Group workshop.
- One Community Workshop;
- One Community drop-in session;
- Four online surveys;
- One written submission
- Meetings with NBY and Yawuru Elders.
- The feedback received did not suggest there was a preferred option overall, rather there were elements of each of the plans that should be considered in a refined option. Some of the key feedback included:
 - The new park to have native trees, grassed areas, paths and nature play.
 - The ecological/drainage corridor to have natural bushland, large shade trees, paths, opportunities for school engagement and lighting.
 - Movement networks should consider walking routes to school that minimise road crossings, surveillance to the park and enabling connections between Dakas Street and Reid Road.
- Low density housing is preferred in this location.
- Following the concept option engagement phase, a third workshop was held with the Community Stakeholder Reference Group on 26 November 2024 to present the updated concept design back to the group following the broader community comments received. The group endorsed the design with Shire Officers noting technical studies would now be undertaken, including Traffic Impact Assessment, Bushfire Management Plan, Local Water management Strategy and the Structure Plan report would be prepared.

The feedback received at both phases of the engagement and from the Community Stakeholder Reference Group directly informed the MELSP, which is now being presented to Council.

Council Workshops

Updates were provided to Council via snapshots at regular monthly intervals and by Council Workshops on the:

- 12 March 2024 – Shire President Mitchell, Cr Male, Cr Lewis, Cr Smith, Cr Tayloe and Cr Virgo in attendance.
- 13 August 2024 - Shire President Mitchell, Cr Male, Cr Lewis, Cr Mamid, Cr Matsumoto, Cr Smith, Cr Taylor and Cr Virgo present.
- 1 October 2024 - Cr Cooper, Cr Lewis, Cr Mamid, Cr Smith, Cr Taylor and Cr Virgo present.
- 26 November 2024 - Shire President Mitchell, Cr Male, Cr Cooper, Cr Mamid, Cr Smith, Cr Taylor and Cr Virgo present.

The statutory community engagement period required under the Planning Regulations commenced on the 27 June 2025 concluding the 9 August 2025. This included:

- Notice in the newspaper and the Shire's website;
- Display of material at the Shire Administration Centre;
- Letter to all landowners within 200m of the site;
- Letters to servicing authorities; and
- Letters to referral authorities including Department of Water and Environmental Regulation, Department of Fire and Emergency Service, Main Roads WA and Department of Biodiversity Conservation and Attractions.

The schedule of submissions is included as **Attachment 1** and details all the submissions received and recommendations in relation to the matters raised.

STATUTORY ENVIRONMENT

Planning and Development Act 2005

Planning and Development (Local Planning Schemes) Regulations 2015

16. Preparation of structure plan

- (1) A structure plan must —
 - a) be prepared in a manner and form approved by the Commission; and
 - b) include any maps, information or other material required by the Commission; and
 - c) unless the Commission otherwise agrees, set out the following information —
 - i. the key attributes and constraints of the area covered by the plan including the natural environment, landform and the topography of the area;
 - ii. the planning context for the area covered by the plan and the neighbourhood and region within which the area is located;
 - iii. any major land uses, zoning or reserves proposed by the plan;
 - iv. estimates of the future number of lots in the area covered by the plan and the extent to which the plan provides for dwellings, retail floor space or other land uses;
 - v. the population impacts that are expected to result from the implementation of the plan;
 - vi. the extent to which the plan provides for the coordination of key transport and other infrastructure;
 - vii. the proposed staging of the subdivision or development covered by the plan.
- (2) The local government may prepare a structure plan in the circumstances set out in clause 15.
- (3) A person may make an application to the local government for a structure plan prepared by the person in the circumstances set out in clause 15 to be assessed and advertised if the person is —
 - a) a person who is the owner of any or all of the land in the area to which the plan relates; or
 - b) an agent of a person referred to in paragraph (a).

17. Action by local government on receipt of application

- (1) On receipt of an application for a structure plan to be assessed and advertised, the local government —
 - a) must consider the material provided by the applicant and advise the applicant in writing —
 - i. if the structure plan complies with clause 16(1); or
 - ii. if further information from the applicant is required before the structure plan can be accepted for assessment and advertising;and
 - b) must give the applicant an estimate of the fee for dealing with the application in accordance with the Planning and Development Regulations 2009 regulation 48.
- (2) The structure plan is to be taken to have been accepted for assessment and advertising if the local government has not given written notice to the applicant of its decision by the latest of the following days —

- a) 28 days after receipt of an application;
- b) 14 days after receipt of the further information requested under subclause (1)(a)(ii);
- c) if the local government has given the applicant an estimate of the fee for dealing with the application — the day the applicant pays the fee.

18. Advertising structure plan

- (1) The local government must, within 28 days of preparing a structure plan or accepting an application for a structure plan to be assessed and advertised —
 - a) advertise the proposed structure plan in accordance with subclause (2); and
 - b) seek comments in relation to the proposed structure plan from any public authority or utility service provider that the local government considers appropriate; and
 - c) provide to the Commission —
 - i. a copy of the proposed structure plan and all accompanying material; and
 - ii. details of the advertising and consultation arrangements for the plan.
- (2) The local government must advertise the structure plan in one or more of the following ways —
 - a) must advertise the proposed structure plan by publishing in accordance with clause 87 —
 - i. the proposed structure plan; and
 - ii. a notice of the proposed structure plan; and
 - iii. any accompanying material in relation to the proposed structure plan that the local government considers should be published; and
 - b) may also advertise the proposed structure plan by doing either or both of the following —
 - i. giving notice of the proposed structure plan to owners and occupiers who, in the opinion of the local government, are likely to be affected by the approval of the proposed structure plan;
 - ii. (erecting a sign or signs in a conspicuous place on the land the subject of the proposed structure plan giving notice of the proposed structure plan.
- (3) A notice published or given, or on a sign erected, under subclause (2) in relation to a proposed structure plan must specify —
 - (a) the manner and form in which submissions may be made; and
 - (b) the period under subclause (3A) for making submissions and the last day of that period.
- (3A) The period for making submissions on a proposed structure plan is —
 - (a) the period of 42 days after the day on which the notice is first published under subclause (2)(a)(ii); or
 - (b) a longer period approved by the Commission.
- (4) If a local government fails to advertise a structure plan in accordance with this clause, the Commission may take reasonable steps to ensure that the plan is advertised.
- (5) All costs incurred by the Commission in the exercise of the power conferred by subclause (4) may, with the approval of the Minister, be recovered from the local government as a debt due to the Commission.

POLICY IMPLICATIONS

5.22 - Shire of Broome Structure Plan and Subdivision Standards

FINANCIAL IMPLICATIONS

There are no additional costs associated with the preparation of the Structure Plan as these were included in the 2023/24 and 2024/25 budgets. Previous funding allocations were made up of a \$210,792 grant and interest from the Regional North Local Government Assistance Program and a \$50,000 Shire of Broome Municipal contribution.

RISK

There is risk of reputational damage due to the multi-faceted role of Council. In this instance, Council has a regulatory role to play in the administration and assessment of the Structure Plan that is guided by legislation and also in this case, the Shire has acted in the role of the proponent in coordinating the preparation of the Local Structure Plan.

The WAPC is an independent statutory body which is ultimately responsible for the approval of the Local Structure Plan. This will provide an independent review process for the preparation and assessment of the Local Structure Plan.

STRATEGIC ASPIRATIONS

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

Outcome 2 - Everyone has a place to call home

Objective 2.1 Promote access to safe, affordable accommodation to meet all needs, including itinerants, homeless people, those at risk, youth and the elderly.

Place - We will grow and develop responsibly and sustainably, caring for the natural environment and 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 6.3 Create attractive, sustainable streetscapes, parks and open spaces.

VOTING REQUIREMENTS

Simple Majority

REPORT RECOMMENDATION:

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, the Shire endorses the Schedule of Modifications set out in Attachment No 2 and recommends approval of the McMahon Estate Local Structure Plan, subject to modifications.

3. *Requests the Chief Executive Officer to forward the McMahon Estate Local Structure Plan, Schedule of Modifications and Schedule of Submissions to the Western Australian Planning Commission for approval, pursuant to Regulation 22 of the Deemed Provisions of the Planning and Development (Local Planning Schemes) Regulations 2015.*

Attachments

1. Attachment 1 - Schedule of Submissions
2. Attachment 2 - Schedule of Modifications
3. Attachment 3 - McMahon Estate Local Structure Plan

SCHEDULE OF PUBLIC SUBMISSIONS – MCMAHON ESTATE LSP

No.	Name/ Organisation	Submission	Summary of Submission	HS Comment	Recommendations
1.	Pallas Mareyo	<p>Please see below my feedback for the MESP, and I trust it will be considered appropriately and with respect.</p> <p>Regarding environmental concerns, I implore the Shire to take its responsibility seriously to preserve established fauna to an exceptionally high level. Existing large trees should be maintained and incorporated into planning at all costs. It is well established that tree canopy, shading, natural vegetation conservation (non-destruction/preservation as well as development) to avoid urban heat traps are critical elements of a healthy urban environment and are beyond monetary value.</p> <p>Regarding the indicated zoning: I note that in the assessment by Colliers International, higher density zoning and corresponding density in Broome was shown to be of LIMITED SUPPLY as well as in HIGH DEMAND, yet: 'Despite this demand, the MESP's location is identified as being better suited to a combination of detached single houses and smaller lot product.' (page 22). This seems like a reprehensible oversight, which will be inadequately addressed by 'maintaining flexibility' for future changes: 0.84ha for grouped dwellings compares inadequately with 3.73ha for R25 and under (as per the current allocations).</p> <p>Regarding transport issues and opportunities, I would encourage the Shire to be much more bold in its plans to facilitate active transport. In my role as a regional health professional, I see Broome as unacceptably car-dependent, which results in a range of negative health impacts - for example reduced physical activity, increased car pollution, increased road safety challenges to name a few. Bold and innovative plans to address this, even in light of the significant weather experienced in the Kimberley, will pay health and other dividends and must be more heavily prioritised. Parking lots/expanses of concrete for cars is NOT what I would like to see, recognising that while we are very car-dependent at present, this needs to change and will not be facilitated by increasing the public space allocated to vehicles. I am very much in favour of reviewing the bus routes in town and along Reid road in particular, and look forward to significant improvement in public transport options in the Shire in the coming years as an essential service.</p> <p>Regarding power infrastructure, I would like to know more information regarding options for electricity beyond a substation. Is a community battery an option, will there be appropriate infrastructure planning to facilitate and encourage residential solar arrays and connections, how will this best be serviced from the outset.</p>	<ul style="list-style-type: none"> • Preservation of established fauna of high importance. • Tree canopy, shading, natural vegetation conservation is of high importance to minimise urban heat impacts. • Needs to consider higher density outcome for the MESP to provide much needed higher density zoning. • Consider greater proportion of grouped dwellings in the development. • Opportunities for active transport should be prioritised to encourage mode shift and reduce individual car use. • Shire to review the need for public transport in Broome. • Community battery and solar PV panels to be considered as part of infrastructure planning for the MESP. 	<ul style="list-style-type: none"> • The MESP has been designed to include two ecological corridors which are largely made up of retained native bushland area (approx. 1.1ha of the MESP site). In areas where native bushland is in poor health, local native and shrub species will be planted. Tree retention is also a key priority in ecological corridors, and the existing canopy is proposed to be strengthened through additional landscaping. These retained ecological corridors will provide preservation of established fauna and flora for the MESP which connect with existing external ecological corridors as well. Refer Figure 13 of MESP. • Ecological corridors with retained vegetation will also provide a function in the provision of urban tree canopy in addition to proposed tree planting in verges and corridors to reduce urban heat island impacts. Refer Figure 13 of MESP for tree planting and retention approach. • The density allocations for the site have considered the need to accommodate a variety of lot sizes and types to provide for housing diversity while also representing a built form outcome which is consistent with and considerate of the surrounding context. Approx. 40% of the development in the concept will be R25 or higher, representing an increase in density to the majority of R20 developed housing in the established surrounding area and thus providing a greater level of dwelling diversity. Refer to Figure 12. The MESP includes approximately 0.84ha of R30-R40 zone which contributes to medium density housing outcomes for the development. • The MESP identifies an opportunity for the implementation of public transport bus services in Broome which could include routes to benefit future MESP residents and existing residents in the locality. Refer Table 12 of the MESP. • Alternative options for power infrastructure will be determined at the detailed design stage once the subdivision layout is confirmed and infrastructure needs confirmed by Horizon Power. 	<ul style="list-style-type: none"> • Update MESP to include opportunity to explore solar and community battery infrastructure. • Include in 2.3.7 Physical Infrastructure and Services.
2	Clare Bennett	I have a few concerns regarding the plans for the proposed McMahon Estate.	<ul style="list-style-type: none"> • Overlooking and overshadowing considerations for properties to the west of Reid Road to be considered. 	<ul style="list-style-type: none"> • The intended density code range will allow for a maximum two storey development height, therefore minimising the extent of overshadowing 	<ul style="list-style-type: none"> • Add sentence to 2.3.5 – movement to indicate the

SCHEDULE OF PUBLIC SUBMISSIONS – MCMAHON ESTATE LSP

		<ul style="list-style-type: none"> Overlooking and overshadowing to existing properties along Reid road as the adjacent land is built up higher. No open green space available to properties along Reid road (could there be room for a park at the Manggala roundabout? Was informed at the community group that the housing and driveways at the two proposed blocks on the roundabout could not be safely built or accessed). Reduced property value and rental income to existing properties along Reid road, due to construction, increased traffic, noise pollution and no proposed parklands close for play or exercise. No footpath outlined in the structural plans along Reid road. 	<ul style="list-style-type: none"> Preference for more public open space towards Reid Road. Question as to access for properties fronting on to the Manggala Dr roundabout and how this will be safely achieved. Concern over noise pollution for properties along Reid Road during construction as well as ongoing increased traffic impacting property values and rental yields. Preference for footpath along Reid Road. 	<p>to western adjoining lots which are separated from the MESP by Reid Road (approx. 30m road reserve) plus property setbacks.</p> <ul style="list-style-type: none"> Overlooking to western adjoining lots from future housing within the MESP will be reduced by the 30m setback provided by Reid Road reserve which exceeds visual privacy setback requirements under the R-Codes for single and grouped residential dwellings. The proposed development comprises 30.86% POS which well exceeds the required 10% for the subdivision. This POS is deliberately co-located with existing green links and established vegetation through the site and will be accessible approximately 300m walk from Reid Road to the benefit of established residents in the area. The MESP concept plan includes battleaxe style driveways for lots fronting the roundabout on Manggala Drive so that access can be achieved safely from an internal local road. Shown on the concept plan, Figure 12. Impacts from construction will be temporary and will not have any long-term impact on property values. The provision of public benefit through the new park to be developed as part of the subdivision will provide improved amenity to the established local area. The Transport Impact Assessment for the site indicates that traffic volumes generated from the development will be below 100 vehicles per hour in the peak hour for any road (Reid Road included). Intersection analysis also indicates that with post development traffic, there is very little impact to the intersections and road network. The existing footpath infrastructure along Reid Road will be retained and provides for continued pedestrian movement along Reid Road. 	<p>footpath on Reid Road is retained.</p>
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SCHEDULE OF PUBLIC SUBMISSIONS – MCMAHON ESTATE LSP

3	James Moffatt - Solar Microgrids Australia	<p>We offer the following comments in relation to the McMahon Estate Structure Plan currently open for consultation:</p> <p>1. Solar Orientation and Seasonal Energy Use</p> <p>We note Section 5.2 of the Structure Plan states: “All urban blocks prioritised in north-south orientation to allow east-west lots which optimise climatic conditions from a solar access perspective.”</p> <p>While this layout supports north-facing roofs - commonly preferred in southern Australia - it is less suitable in Broome. In practice, household electricity usage in Broome spikes by 46% during the wet season, driven by air-conditioning. Yet, north-facing PV arrays underperform during this period, while east-west oriented PV systems produce up to 22% more during the wet, directly aligning with peak consumption.</p> <p>Our analysis is based on installations and billing data from over 150 residential solar customers in Broome. We urge the Shire to reassess whether this lot orientation genuinely supports local energy performance or if adjustments are warranted to reflect Broome's unique seasonal profile.</p> <p>2. Future-Ready Residential Electrical Infrastructure</p> <p>We also urge the Shire to consider future energy readiness at the infrastructure level during development.</p> <p>Broome is rapidly electrifying: residents are adopting EVs, installing solar and battery systems, and moving away from gas. However, the current norm of small, internal sub-boards (often located in hallways) creates significant challenges and costs when upgrading older homes.</p> <p>We strongly recommend:</p> <ul style="list-style-type: none"> • Larger, externally accessible main switchboards • Provisions for DER integration, EV charging, and essential/non-essential load separation • Early planning for DERMS and grid compliance <p>Incorporating these elements during the initial build stage ensures homes are ready for the energy transition — safely, affordably, and with Broome-specific conditions in mind.</p>	<ul style="list-style-type: none"> • North-south facing roofs are less suitable in Broome than they are in southern parts of Australia. • East-west oriented PV systems perform better during the wet season aligning with peak consumption. • Consideration to be given to lot orientation and whether this supports solar customers in Broome. • Consideration to be given to electric utilities installed for individual homes to ensure ease of rapid electrification for EV charging and solar and battery system installation. 	<ul style="list-style-type: none"> • The lot layout of the MESP responds to the constraints of the overall configuration of the site and need to link with existing road connections. This dictates lot orientations and the overall design outcome of the MESP. • Notwithstanding, commentary provided regarding solar access for PV's is acknowledged and it is considered that lot widths proposed in the MESP which are typically greater than 15m in the east west aspect will allow adequate roof space to accommodate an eastern or western facing PV panel configuration for dwellings as needed. • Matters relating to individual landowner choices regarding future-ready electrical infrastructure provision is not considered at the structure planning stage of the MESP development. Rather this is considered at the detailed subdivision and individual development stage. 	<ul style="list-style-type: none"> • MESP to be updated to reflect commentary regarding solar PV access to east and western aspects. E.g. add a further bullet point to page 77: <ul style="list-style-type: none"> ◦ Lot widths are considered large enough to allow for installation of solar PV panels on eastern and western facing roof aspects to facilitate alignment with wet season peak consumption.
4	Andrew Morton	<p>Hello I have just seen this plan for consideration. I would like the shire to consider utilising this area for a public park, as it was originally planned.</p> <p>Most of the investment in public infrastructure seems to be focussed on tourism areas, While I understand that Tourism is a big industry in broome, it</p>	<ul style="list-style-type: none"> • Preference for MESP land to be developed as a public park and not for housing. • Preference for the development to provide benefit for existing ratepayers in the Cable Beach area. • Consideration to be given to parkland with bushland trails for walking and riding. 	<ul style="list-style-type: none"> • The MESP was originally designed to accommodate a district level oval, however the decision to develop the Broome Recreational and Aquatic Centre in 2000 made a recreational function on the site redundant. As such the site has been identified as a good opportunity to 	<ul style="list-style-type: none"> • No recommended changes to the MESP.

SCHEDULE OF PUBLIC SUBMISSIONS – MCMAHON ESTATE LSP

		<p>would be nice to have some infrastructure developments aim at rate payers...</p> <p>This area could make a really nice green space in the middle of the suburb, a green park with bushland and trails for walking and bike riding, rather than packing more housing in. There is loads of room on the outskirts of town that would allow for more housing. Ensuring that residents have access to green spaces is vital to ensure the liveability of Broome is preserved.</p> <p>Most of the newer developments in Broome have spaces like this. Why can't we have this in Cable Beach?</p>	<ul style="list-style-type: none"> • Preference for additional housing to be provided on the urban outskirts of the Broome Townsite. 	<p>provide much needed additional housing with a public open space element retained.</p> <ul style="list-style-type: none"> • The proposed structure plan comprises 30.86% public open space which far exceeds the 10% requirement and provides a combination of preserved ecological corridors and a large centralised reserve both of which provide public benefit for existing community members in Cable Beach and surrounds. • The preserved ecological corridors will retain existing informal trails and formalised footpaths to facilitate walking and riding through the area. • The land subject to the MESP development provides good opportunity for the much-needed provision of infill housing as it is co-located with existing infrastructure, schools, shops and services. Infill development of this nature creates the efficient utilisation of existing infrastructure and services resulting in a high amenity outcome for new residents. 	
5	Hatch	<p>On behalf of our client, Foundation Housing, we wish to make the following submission to the McMahon Estate Local Structure Plan (MELSP), currently available for inspection and comment.</p> <p>In making this submission, it is appropriate to declare that:</p> <ul style="list-style-type: none"> • We have reviewed the draft McMahon Estate Local Structure Plan, and are familiar with its contents • We had previously prepared the McMahon Estate Development Business Case (2021) and are therefore closely conversant with the site, constraints, context, history and underlying data, and • The undersigned was part of the original team that prepare Liveable Neighbourhoods in 1997, and involved in every review since then, and is therefore familiar with the intended interpretation of LN, referred to below. <p>In general, our client is supportive of the MELSP. However, there are a number of matters that are believed require revision. These are:</p> <ol style="list-style-type: none"> 1. POS/ECC: The Structure Plan graphic depicting the MELSP contains a serious inconsistency that has bearing on the anticipated viability of the project. Specifically, the depiction of the proposed POS/ECC (ie, green render on the plan) extends into the road reserve of abutting roads, and is bounded by the proposed kerb-line of those roads, not the road reserve boundary. It is our understanding that the area rendered green (POS/ECC) on the Structure plan is to be deemed to be the required extent of the open space corridor, and that any road and lot designs need to be re-positioned outside of this area accordingly. It should be noted that this will reduce the 	<ul style="list-style-type: none"> • Broadly supportive of the MESP. • Concern noted in relation to inconsistency in the MESP structure plan map in relation to the road reserve/carriageway widths and adjoining POS impacting road design and therefore the viability of the project. • Concern that the road design standards used are in excess of the LN requirements for road widths, proposing a 7.4m carriageway width. A 6m width is deemed more appropriate considering: <ul style="list-style-type: none"> ○ Increased development costs impacting viability. ○ Reduction in drainage runoff. ○ Increased traffic speeds on wider streets. • Preference to extend development footprint from Dakas Street to Goldie Court to address safety concerns in relation to the ecological corridor to the east of the site and use of the area by school students. • Shire to ensure flexibility in design to allow for lot shapes to minimise lot frontages to road reserves where possible. 	<ul style="list-style-type: none"> • Broad support for the MESP is noted. • The inconsistency in the structure plan map is noted. The structure plan map advertised includes 'residential' zone land use shading to the verge area of the road reserve which is an incorrect depiction. This will be updated as part of modifications to the MESP following advertising. This update will increase the effective road reserve and carriageway widths and verge areas can be adjusted internally to accommodate road carriageway infrastructure without impacting the POS. • The Access Street C designation has been applied in this instance in accordance with Liveable Neighbourhoods and the Shire's subdivision and engineering guidelines. Liveable Neighbourhoods indicates that Access Street C is the most typical and most common residential street wherein Access Street D relates to short, low volume and low parking demand streets. The wider access street C is considered to align with the existing urban character of the Boome Townsite which is characterised by wide road reserves and road pavements. The increased road pavement widths are considered suitable to allow for greater opportunity for parking of vehicles in the road pavement taking into consideration that private vehicle use in Broome forms the dominant mode of 	<ul style="list-style-type: none"> • Update MESP structure plan map (Figure 2) to accurately reflect residential zone and road reserve/carriageway zoning. • It is noted this was an error in drafting and does not impact percentages.

SCHEDULE OF PUBLIC SUBMISSIONS – MCMAHON ESTATE LSP

		<p>developable footprint and viability of the project (potentially up to 5% impact).</p> <p>2. Road Design: The MELSP states that engineering design should be cognisant of Liveable Neighbourhoods, but specifies road design standards which are well in excess of LN requirements. Specifically, the MELSP requires access roads to be comprised of a 7.4m carriageway (with additional embayed parking in places) contained within a 20m road reserve. The MELSP road carriageway is consistent with an Access C street under LN, whereas the correct road allocation should be Access D (6.0m carriageway) for the following reasons:</p> <ol style="list-style-type: none"> The logic of 20m reserves is understood, but regarded as excessive. For local streets of this category, prevailing reserve width should be 18m. Both Access C and D streets are yield typologies, meaning that parking is on-street, and on occasions may require vehicles to pause behind parked cars and yield to oncoming traffic, effectively traffic calming the street. The yield function of these streets is a core underlying tenet of these typologies in LN. A 7.4m Access C is intended to be applied to medium density (high visitor parking) streets with volumes up to 3000VPD. Neither of these conditions apply, except where abutting the group housing cell. (Note that the typology does not include the additional augmentation by embayed parking). A 6.0 Access D should be correctly applied to streets within the MELSP due to low densities (and low visitor parking) and vol volumes. Applying 7.4m carriageway requirements instead of the correct 6.0m carriageway will have the following consequences: <ol style="list-style-type: none"> Increasing drainage by approximately 20% due to increased asphalt surfaces, Increasing road construction by approximately 20%, and thereby further impacting on the project's low viability, Increasing operational speeds on local streets in proximity to the Primary School by increasing width and removing friction. Also refer to addendum 1 for visual examples of typologies for clarification. <p>3. Reintroduce redevelopment east of the Primary School. Extensive stakeholder engagement with schools in 2021 revealed that the un-surveilled ECC corridor on the east side of the Primary School was perceived as a serious safety risk to students, who were instructed to avoid its use. It is also seen to be an uncontrolled access point for criminal offenders entering or escaping over rear fences from properties accessed from DePledge Way and Goldie Court. It is</p>		<p>transport in lieu of any formalised public transport services in the townsite.</p> <ul style="list-style-type: none"> A key outcome from community engagement was the need for existing ecological corridors to be maintained through the development of the site. In addition to this, consultation outcomes expressed a desire for large areas of open space for the local community to be retained. As such introducing development to the eastern ecological corridor would be inconsistent with these outcomes and would have a detrimental impact on the size of the ecological corridors for the MESP. Noting that the eastern ecological corridor forms part of the broader drainage approach for the site. Refer Appendix. 1 of the MESP. The lot layout concept plan in the MESP has been designed with minimum 60m wide street blocks to allow flexibility in lot layouts to be developed at subdivision stage. Notwithstanding this, the lot sizes and shapes have been designed to maximise regular efficient layout of lots which are generally rectangular in shape to enable typical residential development outcomes. In some exceptions irregular lot shapes are indicated for selected corner lots. These lots include large frontages and have been allocated a larger area to enable flexibility in the built form response to support feasible outcomes. These lots form the minority of sites and are not considered undevelopable given the R-Codes allows for design variations to account for irregular lot shapes, with a number of examples across Broome of housing developed on irregular lot shapes. 	
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		<p>essential to extend the proposed finger of development from Dakas Street up to Goldie Street to achieve improved access and CPTED (namely surveillance over a greater length of the school boundary, and access control to the rear fences of abutting properties.</p> <p>4. Allow flexibility to resolve undevelopable lots. Various lots depicted in the MELSP comprise triangles, one with up to three frontages bounded by road reserves. These lots are generally undevelopable, and would cause also result in excessive road boundaries with full height privacy/security fencing (and associated maintenance neglect of road reserves abutting). It is essential the MELSP allows for flexibility of design to ensure poorly considered portions of the design can be resolved.</p>			
6.	Silvia Kadrabova	<p>Dear Sir/Madam,</p> <p>I am writing to provide feedback on the Transport Impact Assessment (TIA) related to the</p> <p>McMahon Estate Structure Plan. I appreciate the opportunity to contribute and wish to raise the following concerns regarding the methodology and conclusions presented in the document.</p> <p>Page 9 – Traffic Counts on Manggala Drive</p> <ul style="list-style-type: none"> The absence of data due to environmental damage to the counter indicates an incomplete assessment. I recommend that traffic counts be repeated to ensure accuracy. Manggala Drive and Banu Avenue are currently experiencing increased traffic pressure due to the closure of Cable Beach (Foreshore Redevelopment), particularly between 4–6 pm, as vehicles travel to and from Gantheaume Point for sunset viewing. <p>Page 9 – Peak Volume on Reid Road</p> <ul style="list-style-type: none"> While peak hour data was considered, seasonal variations were not. The current data does not accurately reflect traffic volumes throughout the year. <p>Table 1 – PM Peak Hour Traffic Flow</p> <ul style="list-style-type: none"> The survey conducted on 12 December falls within the wet season and close to the Christmas period, when many residents typically leave town. This timing may have significantly impacted traffic volumes and does not represent typical conditions. <p>Page 21 – Section 6.1 (Local Park Usage)</p> <ul style="list-style-type: none"> The assumption that nearby parks will not attract visitors from outside the immediate area is questionable. As a resident living adjacent to a small park, I frequently observe families traveling from Broome North for playdates, indicating broader usage. <p>Page 21 – Section 6.2 (Traffic Thresholds)</p>	<ul style="list-style-type: none"> Concern in relation to accuracy of traffic count data and the validity of the report in relation to this. Concern raised in relation to increased traffic pressure on Manggala Drive and Banu Avenue in peak evening times. Seasonal variations not considered in traffic volumes. Question validity due to survey being conducted during the Christmas period. Concern in relation to traffic from users of the new park travelling from broader Broome to utilise the facilities. Recommend reconsidering the TIS conclusion that the structure plan falls below the threshold for further analysis should be reconsidered in light of seasonal traffic fluctuations. SIDRA analysis questioned based on data inputs not representing typical conditions. Document should account for increased electric scooter use and their impact on traffic flow and safety. 	<ul style="list-style-type: none"> The environmental damage to the counter at Manggala Drive is not considered to pose a significant risk to the validity of the Traffic Impact Statement given accurate readings were made at other nearby sites, and it is unlikely that traffic volumes at the Manggala location would be higher than the peak volumes at other nearby measurement sites. Notwithstanding, the SIDRA analysis undertaken during intersection modelling for the site indicates that all intersections both before and after the development has occurred will operate at the highest level of service. This means they allow for free flowing traffic and minimal congestion. Fluctuations in traffic volumes due to seasonal changes are not anticipated to be significant in the MESP locality given this is a primarily residential area, rather than a tourism or commercial focussed area. The traffic monitoring results show the intersections in this area can accommodate additional vehicles anticipated post development, even with high and low season traffic variations, their capacity is not considered to affect the conclusions of the SIDRA analysis. The MESP proposes a local park which is of a scale and purpose to service the local community within the immediate locality. The park is anticipated to primarily be accessed through active modes of transport such as walking or bike riding therefore not contributing significantly to additional vehicle movements to the site. The report considers the active transport network surrounding the site which includes an established road network and continuous sealed path suitable for active modes such as scooters. 	<ul style="list-style-type: none"> No recommended changes to the MESP.

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		<ul style="list-style-type: none"> Conducting the survey during the wet season and pre-Christmas period may have skewed results. The conclusion that the structure plan falls below the threshold for further analysis should be reconsidered in light of seasonal traffic fluctuations. <p>Page 21 – Section 6.3 (Intersection Analysis)</p> <ul style="list-style-type: none"> The SIDRA analysis relies on the same limited data set, which may not provide an accurate representation of intersection performance under typical conditions. <p>General Comment</p> <ul style="list-style-type: none"> The document does not account for the increasing use of electric scooters and their impact on traffic flow and safety. This mode of transport should be considered in future assessments. <p>In reviewing the Transport Impact Assessment, it is evident that the current traffic data is incomplete and seasonally skewed. Key counts—such as those for Mangala Drive—were unsuccessful due to environmental damage, and the timing of surveys during the wet season and pre-Christmas period does not reflect typical traffic conditions.</p> <p>To ensure accurate planning and assessment, I strongly recommend that new traffic counts be conducted under representative seasonal conditions, with particular attention to peak usage periods and emerging transport modes such as electric scooters.</p> <p>I trust these comments will be taken into consideration in the ongoing planning and review process. Thank you for your attention to these matters.</p>			
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No.	Name/ Organisation	Submission	Summary of Submission	Officer Comment	Recommendations
1	Pallas Mareyo	<p>Please see below my feedback for the MESP, and I trust it will be considered appropriately and with respect.</p> <p>Regarding environmental concerns, I implore the Shire to take its responsibility seriously to preserve established fauna to an exceptionally high level. Existing large trees should be maintained and incorporated into planning at all costs. It is well established that tree canopy, shading, natural vegetation conservation (non-destruction/preservation as well as development) to avoid urban heat traps are critical elements of a healthy urban environment and are beyond monetary value.</p> <p>Regarding the indicated zoning: I note that in the assessment by Colliers International, higher density zoning and corresponding density in Broome was shown to be of LIMITED SUPPLY as well as in HIGH DEMAND, yet: 'Despite this demand, the MESP's location is identified as being better suited to a combination of detached single houses and smaller lot product.' (page 22). This seems like a reprehensible oversight, which will be inadequately addressed by 'maintaining flexibility' for future changes: 0.84ha for grouped dwellings compares inadequately with 3.73ha for R25 and under (as per the current allocations).</p>	<ul style="list-style-type: none"> • Preservation of established fauna of high importance. • Tree canopy, shading, natural vegetation conservation is of high importance to minimise urban heat impacts. • Needs to consider higher density outcome for the MESP to provide much needed higher density zoning. • Consider greater proportion of grouped dwellings in the development. • Opportunities for active transport should be prioritised to encourage mode shift and reduce individual car use. 	<ul style="list-style-type: none"> • The MESP has been designed to include two ecological corridors which are largely made up of retained native bushland area (approx. 1.1ha of the MESP site). In areas where native bushland is in poor health, local native and shrub species will be planted. Tree retention is also a key priority in ecological corridors, and the existing canopy is proposed to be strengthened through additional landscaping. These retained ecological corridors will provide preservation of established fauna and flora for the MESP which connect with existing external ecological corridors as well. Refer Figure 13 of MESP. • Ecological corridors with retained vegetation will also 	<p>That the submission be noted and the following modifications are performed to MESP:</p> <ul style="list-style-type: none"> • Update in 2.3.7 Physical Infrastructure and Services to include opportunity to explore solar and community battery infrastructure.

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	<p>Regarding transport issues and opportunities, I would encourage the Shire to be much more bold in its plans to facilitate active transport. In my role as a regional health professional, I see Broome as unacceptably cardependent, which results in a range of negative health impacts - for example reduced physical activity, increased car pollution, increased road safety challenges to name a few. Bold and innovative plans to address this, even in light of the significant weather experienced in the Kimberley, will pay health and other dividends and must be more heavily prioritised. Parking lots/expanses of concrete for cars is NOT what I would like to see, recognising that while we are very car-dependent at present, this needs to change and will not be facilitated by increasing the public space allocated to vehicles. I am very much in favour of reviewing the bus routes in town and along Reid road in particular, and look forward to significant improvement in public transport options in the Shire in the coming years as an essential service.</p> <p>Regarding power infrastructure, I would like to know more information regarding options for electricity beyond a substation. Is a community battery an option, will there be appropriate infrastructure planning to facilitate and encourage residential solar arrays and connections, how will this best be serviced from the outset.</p>	<ul style="list-style-type: none"> Shire to review the need for public transport in Broome. Community battery and solar PV panels to be considered as part of infrastructure planning for the MESP. 	<p>provide a function in the provision of urban tree canopy in addition to proposed tree planting in verges and corridors to reduce urban heat island impacts. Refer Figure 13 of MESP for tree planting and retention approach.</p> <ul style="list-style-type: none"> The density allocations for the site have considered the need to accommodate a variety of lot sizes and types to provide for housing diversity while also representing a built form outcome which is consistent with and considerate of the surrounding context. Approx. 40% of the development in the concept will be R25 or higher, representing an increase in density to the majority of R20 developed housing in the established surrounding area and thus providing a greater level of dwelling diversity. Refer to Figure 12. 	
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				<p>The MESP includes approximately 0.84ha of R30-R40 zone which contributes to medium density housing outcomes for the development.</p> <ul style="list-style-type: none"> The MESP identifies an opportunity for the implementation of public transport bus services in Broome which could include routes to benefit future MESP residents and existing residents in the locality. Refer Table 12 of the MESP. Alternative options for power infrastructure will be determined at the detailed design stage once the subdivision layout is confirmed and infrastructure needs confirmed by Horizon Power. 	
2	Clare Bennett	I have a few concerns regarding the plans for the proposed McMahon Estate.	<ul style="list-style-type: none"> Overlooking and overshadowing considerations for properties to the west of 	<ul style="list-style-type: none"> The intended density code range will allow for a maximum two storey development height, 	That the submission be noted and the following modifications are performed to MESP:

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		<ul style="list-style-type: none"> Overlooking and overshadowing to existing properties along Reid road as the adjacent land is built up higher. No open green space available to properties along Reid road (could there be room for a park at the Manggala roundabout? Was informed at the community group that the housing and driveways at the two proposed blocks on the roundabout could not be safely built or accessed). Reduced property value and rental income to existing properties along Reid road, due to construction, increased traffic, noise pollution and no proposed parklands close for play or exercise. No footpath outlined in the structural plans along Reid road. 	<p>Reid Road to be considered.</p> <ul style="list-style-type: none"> Preference for more public open space towards Reid Road. Question as to access for properties fronting on to the Manggala Dr roundabout and how this will be safely achieved. Concern over noise pollution for properties along Reid Road during construction as well as ongoing increased traffic impacting property values and rental yields. Preference for footpath along Reid Road. 	<p>therefore minimising the extent of overshadowing to western adjoining lots which are separated from the MESP by Reid Road (approx. 30m road reserve) plus property setbacks.</p> <ul style="list-style-type: none"> Overlooking to western adjoining lots from future housing within the MESP will be reduced by the 30m setback provided by Reid Road reserve which exceeds visual privacy setback requirements under the R-Codes for single and grouped residential dwellings. Overlooking to western adjoining lots from future housing within the MESP will be reduced by the 30m setback provided by Reid Road reserve which exceeds visual privacy setback requirements under the R-Codes for single and grouped residential dwellings. 	<ul style="list-style-type: none"> Add sentence to 2.3.5 – movement to indicate the footpath on Reid Road is retained.
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				<ul style="list-style-type: none"> • The proposed development comprises 30.86% POS which well exceeds the required 10% for the subdivision. This POS is deliberately co-located with existing green links and established vegetation through the site and will be accessible approximately 300m walk from Reid Road to the benefit of established residents in the area. • The MESP concept plan includes battleaxe style driveways for lots fronting the roundabout on Manggala Drive so that access can be achieved safely from an internal local road. Shown on the concept plan, Figure 12. • Impacts from construction will be temporary and will not have any long-term impact on property values. The provision of public benefit through the new park to be developed as part of the subdivision will 	
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				<p>provide improved amenity to the established local area.</p> <ul style="list-style-type: none"> The Transport Impact Assessment for the site indicates that traffic volumes generated from the development will be below 100 vehicles per hour in the peak hour for any road (Reid Road included). Intersection analysis also indicates that with post development traffic, there is very little impact to the intersections and road network. The existing footpath infrastructure along Reid Road will be retained and provides for continued pedestrian movement along Reid Road. 	
3	James Moffatt - Solar Microgrids Australia	<p>We offer the following comments in relation to the McMahon Estate Structure Plan currently open for consultation:</p> <p>1. Solar Orientation and Seasonal Energy Use We note Section 5.2 of the Structure Plan states: “All urban blocks prioritised in north-south</p>	<ul style="list-style-type: none"> North-south facing roofs are less suitable in Broome than they are in southern parts of Australia. East-west oriented PV systems perform better during the 	<ul style="list-style-type: none"> The lot layout of the MESP responds to the constraints of the overall configuration of the site and need to link with existing road connections. This dictates lot orientations and the 	<p>That the submission be noted and the following modifications are performed to MESP:</p> <ul style="list-style-type: none"> Update section 5.2 – Community Design to include the following:

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	<p>orientation to allow eastwest lots which optimise climatic conditions from a solar access perspective.”</p> <p>While this layout supports north-facing roofs - commonly preferred in southern Australia - it is less suitable in Broome. In practice, household electricity usage in Broome spikes by 46% during the wet season, driven by air-conditioning. Yet, north-facing PV arrays underperform during this period, while east-west oriented PV systems produce up to 22% more during the wet, directly aligning with peak consumption.</p> <p>Our analysis is based on installations and billing data from over 150 residential solar customers in Broome. We urge the Shire to reassess whether this lot orientation genuinely supports local energy performance or if adjustments are warranted to reflect Broome’s unique seasonal profile.</p> <p>2. Future-Ready Residential Electrical Infrastructure We also urge the Shire to consider future energy readiness at the infrastructure level during development.</p> <p>Broome is rapidly electrifying: residents are adopting EVs, installing solar and battery systems, and moving away from gas. However, the current norm of small, internal sub-boards (often located in hallways) creates significant</p>	<p>wet season aligning with peak consumption.</p> <ul style="list-style-type: none"> • Consideration to be given to lot orientation and whether this supports solar customers in Broome. • Consideration to be given to electric utilities installed for individual homes to ensure ease of rapid electrification for EV charging and solar and battery system installation. 	<p>overall design outcome of the MESP.</p> <ul style="list-style-type: none"> • Notwithstanding, commentary provided regarding solar access for PV’s is acknowledged and it is considered that lot widths proposed in the MESP which are typically greater than 15m in the east west aspect will allow adequate roof space to accommodate an eastern or western facing PV panel configuration for dwellings as needed. • Matters relating to individual landowner choices regarding future-ready electrical infrastructure provision is not considered at the structure planning stage of the MESP development. Rather this is considered at the detailed subdivision and individual development stage. 	<ul style="list-style-type: none"> - Lot widths are considered large enough to allow for installation of solar PV panels on eastern and western facing roof aspects to facilitate alignment with wet season peak consumption.
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		<p>challenges and costs when upgrading older homes.</p> <p>We strongly recommend:</p> <ul style="list-style-type: none"> • Larger, externally accessible main switchboards • Provisions for DER integration, EV charging, and essential/nonessential load separation • Early planning for DERMS and grid compliance. <p>Incorporating these elements during the initial build stage ensures homes are ready for the energy transition — safely, affordably, and with Broome specific conditions in mind.</p>			
4	Andrew Morton	<p>Hello I have just seen this plan for consideration. I would like the shire to consider utilising this area for a public park, as it was originally planned.</p> <p>Most of the investment in public infrastructure seems to be focussed on tourism areas, While I understand that Tourism is a big industry in broome, it would be nice to have some infrastructure developments aim at rate payers... This area could make a really nice green space in the middle of the suburb, a green park with bushland and trails for walking and bike riding, rather than packing more housing in. There is loads of room on the outskirts of town that would allow for more housing. Ensuring that residents have access to green spaces is vital to ensure the liveability of broome is preserved.</p>	<ul style="list-style-type: none"> • Preference for MESP land to be developed as a public park and not for housing. • Preference for the development to provide benefit for existing ratepayers in the Cable Beach area. • Consideration to be given to parkland with bushland trails for walking and riding. 	<ul style="list-style-type: none"> • The MESP was originally designed to accommodate a district level oval, however the decision to develop the Broome Recreational and Aquatic Centre in 2000 made a recreational function on the site redundant. As such the site has been identified to provide much needed additional housing with a public open space element retained. • The proposed structure plan comprises 30.86% public 	<p>That the submission be noted and no recommended changes to the MESP.</p>

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		<p>Most of the newer developments in Broome have spaces like this. Why can't we have this in cable beach?</p>	<ul style="list-style-type: none"> • Preference for additional housing to be provided on the urban outskirts of the Broome Townsite. 	<p>open space which far exceeds the 10% requirement and provides a combination of preserved ecological corridors and a large centralised reserve both of which provide public benefit for existing community members in Cable Beach and surrounds.</p> <ul style="list-style-type: none"> • The preserved ecological corridors will retain existing informal trails and formalised footpaths to facilitate walking and riding through the area. • The land subject to the MESP development provides good opportunity for the much-needed provision of infill housing as it is co-located with existing infrastructure, schools, shops and services. Infill development of this nature creates the efficient utilisation of existing infrastructure and services resulting in a high amenity outcome for new residents. 	
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5	Hatch	<p>On behalf of our client, Foundation Housing, we wish to make the following submission to the McMahon Estate Local Structure Plan (MELSP), currently available for inspection and comment. In making this submission, it is appropriate to declare that:</p> <ul style="list-style-type: none"> We have reviewed the draft McMahon Estate Local Structure Plan, and are familiar with its contents We had previously prepared the McMahon Estate Development Business Case (2021) and are therefore closely conversant with the site, constraints, context, history and underlying data, and The undersigned was part of the original team that prepare Liveable Neighbourhoods in 1997, and involved in every review since then, and is therefore familiar with the intended interpretation of LN, referred to below. <p>In general, our client is supportive of the MELSP. However, there are a number of matters that are believed require revision. These are:</p> <ol style="list-style-type: none"> 1. POS/ECC: The Structure Plan graphic depicting the MELPS contains a serious inconsistency that has bearing on the anticipated viability of the project. Specifically, the depiction of the proposed POS/ECC (ie, green render on the plan) extends into the road reserve of abutting roads, and is bounded by the proposed kerb-line of those roads, not the road reserve boundary. It is our understanding that the area rendered green (POS/ECC) on the Structure plan 	<ul style="list-style-type: none"> Broadly supportive of the MESP. Concern noted in relation to inconsistency in the MESP structure plan map in relation to the road reserve/carriageway widths and adjoining POS impacting road design and therefore the viability of the project. Concern that the road design standards used are in excess of the LN requirements for road widths, proposing a 7.4m carriageway width. A 6m width is deemed more appropriate considering: <ul style="list-style-type: none"> - Increased development costs impacting viability. - Reduction in drainage runoff. - Increased traffic speeds on wider streets. Preference to extend development footprint from Dakas Street to Goldie Court to address safety concerns in relation to the ecological corridor to the east of the site and use of the area by school students. 	<ul style="list-style-type: none"> Broad support for the MESP is noted. The inconsistency in the structure plan map is noted. The structure plan map advertised includes 'residential' zone land use shading to the verge area of the road reserve which is an incorrect depiction. This will be updated as part of modifications to the MESP following advertising. This update will increase the effective road reserve and carriageway widths and verge areas can be adjusted internally to accommodate road carriageway infrastructure without impacting the POS. The Access Street C designation has been applied in this instance in accordance with Liveable Neighbourhoods and the Shire's subdivision and engineering guidelines. Liveable Neighbourhoods indicates that Access Street C is the most typical and most common residential street wherein Access 	<p>That the submission be noted and the following modifications are performed to MESP:</p> <ul style="list-style-type: none"> Update structure plan map (Figure 2) to accurately reflect residential zone and road reserve/carriageway zoning. It is noted this was an error in drafting and does not impact percentages.
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		<p>is to be deemed to be the required extent of the open space corridor, and that any road and lot designs need to be re-positioned outside of this area accordingly. It should be noted that this will reduce the developable footprint and viability of the project (potentially up to 5% impact).</p> <p>2. Road Design: The MELSP states that engineering design should be cognisant of Liveable Neighbourhoods, but specifies road design standards which are well in excess of LN requirements. Specifically, the MELSP requires access roads to be comprised of a 7.4m carriageway (with additional embayed parking in places) contained within a 20m road reserve. The MELSP road carriageway is consistent with an Access C street under LN, whereas the correct road allocation should be Access D (6.0m carriageway) for the following reasons:</p> <ol style="list-style-type: none"> The logic of 20m reserves is understood, but regarded as excessive. For local streets of this category, prevailing reserve width should be 18m. Both Access C and D streets are yield typologies, meaning that parking is on-street, and on occasions may require vehicles to pause behind parked cars and yield to oncoming traffic, effectively traffic calming the 	<ul style="list-style-type: none"> Shire to ensure flexibility in design to allow for lot shapes to minimise lot frontages to road reserves where possible. 	<p>Street D relates to short, low volume and low parking demand streets. The wider access street C is considered to align with the existing urban character of the Boome Townsite which is characterised by wide road reserves and road pavements. The increased road pavement widths are considered suitable to allow for greater opportunity for parking of vehicles in the road pavement taking into consideration that private vehicle use in Broome forms the dominant mode of transport in lieu of any formalised public transport services in the townsite.</p> <ul style="list-style-type: none"> The lot layout concept plan in the MESP has been designed with minimum 60m wide street blocks to allow flexibility in lot layouts to be developed at subdivision stage. Notwithstanding this, the lot sizes and shapes have been designed to maximise regular efficient layout of lots which are generally rectangular in shape to enable typical residential 	
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		<p>street. The yield function of these streets is a core underlying tenet of these typologies in LN.</p> <p>c. A 7.4m Access C is intended to be applied to medium density (high visitor parking) streets with volumes up to 3000VPD. Neither of these conditions apply, except where abutting the group housing cell. (Note that the typology does not include the additional augmentation by embayed parking).</p> <p>d. A 6.0 Access D should be correctly applied to streets within the MELSP due to low densities (and low visitor parking) and vol volumes.</p> <p>e. Applying 7.4m carriageway requirements instead of the correct 6.0m carriageway will have the following consequences:</p> <ul style="list-style-type: none"> i. Increasing drainage by approximately 20% due to increased asphalt surfaces, ii. Increasing road construction by approximately 20%, and thereby further impacting on the project's low viability, 		<p>development outcomes. In some exceptions irregular lot shapes are indicated for selected corner lots. These lots include large frontages and have been allocated a larger area to enable flexibility in the built form response to support feasible outcomes. These lots form the minority of sites and are not considered undevelopable given the RCodes allows for design variations to account for irregular lot shapes, with a number of examples across Broome of housing developed on irregular lot shapes.</p>	
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		<p>iii. Increasing operational speeds on local streets in proximity to the Primary School by increasing width and removing friction.</p> <p>f. Also refer to addendum 1 for visual examples of typologies for clarification.</p> <p>3. Reintroduce redevelopment east of the Primary School. Extensive stakeholder engagement with schools in 2021 revealed that the unsurveilled ECC corridor on the east side of the Primary School was perceived as a serious safety risk to students, who were instructed to avoid its use. It is also seen to be an uncontrolled access point for criminal offenders entering or escaping over rear fences from properties accessed from DePledge Way and Goldie Court. It is essential to extend the proposed finger of development from Dakas Street up to Goldie Street to achieve improved access and CPTED (namely surveillance over a greater length of the school boundary, and access control to the rear fences of abutting properties.</p> <p>4. Allow flexibility to resolve undevelopable lots. Various lots depicted in the MELSP comprise triangles, one with up to three frontages bounded by road reserves. These lots</p>			
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		are generally undevelopable, and would cause also result in excessive road boundaries with full height privacy/security fencing (and associated maintenance neglect of road reserves abutting). It is essential the MELSP allows for flexibility of design to ensure poorly considered portions of the design can be resolved.			
6.	Silvia Kadrabova	<p>Dear Sir/Madam,</p> <p>I am writing to provide feedback on the Transport Impact Assessment (TIA) related to the McMahon Estate Structure Plan. I appreciate the opportunity to contribute and wish to raise the following concerns regarding the methodology and conclusions presented in the document.</p> <p>Page 9 – Traffic Counts on Manggala Drive</p> <ul style="list-style-type: none"> The absence of data due to environmental damage to the counter indicates an incomplete assessment. I recommend that traffic counts be repeated to ensure accuracy. Manggala Drive and Banu Avenue are currently experiencing increased traffic pressure due to the closure of Cable Beach (Foreshore Redevelopment), particularly between 4–6 pm, as vehicles travel to and from Gantheaume Point for sunset viewing. <p>Page 9 – Peak Volume on Reid Road</p> <ul style="list-style-type: none"> While peak hour data was considered, seasonal variations were not. The current data does not accurately reflect traffic volumes throughout the year. 	<ul style="list-style-type: none"> Concern in relation to accuracy of traffic count data and the validity of the report in relation to this. Concern raised in relation to increased traffic pressure on Manggala Drive and Banu Avenue in peak evening times. Seasonal variations not considered in traffic volumes. Question validity due to survey being conducted during the Christmas period. Concern in relation to traffic from users of the new park travelling from broader Broome to utilise the facilities. Recommend reconsidering the TIS 	<ul style="list-style-type: none"> The environmental damage to the counter at Manggala Drive is not considered to pose a significant risk to the validity of the Traffic Impact Statement given accurate readings were made at other nearby sites, and it is unlikely that traffic volumes at the Manggala location would be higher than the peak volumes at other nearby measurement sites. Notwithstanding, the SIDRA analysis undertaken during intersection modelling for the site indicates that all intersections both before and after the development has occurred will operate at the highest level of service. This means they allow for free flowing traffic and minimal congestion. Fluctuations in traffic 	That the submission be noted and no recommended changes to the MESP.

SCHEDULE OF PUBLIC SUBMISSIONS – MCMAHON ESTATE LOCAL STRUCTURE PLAN

		<p>Table 1 – PM Peak Hour Traffic Flow</p> <ul style="list-style-type: none"> The survey conducted on 12 December falls within the wet season and close to the Christmas period, when many residents typically leave town. This timing may have significantly impacted traffic volumes and does not represent typical conditions. Page 21 – Section 6.1 (Local Park Usage) The assumption that nearby parks will not attract visitors from outside the immediate area is questionable. As a resident living adjacent to a small park, I frequently observe families traveling from Broome North for playdates, indicating broader usage. <p>Page 21 – Section 6.2 (Traffic Thresholds)</p> <ul style="list-style-type: none"> Conducting the survey during the wet season and pre-Christmas period may have skewed results. The conclusion that the structure plan falls below the threshold for further analysis should be reconsidered in light of seasonal traffic fluctuations. <p>Page 21 – Section 6.3 (Intersection Analysis)</p> <ul style="list-style-type: none"> The SIDRA analysis relies on the same limited data set, which may not provide an accurate representation of intersection performance under typical conditions. <p>General Comment</p> <p>The document does not account for the increasing use of electric scooters and their impact on traffic flow and safety. This mode of</p>	<p>conclusion that the structure plan falls below the threshold for further analysis should be reconsidered in light of seasonal traffic fluctuations.</p> <ul style="list-style-type: none"> SIDRA analysis questioned based on data inputs not representing typical conditions. Document should account for increased electric scooter use and their impact on traffic flow and safety. 	<p>volumes due to seasonal changes are not anticipated to be significant in the MESP locality given this is a primarily residential area, rather than a tourism or commercial focussed area.</p> <ul style="list-style-type: none"> The traffic monitoring results show the intersections in this area can accommodate additional vehicles anticipated post development, even with high and low season traffic variations, their capacity is not considered to affect the conclusions of the SIDRA analysis. The MESP proposes a local park which is of a scale and purpose to service the local community within the immediate locality. The park is anticipated to primarily be accessed through active modes of transport such as walking or bike riding therefore not contributing significantly to additional vehicle movements to the site. 	
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SCHEDULE OF PUBLIC SUBMISSIONS – MCMAHON ESTATE LOCAL STRUCTURE PLAN

		<p>transport should be considered in future assessments.</p> <p>In reviewing the Transport Impact Assessment, it is evident that the current traffic data is incomplete and seasonally skewed. Key counts—such as those for Mangala Drive—were unsuccessful due to environmental damage, and the timing of surveys during the wet season and pre-Christmas period does not reflect typical traffic conditions.</p> <p>To ensure accurate planning and assessment, I strongly recommend that new traffic counts be conducted under representative seasonal conditions, with particular attention to peak usage periods and emerging transport modes such as electric scooters.</p> <p>I trust these comments will be taken into consideration in the ongoing planning and review process. Thank you for your attention to these matters.</p>		<ul style="list-style-type: none"> The report considers the active transport network surrounding the site which includes an established road network and continuous sealed path suitable for active modes such as scooters. 	
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MCMAHON ESTATE STRUCTURE PLAN

JUNE 2025

II

MCMAHON ESTATE STRUCTURE PLAN

JUNE 2025

III

HAMES SHARLEY

Revision Letter	Date	Reason for Issue	CM
A	28 Feb 2025	Technical reports and draft Structure Plan	NS
B	26 March 2025	Draft MESP	BM
C	12 May 2025	Final draft MESP incorporating Traffic, BMP and Shire feedback (excluding LWMS information)	BM
D	16 May 2025	Final draft MESP incorporating LWMS information	BM
E	3 June 2025	Final draft MESP incorporating second round of Shire feedback	BM

Project No: 44833

Project Name: McMahon Estate Structure Plan

Prepared for: The Shire of Broome



Prepared by:

COMPANY	ROLE
Hames Sharley	Lead Consultant - Planning and Urban Design
Shape Urban	Appendix 1 - Stakeholder Engagement Outcomes Report
AECOM	Appendix 2 - Traffic Impact Assessment Appendix 3 - Local Water Management Strategy
Bushfire Prone Planning	Appendix 4 - Bushfire Management Plan
Colliers International	Appendix 5 - Utilities and Servicing Strategy Appendix 6 - Market Analysis

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IV

MCMAHON ESTATE STRUCTURE PLAN

JUNE 2025

V

HAMES SHARLEY

ENDORSEMENT PAGE

This Structure Plan is prepared under the provisions of the Shire of Broome Local Planning Scheme No.7.
IT IS CERTIFIED THAT THIS ACTIVITY CENTRE PLAN WAS APPROVED BY RESOLUTION OF THE WESTERN AUSTRALIAN PLANNING COMMISSION ON:

INSERT 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

TABLE OF DENSITY PLANS

DENSITY PLAN NO.	AREA OF DENSITY PLAN APPLICATION	DATE ENDORSED BY WAPC

EXECUTIVE SUMMARY

The McMahon Estate Structure Plan has been prepared to coordinate future subdivision and development of a strategic infill site in the Broome Townsite.

The site presents an excellent opportunity to provide much needed housing, integrated with upgraded drainage and public parkland infrastructure. The proposed design allows for revitalisation of the site by providing residential infill to help cater for population growth and provide housing diversity and choice. This will be supported by the provision of high quality, site responsive public open space that will service future residents as well as the surrounding community.

Key components of the McMahon Estate Structure Plan include:

- + A range of residential densities to promote a variety of housing typologies;
- + Provision of quality public open space that responds to the site as well as addressing a need for such amenity within the wider locality; and
- + An integrated urban water management approach which enables retention of existing ecological corridors.

The McMahon Estate Structure Plan will assist with future detailed planning and design of the site and will also allow for the preparation of Local Development Plans on key sites.

The vision is for:

A development that respects the existing qualities of the site and surrounding neighbourhood while providing an appropriate mix of housing options. New development is connected with nature through large open spaces and ecological corridors, supported by safe and accessible linkages which enhance connectivity to and through the site.

The primary objectives in achieving this vision are set out in **Section 2.2** of this document.

The McMahon Estate Structure Plan has been informed by detailed site and context analysis, and a robust engagement process. The document has prepared in accordance with the following key State planning documents:

- + Liveable Neighbourhoods; and
- + WA Planning Manual - Guidance for Structure Plans.

It incorporates the following:

- + **Part One - Implementation:** Sets out the structure plans purpose / objectives, staging considerations, and includes provisions to help guide preparation and assessment of future subdivision 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 Liveable Neighbourhoods.
- + **Supporting Technical Appendices:** Includes the following documents:
 - Stakeholder Engagement Outcomes Report
 - Traffic Impact Assessment
 - Local Water Management Strategy
 - Bushfire Management Plan
 - Utilities and Servicing Strategy
 - Market Analysis

STRUCTURE PLAN SUMMARY TABLE

ITEM	DATA	STRUCTURE PLAN REF
Total area covered by the structure plan	10.42 ha	Part Two: Section 1.1
Area of each land use proposed		Part Two: Section 5.3
+ Residential	+ 4.57 hectares	
Total Estimated Lot Yield	94 lots	Part Two: Section 5.3
Estimated Number of Dwellings	Approximately 115 Dwellings	Part Two: Section 5.3.1
Estimated Residential Site Density	11 dwellings per hectare (total) 16 dwellings per hectare (excluding POS)	Part Two: Section 5.3.1
Estimated Population	312 (based on average household size of 2.72)	Part Two: Section 5.3.1
Estimated Area and Percentage of Public Open Space given over to:	3.22 ha (29.5%)	Part Two: Section 5.4.2
+ Local Park + Natural Bushland + Ecological Corridors / Drainage	+ 0.35 ha + 1.10 ha + 1.77 ha	
Estimated Percentage of Natural Area:	2.87 ha (27.5%)	Part Two: Section 5.4.2

PART ONE: IMPLEMENTATION

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ABBREVIATIONS

ABS	Australian Bureau of Statistics
ASS	Acid Sulfate Soils
BAL	Bushfire Attack Level
BMP	Bushfire Management Plan
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
LPS	Local Planning Strategy
LPS7	Shire of Broome Local Planning Scheme No.7
MESP	McMahon Estate Structure Plan
NBY	Nyamba Buru Yawuru
PAW	Public Access Way
POS	Public Open Space
REIWA	Real Estate Institute of Western Australia
SCP	Strategic Community Plan
SEIFA	Socio-Economic Indexes for Areas
SPP	State Planning Policy
TIA	Traffic Impact Assessment
UHI	Urban Heat Island
WAPC	Western Australian Planning Commission
WMS	Water Management Strategy
WSUD	Water Sensitive Urban Design

01

STRUCTURE PLAN AREA AND OPERATION



STRUCTURE PLAN AREA AND OPERATION

HAMES SHARLEY

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1.1 STRUCTURE PLAN AREA

The McMahon Estate Structure Plan (MESP) shall apply to the land contained within the inner edge of the line denoting the structure plan boundary as shown on **P1 - Figure 1**.

1.2 OPERATION

The MESP is in effect from the date stated on the cover and for a period of 10 years (or for any other period approved by the WAPC).

The MESP is prepared pursuant to the Shire of Broome Local Planning Scheme No.7.



P1 - Figure 1: Site Plan

02

PURPOSE

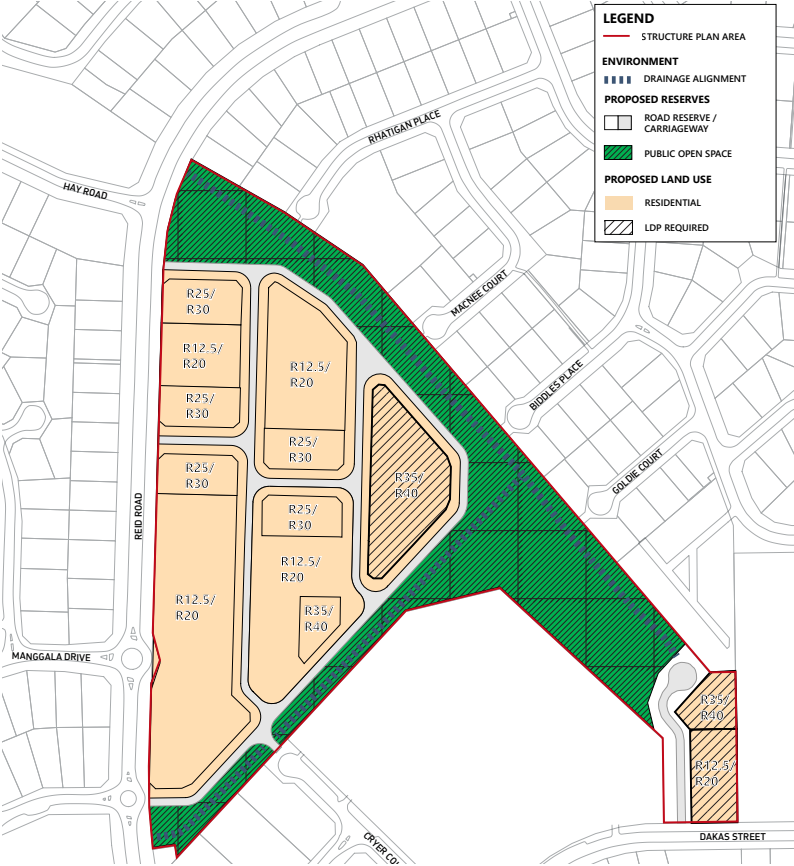
PURPOSE

HAMES SHARLEY

2.1 PURPOSE

The MESP site was previously zoned 'Residential R40' and 'Parks, Recreation and Drainage' in Local Planning Scheme No. 6. The zoning was updated to 'Urban Development' in Local Planning Scheme No.7 (LPS7) in 2023 to improve design and deliver a context responsive development on the site. Under the provisions of LPS7, this requires a Structure Plan to be prepared and approved prior to any future subdivision/development taking place.

The MESP site is also identified as Planning Area 0 in the Shire's approved Local Planning Strategy (LPS) and preparation of a structure plan was identified as a short-term priority. Unlocking the development potential of the site is a critical issue in the Shire, however, a Structure Plan was necessary to ensure this is coordinated with the water management, landscape, movement, environmental, and infrastructure needs.



P1 - Figure 2: MESP Structure Plan Map

2.2 OBJECTIVES

VISION

A development that respects the existing qualities of the site and surrounding neighbourhood while providing an appropriate mix of housing options. New development is connected with nature through large open spaces and ecological corridors, supported by safe and accessible linkages which enhance connectivity to and through the site.

OBJECTIVES

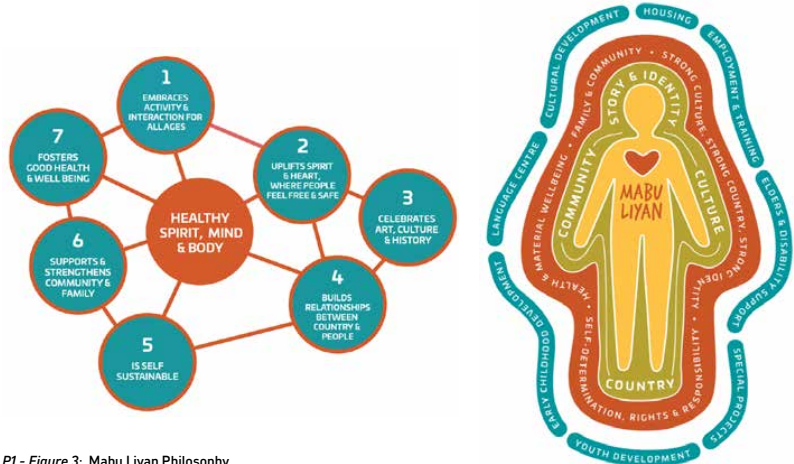
The MESP vision is to be implemented through the following objectives:

- + **Contextual Sensitivity** – Ensure new development responds to the scale, character, and existing qualities of the site and surrounding neighbourhood.
- + **Housing Delivery and Diversity** – Provide an urban structure that enables delivery of a mix of housing options which support diverse community needs.
- + **Ecological Integration** – Retain and enhance ecological corridors with native vegetation, shade trees, and natural bushland to support biodiversity, stormwater management, and community wellbeing.
- + **Open Space Preservation** – Provide generous and accessible open spaces that balance passive and active recreation, incorporating retained bushland, nature play, grassed areas, and shaded seating.
- + **Connected Movement Network** – Establish a well-designed pedestrian and cycling network that ensures safe, direct, and enjoyable connections within the development and to key local destinations.
- + **Integrated Water Management Solutions** – Implement water-sensitive urban design principles to manage stormwater effectively, reducing hard surface impacts while enhancing green spaces and ecological function.
- + **Community-Centered Design** – Create inviting and inclusive public spaces that encourage social interaction, safety, and a strong sense of place through thoughtful landscaping, lighting, and passive surveillance from new homes.

MABU LIYAN

Engagement with NBY identified that there was an opportunity for the MESP to align with the [Mabu Liyan philosophy](#), how this relates to the MESP objectives is summarised overleaf.

ITEM	MESP OBJECTIVES ALIGNMENT
1. Embraces activity and interaction for all ages	<ul style="list-style-type: none">+ Allocate density ranges which are flexible enough to accommodate a range of housing types in response to existing and changing community needs.+ Provide guidance on the size, type, and functionality of open spaces facilitating interaction and exploration for people of all ages.
2. Uplifts spirit & heart, where people feel free and safe	<ul style="list-style-type: none">+ Roads and housing designed to maximise views out onto bushland providing visual and physical connections to nature and public open spaces (passive surveillance for safety).+ Significant areas of natural bushland and public open space are being retained.
3. Celebrates art, Culture and history	<ul style="list-style-type: none">+ Subdivision design stage to consider community involvement in public art and public realm design exploring opportunities to celebrate culture and history.
4. Builds relationships between Country and people	<ul style="list-style-type: none">+ Significant areas of natural bushland and public open space are being retained, including two defined ecological corridors which provide an opportunity for people to engage with Country.+ Future stages of the project to consider community involvement in public realm design through planting of endemic plants to re-establish lost ecosystems.+ Open space areas to be used for events and/or education, including partnerships with local schools and organisations.
5. Is self-sustainable	<ul style="list-style-type: none">+ Precinct is designed for climate resilience, with an urban structure and future lot layouts that reduce the impacts of urban heat island effect.+ Urban water is managed on site to ensure no adverse downstream impacts towards Cable Beach.
6. Supports and strengthens community and family	<ul style="list-style-type: none">+ Introduction of new houses and public spaces breathes new life into the site supporting opportunities to build community.
7. Fosters good health and wellbeing	<ul style="list-style-type: none">+ Urban structure includes multiple spaces which encourage exercise and physical activity, with a clear network of connected and shaded pathways to local parks and destinations.



P1 - Figure 3: Mabu Liyan Philosophy

03

STAGING

STAGING

HAMES SHARLEY

17

3.1 STAGING

As indicated on **P1 - Figure 4**, potential staging of the MESP is proposed to be carried out as follows:

STAGE 1A:

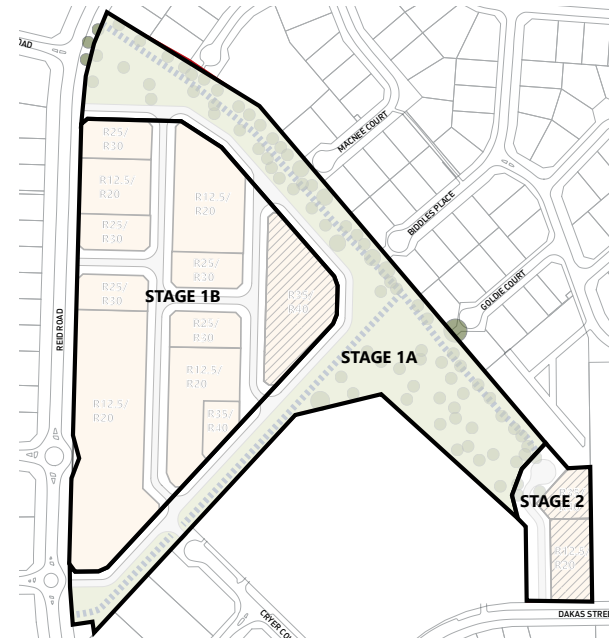
- + Bulk earthworks will be undertaken, drainage infrastructure construction, and road connections provided to Reid Road and Cryer Court.
- + Construction of local park and drainage infrastructure, including pedestrian bridges over drainage infrastructure.
- + Connections to existing services on the western boundaries of the Site.

STAGE 1B:

- + Internal road construction, retaining walls (where required), and lot creation.
- + Final road connection to Reid Road.

STAGE 2:

- + New road connection to Dakas Street and completion of pedestrian connections.
- + Bulk earthworks and lot creation.



P1 - Figure 4: Staging

04

SUBDIVISION AND DEVELOPMENT REQUIREMENTS



4.1 LAND USE ZONES AND RESERVES

The proposed land use zones and reserves for the MESP are identified on the Structure Plan Map (P1 - Figure 2). Further details are provided below.

4.1.1 ZONES

In the MESP, the following land use zones are proposed:

- + Residential

Land use and development within the MESP is to be consistent with the prescribed land use zones as detailed on the Structure Plan Map. Land use permissibility is to be in accordance with the relevant zone and the land use permissibility's of the Zoning Table of LPS7.

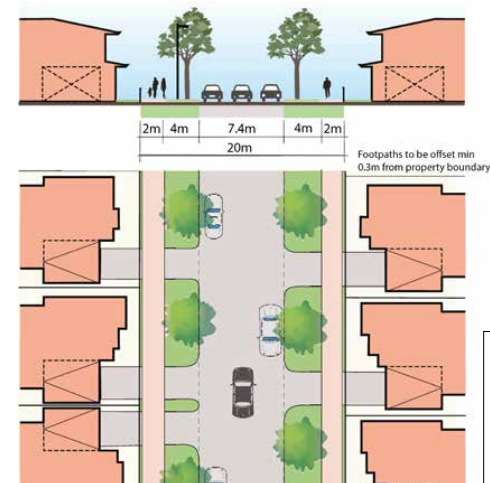
4.1.2 ROAD RESERVES

Five (5) new access points are proposed into the MESP Site as follows:

- + 3 x new connections from Reid Road.
- + 1 x new connection from Cryer Court.
- + 1 x new connection from Dakas Street.

The treatment of all new intersections particularly those on Reid Road will require detailed design at subdivision stage.

All new internal roads are classified as 'access streets'. Subdivision must demonstrate that all 'access streets' provide a minimum road reserve width of 20m and minimum carriageway of 7.4m as shown on P1 - Figure 5.



Cross section and plan are intended to provide guidance only. Minimum road reserve and carriageway widths should not be varied at subdivision stage. Where a road adjoins public open space, the provision of a footpath on both sides of the street will be at the Shire of Broome's discretion.

P1 - Figure 5: Access Street Typical Cross Section

4.1.3 PUBLIC OPEN SPACE

The provision of a minimum of 10% public open space will be provided in accordance with the WAPC's Liveable Neighbourhoods. Public open space is to be provided generally in accordance with **P1 - Figure 2** and the Public Open Space Schedule included in Part 2.

An updated Public Open Space Schedule is to be provided at the time of subdivision for determination by the WAPC, upon the advice of the Shire of Broome.

4.2 DENSITY AND DEVELOPMENT

4.2.1 DENSITY AND R-CODES

GENERAL

P1 - Figure 2 designates the R-Codes applicable to subdivision and development in the MESP:

- + Lot specific residential densities, within the defined residential density ranges, are to be subsequently assigned in accordance with an R-Codes Plan approved by the WAPC.

4.2.2 LOCATIONAL CRITERIA

- + The R-Codes Plan is to be submitted at the time of subdivision to the WAPC and shall be consistent with the MESP and the Residential Density Ranges identified on **P1 - Figure 2**.
- + The R-Codes plan is to be submitted at the time of subdivision for the entire MESP area. The plan will allocate R-Codes for proposed street-blocks/lots (as the case requires). Once approved by the WAPC, the R-Codes plan forms part of the structure plan.

4.2.3 LOCAL DEVELOPMENT PLANS

Local Development Plans are to be prepared in accordance with Part 6 of Schedule 2 - Deemed Provisions for Local Planning Schemes, Planning and Development (Local Planning Schemes) Regulations 2015, prior to development. Sites requiring an LDP are identified on **P1 - Figure 2**. Intended development outcomes are summarised in **P1 - Table 1**.

P1 - Table 1: MESP LPD Requirements

LDP NO.	DEVELOPMENT OUTCOMES
LDP1	<p>BUILT FORM</p> <p>Passive surveillance over park frontages Demonstrate how lot boundaries with a park frontage are optimised with major openings to habitable rooms and private open spaces / courtyards / balconies which maximise eyes into the public realm.</p> <p>Articulate corner lots Demonstrate that corner lots are to equally articulate both street frontages, avoiding long blank walls and including major openings to habitable rooms on each street-facing facade.</p> <p>MOVEMENT AND ACCESS</p> <p>Garages / Carports not visible from public realm Due to the size of the site, LDP to demonstrate how parking and access can be managed primarily from the rear of the site. Garages and carports should not be visible from park frontages.</p>

LDP NO.	DEVELOPMENT OUTCOMES
LDP 2	<p>BUILT FORM</p> <p>Passive surveillance over park frontages Demonstrate how lot boundaries with a park frontage are optimised with major openings to habitable rooms and private open spaces / courtyards / balconies which maximise eyes into the public realm.</p> <p>Articulate corner lots Demonstrate that corner lots are to equally articulate both street frontages, avoiding long blank walls and including major openings to habitable rooms on each street-facing facade.</p> <p>Bushfire mitigation These properties are likely to require additional built form requirements to mitigate bushfire risk</p>

4.2.4 INTERFACE WITH ADJOINING AREAS

The MESP proposes residential land uses and indicative density ranges of R12.5/R20 for future lots which will have an interface with established residential development along Reid Road. This will facilitate future development outcomes which are consistent with the scale and character of the established residential development to the west.

The retention of the established green corridors along the northern, southern and eastern boundaries of the MESP provide a natural boundary and transition to adjoining land uses. This retains the established relationship between Cable Beach Primary School and the green space along its northern and western boundaries and reduces the impact of new residential development on established residential dwellings to the north-east and south, in particular, softening the impact of the R35/40 coded on established surrounding low density residential developments.

4.2.5 HERITAGE

NON-ABORIGINAL HERITAGE

The MESP site is not subject to any state or local heritage listing as per the State Heritage Office and the Shire's Municipal Heritage Inventory. As such no mechanisms to protect heritage features have been proposed as part of the MESP.

ABORIGINAL HERITAGE

The Aboriginal Heritage Inquiry System and enquiries made with the Aboriginal Heritage team at DPLH have confirmed that there are no registered Aboriginal heritage sites contained within the MESP site. As such no mechanisms to protect aboriginal heritage features have been proposed as part of the MESP. Noting that there is opportunity to recognise Yawuru connections to the land and culture through infrastructure, landscaping and artwork treatments in public spaces developed as part of the MESP.

4.3 OTHER REQUIREMENTS

4.3.1 BUSHFIRE PROTECTION

Lots declared identified as being bushfire prone on **P1 - Figure 6** and in the Bushfire Management Plan (BMP) included in **Appendix 4** are required to be constructed in accordance with the identified Bushfire Attack Level to AS3959 requirements.

Development will have regard to the BAL Assessment contained in **Appendix 4**. The Shire will recommend to the WAPC that a condition be imposed on the grant of subdivision approval for a notification to be placed on the Certificate of Title of the proposed lot(s) with a Bushfire Attack Level (BAL) rating of 12.5 or above, advising of the existence of a hazard or other factor. Notice of this notification is to be included on the diagram or plan of survey (deposited plan).

4.3.2 INFRASTRUCTURE ARRANGEMENTS

The MESP proposes five road access/egress points for the site to the surrounding road network. Two on the southern edge, one linking to Dakas Street and the one linking to Cryer Court, which will provide a new link from the MESP directly to the local primary school and child care centre on the same street. On the western edge of the MESP there are three access/egress points, linking to Reid Road/Banu Avenue roundabout, and two directly to Reid Road, between Maggala Drive and Hay Road. An assessment of the transport impacts of the MESP are set out in the Transport Impact Assessment contained in **Appendix 2**. The Transport Impact Assessment indicates that peak trip generation from the MESP will remain below 100 vehicles per hour and as such further analysis to understand necessary road upgrades is not required in accordance with the Transport Impact Assessment Guidelines.

Details of utility upgrades to service the structure plan area are contained within Appendix 5.

4.3.3 DEVELOPMENT CONTRIBUTIONS

Local Planning Scheme No. 7 does not make reference to any additional requirements or modifications for developer contributions outside of those set out in State Planning Policy 3.6 - Infrastructure Contributions.

4.3.4 PROTECTION OR MANAGEMENT OF ENVIRONMENTAL OR LANDSCAPE FEATURES

All trees identified on **P1 - Figure 2** for potential protection are to be considered during subdivision and development works.

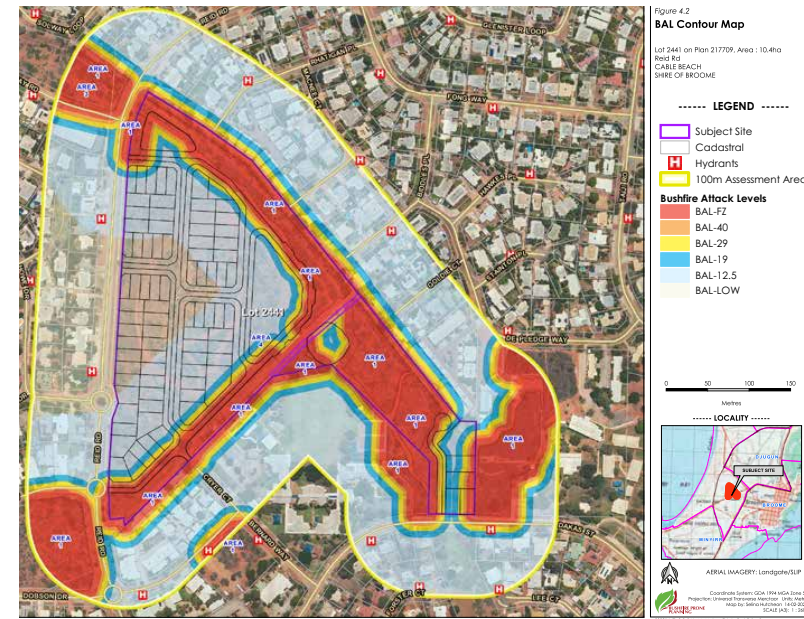
A feature survey and aboricultural assessment will be required to determine which trees can be retained.

Refer to **Section 05** for further details.

4.3.5 WATER RESOURCE MANAGEMENT

The requirement to undertake preparation of more detailed Urban Water Management Plan (UWMPs) to support subdivision will be imposed as a condition of subdivision.

Refer to **Section 05** for further details.



P1 - Figure 6: BAL Assessment Map

05

ADDITIONAL DETAILS



ADDITIONAL DETAILS

HAMES SHARLEY

25

5.1 ADDITIONAL DETAILS

5.1.1 INFORMATION TO BE SUBMITTED WITH AN APPLICATION

P1 - Table 2: Additional Information Requirements

ADDITIONAL INFORMATION / PURPOSE	APPROVAL STAGE	RESPONSIBLE AGENCY
Shire of Broome Structure Plan and Subdivision Standards Applications are to demonstrate full compliance with the relevant standards set out in the Shire's Local Planning Policy 5.22 Shire of Broome Structure Plan and Subdivision Standards.	Subdivision	Shire of Broome

5.1.2 STUDIES TO BE REQUIRED UNDER CONDITION OF SUBDIVISION / DEVELOPMENT APPROVAL

P1 - Table 3: Additional Information Requirements

CONDITIONS OF SUBDIVISION APPROVAL	RESPONSIBLE AGENCY
Bushfire Prone Areas The notification is to state as follows: <i>"This land is within a bushfire prone areas as designated by an Order made by the Fire and Emergency Services Commissioner and is/may be subject to a Bushfire Management Plan. Additional planning and building requirements may apply to development on this land."</i> (Western Australian Planning Commission)*	Shire of Broome / Department of Fire and Emergency Services
UWMP While strategies have been provided in the LWMS that address planning for water management, it is a logical progression that future subdivision design will clarify details not provided within the LWMS. UWMPs will be required at subdivision stage and associated detailed design. The UWMP will be required to include: + WSUD measures. + Landscaping design. + Earthworks design: imported fill and subsoil drainage specifications and requirements. + Implementation of water conservation strategies. + Non-structural water quality improvement measures. + Management and maintenance requirements. + Construction period management strategy. + Monitoring and evaluation program.	Shire of Broome / Department of Water and Environmental Regulation

PART TWO: EXPLANATORY SECTION

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INTRODUCTION AND PURPOSE

1.1 STRUCTURE PLAN PURPOSE

1.1.1 PROJECT PURPOSE

McMahon Estate (the Site) is a 10.42 ha parcel of land located centrally within the suburb of Cable Beach (south), adjacent to a local centre and Cable Beach Primary School (P2 - Figure 1). It was originally designed to accommodate a district level oval, however, the decision to develop the Broome Recreational & Aquatic Centre (BRAC) in 2000 has made the Site's district recreation function redundant. The MESP site was previously zoned 'Residential R40' and 'Parks Recreation and Drainage' in Local Planning Scheme No. 6 (LPS6). The zoning was updated to 'Urban Development' in Local Planning Scheme No. 7 (LPS7) in 2023 to improve design and deliver a context responsive development on the site. Under the provisions of LPS7, this requires a Structure Plan to be prepared and approved prior to any future subdivision/development taking place.

The Site is identified as Planning Area O in the Shire's approved Local Planning Strategy (LPS) and preparation of a structure plan was identified as a short-term priority. Unlocking the development potential of the Site is a critical issue in the Shire, it will help contribute to the resolution of two primary issues being faced in the Broome Townsite.

- + Broome is currently experiencing a major housing shortage across the townsite, it has become a significant problem causing multiple issues for the local community. Rental properties are scarce, and rental prices have risen dramatically, making it challenging for many residents to find diverse and affordable housing. This shortage has also made it difficult for employers to attract workers to the area, which is having a negative impact on the local economy.
- + Broome has above average concentrations of social housing in certain areas. The Broome Urban Renewal Strategy (BURS) identified that three key areas of Broome, the Woods Drive, Anne Street and Dora Street Precincts have concentrations of social housing ranging from 50-70%. The Minister for Housing has publicly said that social housing percentages should be no more than 20%. With a lack of supply, it is difficult to relocate social housing to other areas.

To help manage subdivision and development for the site, it is necessary to establish a contemporary planning framework, this will be through the McMahon Estate Structure Plan (MESP). This planning framework will guide future subdivision and development.



P2 - Figure 1: Site Plan

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SITE AND CONTEXT ANALYSIS



SITE AND CONTEXT ANALYSIS

HAMES SHARLEY

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2.1 GOVERNMENT CONTEXT

2.1.1 ENVIRONMENT

P2 - Table 1: Environmental considerations

DOCUMENT	OVERVIEW	RELEVANCE TO MESP
Draft SPP 2.9 - Planning for Water	<p>SPP 2.9 and the associated SPP 2.9 Planning for Water Guidelines outline how water resource management should be integrated into planning processes, such as the preparation of structure plans.</p> <p>It recognises that planning should contribute to the protection and management of water resources through the implementation of policy measures that identify significant water resources, prevent the degradation of water quality and wetland vegetation, promote restoration and environmental repair and avoid incompatible land uses.</p> <p>It also provides guidance on how future development can be better suited to addressing climate change, and protect public health by ensuring appropriate delivery of wastewater infrastructure. As such, when finalised, the policy will replace existing guidelines such as the Government Sewerage Policy, and Better Urban Water Management.</p>	<p>Guidance is provided on the preparation of Local Water Management Reports which is generally a requirement of all structure plans.</p> <p>A Local Water Management Strategy (LWMS) has been included in the scope for the LSP; this will be prepared in accordance with relevant requirements to meet SPP 2.9.</p>
SPP 3.4 - Natural Hazards and Disasters	<p>SPP 3.4 encourages local governments to adopt a systemic approach to the consideration of natural hazards and disasters. The objectives of this policy are to include planning for natural disasters as a fundamental element in the preparation of planning documents, and through these planning documents, minimise the adverse impacts of natural disasters on communities, the economy and the environment.</p> <p>SPP 3.4 sets out considerations for decision makers in relation to hazards including flood, bush fire, landslides, earthquakes, cyclones and storm surges. Consideration of these hazards should be undertaken in conjunction with issue-specific state planning policies which supplement SPP 3.4.</p>	<p>Flooding, cyclonic activity and bushfires are of particular relevance in Broome. The Shire aims to mitigate the impacts of natural disasters through its local planning framework.</p> <p>The potential hazards associated with McMahon Estate at the structure plan stage are primarily related to flood and bushfire mitigation which will be addressed through SPP 2.9 and SPP 3.7 respectively.</p>
SPP 3.7 - Bushfire	<p>SPP 3.7 provides a framework in which to implement effective, risk-based land use planning and development outcomes to preserve life and reduce the impact of bushfire on property and infrastructure.</p> <p>The policy emphasises the need to identify and consider bushfire risks in decision-making at all stages of the planning and development process whilst achieving an appropriate balance between bushfire risk management measures, biodiversity conservation and environmental protection.</p> <p>The policy applies to all land that has been designated as bushfire prone by the Fire and Emergency Services Commissioner as well as areas that may have not yet been designated as bushfire prone but is proposed to be developed in a way that introduces a bushfire hazard.</p> <p>SPP 3.7 should be read in conjunction with the deemed provisions, Guidelines for Planning in Bushfire in Prone Areas and Australian Standard 3959: Construction of buildings in Bushfire Prone Areas.</p>	<p>The entire McMahon Estate area is identified on the Department of Fire and Emergency Services (DFES) as being bushfire prone. As such the requirements of SPP 3.7 apply.</p> <p>Under SPP 3.7 a structure plan is identified as being a 'higher order strategic planning document' it must therefore ensure specific requirements can be met to mitigate any potential bushfire risks.</p> <p>The LSP design will be supported by inputs from an accredited bushfire specialist to assist with this process.</p>

2.1.2 PLANNING

P2 - Table 2: Planning Framework

DOCUMENT	OVERVIEW	RELEVANCE TO MESP
SPP 7.0 – Design of the Built Environment	<p>SPP 7.0 is a broad sector policy relevant to all local governments. The policy sets out the objectives, measures, principles, and processes which apply to the design and assessment of built environment proposals through the planning system. It is intended to apply to activity precinct plans, structure plans, local development plans, subdivision, development, and public works.</p> <p>The policy contains ten design principles which set out specific considerations for decision-makers when considering the above proposals. These include, context and character, landscape quality, built form and scale, functionality and build quality, sustainability, amenity, legibility, safety, community and aesthetics. The policy also encourages early and on-going discussion of design quality matters and the use of design review.</p>	<p>The LSP will be required to be delivered with consideration for the 10 Principles of good design, this will be managed with consideration for the requirements of Liveable Neighbourhoods (see below).</p>
SPP 7.3 – Residential Design Codes Volumes 1 and 2	<p>SPP 7.3 – Residential Design Codes Volume 1 and 2 provides the basis for the control of residential development throughout Western Australia for single houses, grouped dwellings and multiple dwellings. The purpose of the policy is to address emerging design trends, promote sustainability, improve clarity, and highlight assessment pathways to facilitate better outcomes for residents. They are also used for the assessment of residential subdivision proposals.</p> <p>The policy outlines various objectives for residential development, planning governance and development process and sets out information and consultation requirements for development proposals. The policy also makes provision for aspects of specified design elements to be varied through the local planning framework.</p> <p>SPP 7.3 – Residential Design Codes Volume 1 and 2 should be read in conjunction with the supporting Guidelines.</p>	<p>As a 'Standard Structure Plan' the LSP will not be required to include guidance on built form outcomes, application of the R-Codes will be limited primarily to the designations of residential densities (R-Codes) to help guide minimum and average lot size.</p> <p>The R-Code designations will therefore be linked to the overall concept design which will show indicative lot layouts.</p>
Liveable Neighbourhoods	<p>Liveable Neighbourhoods was prepared to implement the objectives of the State Planning Strategy which aims to guide the sustainable development of Western Australia to 2029.</p> <p>Liveable Neighbourhoods is an operational policy for the design and assessment of structure plans (regional, district and local) and subdivision, for new urban (predominantly residential) areas in the metropolitan area and country centres, on greenfield and large urban infill sites.</p>	<p>As the primary document for guidance on preparation of Standard Structure Plans, including core design elements which need to be addressed Liveable Neighbourhoods has a crucial role.</p> <p>Refer to Section 2.14 for further information</p>
WA Planning Manual – Guidance for Structure Plans (Structure Plan Guidance)	<p>The Structure Plan Guidance applies to the preparation, assessment and use of structure plans, standard structure plans and precinct structure plans. Practitioners and decision makers should read the Guidance together with Schedule 2, Part 4 of the Planning and Development (Local Planning Schemes) Regulations 2015 (Regulations) and any policies or policy sections relevant to structure plans (outlined below).</p> <p>The Regulations require structure plans to:</p> <ul style="list-style-type: none"> Be prepared in a manner and form approved by the Western Australian Planning Commission (WAPC); and Include maps, information and any other material required by the WAPC. <p>Appendix 1 of the Structure Plan Guidance sets out the WAPC's approved manner and form, and the information requirements for structure plans.</p> <p>The Structure Plan Guidance further outlines the need and purpose of a structure plan as well as guiding principles, formulation steps and the WAPC's expectations for optimal subdivision and development outcomes. The appendices include templates and provide additional guidance on certain procedural steps.</p>	<p>As the primary document for guidance on preparation of Structure Plans consideration for the planning manual is essential as it represents the most contemporary advice having been operational since August 2023.</p>

DOCUMENT	OVERVIEW	RELEVANCE TO MESP
Local Planning Strategy	<p>The Shire of Broome's Local Planning Strategy was reviewed concurrently with the Shire's Scheme and was recently approved by the WAPC in October 2023. The Strategy sets out the long-term planning directions for the Shire of Broome, provides the rationale for any zoning or classification of land under the Local Planning Scheme, and forms the strategic basis for the preparation and implementation of Local Planning Scheme No. 7 (LPS7). The Strategy outlines a 15-year vision for how land use change and development will occur within the Shire of Broome, consistent with the Shire of Broome Strategic Community Plan 2021-2031.</p>	<p>The LPS has identified McMahon Estate as Planning Area 0. Future structure planning should have consideration for</p> <ul style="list-style-type: none"> Provision of affordable housing and active open space; Improved connectivity with a focus on safety and legibility; and Integration of drainage through water sensitive urban design principles. <p>The development of the Broome Recreation and Aquatic Centre (BRAC) has replaced the role of McMahon Oval of being a major recreational oval. Therefore the site was partly rezoned 'Residential R40' in LPS6. The site has subsequently been rezoned 'Urban Development' in LPS7 in 2023 to require a Structure Plan to be prepared to ensure a context responsive development is achieved over the site.</p>
Local Planning Scheme 7	<p>The Shire has a contemporary planning scheme, having prepared LPS7 which was gazetted in September 2023. LPS7 is Model Scheme Text compliant and sets out the following Parts:</p> <ul style="list-style-type: none"> Part 1 – Preliminary Part 2 – Reserves Part 3 – Zones and the use of land Part 4 – General development requirements Part 5 – Special Control Areas Part 6 – Terms Referred To In Scheme Tables Schedules 	<p>Under LPS7, the following key zones are identified LPS7, 'Urban Development'. The objectives of which are as follows:</p> <ul style="list-style-type: none"> To provide an intention of future land use and a basis for more detailed structure planning in accordance with the provisions of this Scheme. To provide for a range of residential densities to encourage a variety of residential accommodation. To provide for the progressive and planned development of future urban areas for residential purposes and for commercial and other uses normally associated with residential development.
LPP 5.14 – Public Consultation – Planning Matters	<p>The purpose of this Policy is to clearly define consultation required to meet the statutory and 'standard' consultation requirements for planning matters.</p>	<p>Under LPP 5.14, a Structure Plan is identified as 'Consultation Level C'. Extensive stakeholder engagement was undertaken over two phases to inform the development of the MESP. This included two workshops with the CSRG to inform the design of the MESP.</p>
LPP 5.22 – Shire of Broome Structure Plan and Subdivision Standards	<p>This policy provides a clear framework for the preparation and assessment of Structure Plans and applications for subdivision within the Shire. It also outlines variations to state planning documents specific to local Broome conditions.</p>	<p>The Policy sets out variations to Liveable Neighbourhoods and establishes additional planning matters to be addressed to ensure that subdivision and development is planned and designed to meet local conditions.</p> <p>It also includes specific information regarding the design of stormwater drainage systems to ensure they address local conditions.</p>

LIVEABLE NEIGHBOURHOODS

Liveable Neighbourhoods is an operational policy for the design and assessment of structure plans and subdivision for new urban (predominantly residential) areas across WA. Under the WA Planning Manual the primary role of Liveable Neighbourhoods is to guide the design approach for standard structure plans and it will be used by the

Liveable Neighbourhoods is currently under review and will eventually be replaced by State Planning Policy 7.1 – Neighbourhood Design. However, there is no timeframe for its release and gazettal. Therefore, the LSP will be guided by the current version of Liveable Neighbourhoods. WAPC to assess this LSP.

Under Liveable Neighbourhoods, the LSP will generally be expected to cover the Eight Elements which are summarised below:

P2 - Table 3: Liveable Neighbourhood Requirements

ELEMENT	LSP FOCUS
1 - Community Design	<ul style="list-style-type: none"> + Define sense of place and/or identity of village + Design response to site and context analysis + Land use distribution and rationale + Design objectives + Density targets.
2 - Movement Network	<ul style="list-style-type: none"> + Traffic volumes and street hierarchy + Connectivity of proposed street system with activity nodes + Street cross-sections + Traffic management + Clear network based on function, traffic volumes, vehicle speed, type, public safety and amenity + Pedestrians, cyclists and universal accessibility + Provision for safe/convenient pedestrian, cyclist and vehicular access + Accessibility to public open spaces, shops, bus stops, primary schools
3 - Lot Layout	<ul style="list-style-type: none"> + Lot size and variety + Land use description + Retention of existing vegetation. + Minimise effects on local and/or nearby amenity. + Provision of and/or proximity to school site(s) in the area + Climate-responsive design + Density target.
4 - Public Parkland	<ul style="list-style-type: none"> + Size and distribution of public open space + Public open space schedule (size and distribution of active and passive + Public open space to satisfy expected demographics of the development, integration with activity nodes) + Ongoing management arrangements and responsibilities
5 - Urban Water Management	<ul style="list-style-type: none"> + Urban water management strategy (control of stormwater quality and/or quantity at source) + Define best planning practices (use of natural stormwater systems) + Ongoing management arrangements and responsibilities
6 - Utilities	<ul style="list-style-type: none"> + Servicing report + Power, gas pipelines and/or easement(s) + Telecommunications infrastructure <p>Impacting land uses/activities and buffer requirements</p> <ul style="list-style-type: none"> + Aircraft, industrial activities, fire hazards, and flooding and/or inundation.
7 - Activity Centres and Employment	<ul style="list-style-type: none"> + Additional housing to support existing businesses and catalyse investment in the nearby local centre. + Provision of higher density housing options to provide density in proximity to the nearby local centre. + Ensure walkability and good access to nearby local centre.
8 - Schools	<ul style="list-style-type: none"> + Ensure appropriate interface with Cable Beach Primary School. + To provide improved street access to the Cable Beach Primary School site. + Ensure walkability to nearby local centre.

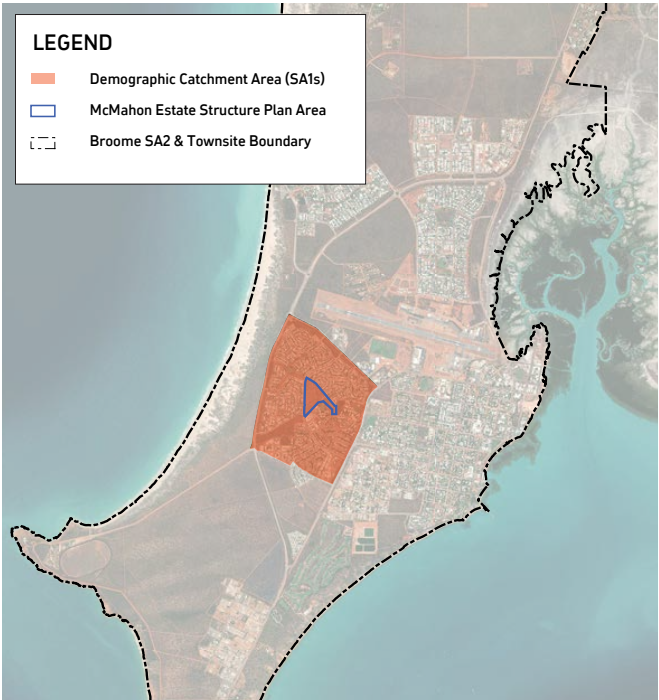
2.1.3 ECONOMIC AND COMMUNITY DEVELOPMENT

The Local Planning Framework comprises all strategic, statutory and policy planning documents which collectively outline the planning for an area and development requirements for sites and of the decision-maker. It generally includes a Strategic Community Plan, Local Planning Scheme (as well as deemed provisions), Local Planning Strategy, and Local Planning Policies, as well as any other documents that will impact planning for McMahon Estate.

P2 - Table 4: Community Development Considerations

DOCUMENT	OVERVIEW	RELEVANCE TO MESP
Strategic Community Plan 2023-2033	The Shire of Broome's Strategic Community Plan 2023-2033 is the overarching document that details the long-term vision for the Shire. The documents outline the aspirations, objectives of the community based on the four core pillars of people, place, prosperity, and performance, and provide a number of actions to achieve them.	<p>To achieve the vision which has been set out by the Shire, the following aspirations of the SCP will be taken into consideration of this MESP:</p> <p>PEOPLE</p> <ul style="list-style-type: none"> + Everyone has a place to call home + Promote access to safe, affordable accommodation to meet all needs, including itinerants, homeless people, those at risk, youth and the elderly <p>PLACE</p> <ul style="list-style-type: none"> + Responsible management of natural resources. + Mitigate climate change and natural disaster risks. + Responsible growth and development with respect for Broome's natural and built heritage. 6.1 Promote sensible and sustainable growth and development. + Create attractive, sustainable streetscapes and green spaces + Safe, well connected, affordable transport options. + Provide safe and efficient roads and parking. + Provide safe, well connected paths and trails to encourage greater use of active transport

2.2 COMMUNITY CONTEXT



P2 - Figure 2: Demographic Catchment Map

The MESP area is located within the Broome Townsite as shown on P2 - Figure 2. To determine a statistical profile which best matches the Site, a number of Australian Bureau of Statistics (ABS) Statistical Area 1 (SA1) boundaries have been merged. The purpose is to ensure a demographic catchment which best captures the community context and its neighbouring context. This demographic catchment has been benchmarked against Broome (SA2) and Western Australia (WA) data to provide local and state comparisons.

The purpose of the socio-economic and housing analysis is to highlight some of the anticipated needs of the resident population that the MESP can potentially address.

2.2.1 POPULATION

For the period of 2016-2021, the catchment area experienced a population increase of 117 people or 3% according to Census data.

P2 - Table 5: Broome SA2 Population

	2006	2011	2016	2021	2026 estimate	2031 estimate
BROOME POPULATION	11,546	12,766	13,984	14,660	15,610	16,340
POPULATION INCREASE		1,220	1,218	676	950	730
GROWTH RATE		11%	10%	5%	6%	5%

By projecting the past Census data between periods, Broome's local (SA2) residential population can be expected at a growth rate of 5% (see P2 - Table 5) which might indicate future demand of housing and services, however the seasonal visitors and non-residents into Broome will cause temporary fluctuation demand. And to fully understand the actual demand for facilities and infrastructure, Broome's "service" population (combining permanent and non-permanent resident population) should be considered.

Accounting for tourism visitors, short-stay workers, business travellers, other workers and people from outer communities around the Kimberley and North West using Broome as a base, the service population of Broome can reach in excess of 20,000 people on any given day and sometimes as high as 30,000.

This MESP will act as a planning instrument to guide and implement for the coordination of future zoning, subdivision and development of the Site to address the current housing shortage and social housing concentration occurring in the Shire.

2.2.2 PEOPLE

P2 - Table 6 provides a comparative summary of the key social characteristics of the catchment area, with consideration for elements such as cultural diversity, age structure, income, and education.

CULTURAL DIVERSITY

- A defining characteristic of the catchment area is its cultural diversity, with a significant proportion of residents (28%) identified as being Aboriginal or Torres Strait Islander (ATSI). This is more than nine times higher than the WA average (3%).
- These statistics highlight the significant importance of Aboriginal people and cultural heritage has in Broome, as well as the post-settlement cultural heritage of both the Aboriginal and non-Aboriginal settlements are an intrinsic part of the Shire's character.
- This differences and diversity in culture will create needs of housing and services of varying communities, and housing which meets the diverse needs of the local community should be considered during the design concept stage.

AGE AND LIFE CYCLE

- The catchment area broadly has a relatively young population with a median age of 31.8 years (below the WA average of 38 years). This is in part driven by strong growth in the Aboriginal population of the Shire which trends younger than non-Aboriginal residents. In terms of key age groups, there is a predominance of adults aged 25-34 years. Together with people aged 35-49, who are typically parents who have young children.
- In contrast, Broome has a significantly lower share of residents aged 65 and over. This is linked to constraints in the capacity of local health and aged care service.
- In order to reduce the loss of local residents and key workers, providing the right facilities and infrastructure such as aged care, childcare and housing.

HOUSEHOLD AND FAMILY COMPOSITION

- In the catchment area, the most common household type is family households, consistent with WA and Kimberley averages. When compared to WA averages, the primary differences are slightly less couples without children and slightly more one parent families.
- The above culminates in a median household size of 2.72 people (compared to the WA median of 2.5). It is important to note that in Broome, this is even higher in Aboriginal households with an average of 3 people compared to 2.5 people in non-Aboriginal households.
- Although this larger household number in Broome might indicates the needs for future houses and lots to accommodate larger families. It is also worth noting that providing housing for key workers is equally important. This MESP will consider and ensure a diversity of housing products can be achieved for the Site.

P2 - Table 6: 2021 Census Data (People)

2021 CENSUS - PEOPLE		DEMOGRAPHIC CATCHMENT AREA (SA1)		BROOME (SA2)		WESTERN AUSTRALIA	
		Number	%	Number	%	Number	%
POPULATION							
Total Population	2021	4,134	-	14,660	-	2,660,026	-
	2016	4,017	-	13,984	-	2,474,410	-
Population Growth		117	3%	676	4.8%	185,616	7.5%
SEX AND AGE							
Sex	Male	2,001	48%	7,108	48.5%	1,322,855	49.7%
	Female	2,146	52%	7,553	51.5%	1,337,171	50.3%
Age	Median age	31.8	-	34	-	38	-
	0-4 years	286	6.9%	1,060	7%	161,753	6%
	5-14 years	677	16.4%	2,368	16%	344,030	13%
	15-19 years	251	6.1%	804	5%	153,263	6%
	20-24 years	245	5.9%	748	5%	158,817	6%
	25-34 years	720	17.4%	2,504	17%	372,352	14%
	35-44 years	656	15.9%	2,413	16%	379,492	14%
	45-54 years	551	13.3%	2,075	14%	348,256	13%
	55-64 years	393	9.5%	1,573	11%	313,444	12%
	65-74 years	248	6.0%	819	6%	247,382	9%
	75-84 years	48	1.2%	237	2%	131,131	5%
	85 years and over	0	0.0%	63	0%	50,106	2%
CULTURAL DIVERSITY							
Aboriginal and/or Torres Strait Islander		1,152	28%	3,436	23%	88,693	3%
Non-Indigenous		2,563	62%	9,325	64%	2,431,204	91%
Birthplace	Australia	3,013	73%	10,351	70.6%	1,648,804	62%
	Elsewhere	1,114	27%	4,310	29.4	857,643	32%
HOUSEHOLD TYPES							
Average household size		2.72	-	2.7	-	2.5	-
Household Composition (No. occupied dwellings)	Family households	959	70%	3,201	71%	686,949	71%
	Single (or lone) person households	316	23%	1,102	24%	245,193	25%
	Group households	79	6%	230	5%	32,591	3%
	Total occupied dwellings	1,361	-	4,532	-	964,734	-
Family Composition (No of families)	Couple family without children	352	36%	1,163	35%	272,493	39%
	Couple family with children	387	40%	1,435	44%	313,666	45%
	One parent family	226	23%	633	19%	106,035	15%
	Other family	11	1%	56	2%	10,930	2%
Total families		970	-	3,283	-	703,130	-
EDUCATION							
Number of people	Preschool	65	4.3%	236	-	45,452	-
	Primary	408	27.5%	1,375	-	222,555	-
	Secondary	308	20.7%	936	-	175,841	-
	Tertiary	204	13.8%	660	-	172,239	-
INCOME							
Median total personal income (\$/weekly)		\$1,153	-	\$1,164	-	\$848	-
Median total household income (\$/weekly)		\$2,005	-	\$2,222	-	\$1,815	-

2.2.3 HOUSING

HOUSING TYPES AND TENURE

The majority of occupied private dwellings in catchment area (81.5%) are comprised of low density separate houses, which is on par with Broome and slightly lower than WA. The catchment area also has slightly higher percentages of medium density dwellings, but a lower percentage of high density dwellings. This is reflective of traditional development patterns in Broome, with a propensity to deliver large homes which meet the needs of Broome's families, which represent a majority of existing households.

Despite the above, there is a need to improve the dwelling mix in Broome to ensure that it is more representative of community need. Some of the key issues within the catchment area are highlighted below:

- There are approximately 361 lone person households in Broome, yet only 50 total dwellings with 1 bedroom.
- Given that average household size is 2.7 people, there is a notable lack of smaller- medium sized dwellings with 78% of dwellings in the catchment area having 3-5 bedrooms.
- The Department of Communities manage the Government Regional Officer Housing (GROH) program which provides housing for government employees residing or relocating to regional areas across the State. As Broome contains a high number of public service employees, Due to the current housing shortage, the Department of Communities have reported that there are ongoing supply issues with the provision of GROH housing. It has also been reported that currently policies in place for GROH housing is contributing to some of the above issues, with single person households not having the ability to share housing along with constraints on the type of housing that certain public service professions (e.g. police, fire, teachers) are eligible for. This further impacts on available housing supply in Broome.

The implication of this housing profile is that providing a broader mix of housing options (that includes medium and higher density forms) could be one means to addressing the lack of younger adults and seniors living in the Shire. Additionally, greater provision of smaller dwellings has the potential to address housing affordability concerns in the Shire.

HOUSING AFFORDABILITY

The housing shortage is a critical issue affecting the local community and visitors particularly on the matter of rental properties and accommodation options. Key areas of Broome such as the Woods Drive, Anne Street and Dora Street Precincts have also been identified as having concentrations of social housing ranging from 50-70%. To improve social benefit for the wider community, the Broome Urban Renewal Strategy (BURS) has suggested to leverage the development potential of the Site to help with distribution of affordable / social housing throughout the Broome Townsite.

RESIDENTIAL PROPERTY MARKET ANALYSIS

Colliers International prepared a high-level market assessment (Appendix 6) for the MESP. The analysis determined that:

- A reasonable portion of the existing population may not require large detached housing, and that the lack of housing diversity has led to affordability and supply challenges.
- Despite the lack of supply, there is demand in Broome for smaller terrace and apartment typologies capable of accommodating small families, couples and singles. This stems from a reasonable portion of the existing population being 'transient' professional singles and couples that relocate for temporary lifestyle of employment opportunities.
- Despite this demand, the MESP's location is identified as being better suited to a combination of detached single houses and smaller lot product.
- Demand and trends change over time, to maintain flexibility it is imperative that the MESP enables a flexible layout which can adapt to Broome's housing needs over time.

P2 - Table 7: 2021 Census Data (Housing)

2021 CENSUS - HOUSING		CATCHMENT AREA (SA1)		BROOME (SA2)		WESTERN AUSTRALIA	
		Number	%	Number	%	Number	%
DWELLING STRUCTURE							
Occupied Private Dwellings	Separate House	1110	81.5%	3,469	76.5%	769,038	80%
	Semi-detached, row or terrace	198	14.5%	695	15%	125,450	13%
	Flat or apartment	55	4%	124	2.7%	62,360	6%
	Other dwelling	0	0%	182	4%	5,858	1%
Total Occupied Private Dwellings		1361	88.5%	4,532	86%	964,734	89%
Unoccupied Private Dwellings		177	11.5%	722	14%	118,109	11%
Total Private Dwellings		1538	-	5,250	-	1,082,844	-
NUMBER OF BEDROOMS							
Number of bedrooms	None (includes studio apartments or bed-sitters)	0	0%	85	2%	2,557	0%
	1 bedroom	52	4%	370	8%	35,236	4%
	2 bedroom	200	15%	710	16%	121,450	13%
	3 bedroom	697	51%	1,736	38%	361,327	37%
	4 bedroom	330	24%	1,318	29%	370,284	38%
	5 bedroom or more	38	3%	93	2%	60,958	6%
Average number of people per household		2.72	-	2.7	-	2.5	-
TENURE TYPE							
Owned outright		200	14.7%	676	15%	281,327	29%
Owned with a mortgage		374	27.5%	1,296	29%	385,629	40%
Rented		721	53.0%	2,299	51%	263,826	27%
Other tenure type		17	1.2%	107	2%	20,648	2%
Renting landlord type	Real estate agent	292	40.5%	801	35%	145,715	55%
	State or territory housing authority	216	30.0%	708	31%	28,209	11%
	Community housing provider	17	2.4%	79	3%	7,366	3%
	Person not in same household	90	12.5%	347	15%	64,961	25%
	Other landlord type	78	10.8%	352	15%	16,017	6%
COST OF HOUSING							
Weekly rent repayments	Median rent	\$371		\$330	-	\$340.00	-
Mortgage monthly repayments	Median mortgage repayments	\$2,021		\$2,167	-	\$1,842	-

2.3 PHYSICAL CONTEXT

2.3.1 LOCATION

The Site as illustrated on **P2 - Figure 3** has an area size of 10 hectares and is located centrally within the Cable Beach (south) locality. The Cable Beach area was predominantly developed in the 1970s and has since evolved into a crucial hub for tourism, boasting an array of hotels, resorts, and various short-stay accommodations. Unlike its northern portion, the southern region of Cable Beach is more residential in nature, predominantly featuring low-rise housing.

The Site possesses a number of quality locational benefits, it is:

- Situated directly next to Cable Beach Primary School providing opportunities for local schooling in a short walk.
- Within walking distance of a small local centre which provides day-to-day necessities including a child care centre, cafe, IGA Xpress, and service station. For residents seeking higher order retail services, the Site is located approximately 1.5km from the Boulevard Shopping Centre.
- Connected to Minyirr Buru Conservation Estate and Cable Beach coastline through a linear parkland with walking trails / pathways.
- Situated in close proximity to major employment areas in the Broome Townsite such as Broome Port, Chinatown / Old Broome, and the light industrial area.



P2 - Figure 3: Broome Townsite Context

2.3.2 SURROUNDING AREA AND LAND USE

URBAN STRUCTURE

The urban layout of Cable Beach (south) was partially influenced by the 'Radburn' concept and is characterised by components such as cul-de-sacs, interior parks, individual neighbourhood cells and a road layout and hierarchy that is focussed on vehicles. This pattern of development diverges from the grid pattern found in Old Broome, resulting in a precinct which is less legible and permeable. Other noticeable elements include small verge spaces, limited footpaths, mountable kerbs and raised blocks.

Development of the Site will interface with existing residential areas that have been developed under conventional WAPC policies. These areas comprise low density residential estates with hierarchical street systems. The integration of the Site with these existing areas will be required and could be achieved through local street connections. Designs need to balance the benefits of integration against any significant adverse effects (e.g. likelihood of additional traffic where cul-de-sacs may be opened). Interfaces and edge treatments of new areas should generally transition into the existing urban character.

TENURE, OWNERSHIP AND BUILDINGS

Land use in the surrounding area comprises mostly of low density residential land uses. The site is within a walkable catchment of a local centre, primary and secondary schools as well as community services and public open space. **P2 - Figure 4** refers.

The MESP will be required to define residential density codes (R-Codes) which will form the baseline for future subdivision and housing design. An analysis of existing patterns in the locality was undertaken which has identified the following:

- + Lot sizes in the catchment area is highly consistent:
 - 90% of the residential lots have lot sizes in the 450-1000m² range.
 - 7.3% of the residential lots are larger than 1000m².
 - 2.3% of the lots are in the 450-300m²
 - The average residential lot size is 755m²
- + R-Codes are generally in the 'low density' range and include densities between R10 - R50:
 - The majority of the residential lots have an R-Code of R20.
 - Some corner lots adjoining the Site have an R-Code of R30 to R50.

These existing patterns of development align with the findings of the housing analysis above. It suggests that there is limited housing diversity, despite the highly varied nature of the Shire's local community.

The concept design will explore different residential density strategies which will have an impact on lot layout and house designs.



P2 - Figure 4: Local Context

SOCIAL INFRASTRUCTURE AND SERVICES

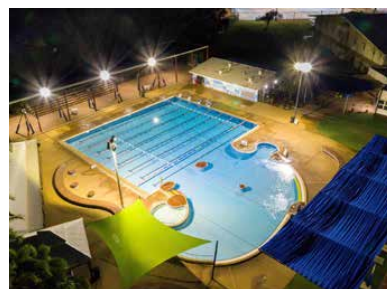
PUBLIC OPEN SPACE (POS)

POS that can be used by a wide range of people contributes significantly to quality of life, these spaces can be created efficiently through careful site-responsive design. Parklands can contribute towards legibility, identity and sense of place that helps build community. Through the MESP, the Shire will have a responsibility to ensure there is appropriate provision which offers a range of functions and is accessible to all members of the local community. Given that the Site is planned to deliver housing, the future provision of POS will be a critical consideration.

An analysis has been undertaken to understand the distribution and provision of POS within a 15 minute walkable catchment of the Site (this is shown on **P2 - Figure 4**). The POS hierarchy includes four categories, the typical size, catchment and function is provided, with a quantification of the spaces currently provided in the Site's walkable Catchment area (see **P2 - Table 8**).

- Pocket Parks:** Are typically small POS, they can be green or urban with a combination of soft and hardscape elements common. They usually provide a localised passive recreation function. Two pocket parks were found within the 15 minute walkable catchment.
- Local POS:** Like pocket parks, local POS typically includes parks which provide a primary passive recreation function. They provide opportunities to bring greenery into urban areas, providing quality amenity, visual outlook, and tree canopy.
- Neighbourhood POS:** Vary in form and function, they are highly flexible spaces which can provide a balance of passive recreation, active recreation, and formal sport. In regional centres such as Broome, these spaces also provide functions beyond the immediate catchment and can serve as highly flexible and important event spaces.

The overall public open space network provides for a variety of uses. The assessment has determined that there is currently an approximate 12.4 ha of useable POS, with an additional 'other' spaces which provide drainage or ecological functions. The MESP has considered the type, size and function of POS areas proposed for the Site.



Broome Recreation & Aquatic Centre



Kerr Park

P2 - Table 8: POS Hierarchy

TYPE	SIZE	FUNCTION	EXISTING POS
Pocket 200m / 3min walk	<0.4Ha	Passive Recreation Passive Recreation Passive Recreation	+ Mackie Park (0.18ha) + Sibasado Park (0.24 ha) + 13 Chippindall Place, Cable Beach 6726 (0.073 ha)
Local 400m / 5min walk	0.4 Ha - 1 Ha	Passive Recreation	+ 1 Marul Road, Cable Beach 6726 (0.645 ha) + 1 Warnangarri Lane, Cable Beach 6726 (0.554 ha)
Neighbourhood 800m / 10 min walk	1 Ha - 5 Ha	Passive Recreation Active Recreation Active Sport	+ Solway Park (28 de Marchi Road, Cable Beach 6726, 2 ha) + Kerr Park (Lot 2241 Nightingall Drive, Cable Beach 6726, 1.28 ha) + Woods Park (2.2ha) Lot 633 + Sibosado Street, Cable Beach 6726 (3.6 ha) + Solway Park, Cable Beach 6726 (0.63 ha) + Gibson Park, Cable Beach 6726 (0.97 ha)
District 2k from home	5 Ha - 15 ha	Active Recreation Active Sport	+ Broome Recreation and Aquatic Centre*
Other	NA	Natural Reserves and drainage	+ Lot 2108 Taylor Road, Cable Beach 6726 + 1 Matthews Road, Cable Beach 6726 + 1 Smirnoff Place, Cable Beach 6726 + 28 de Marchi Road, Cable Beach 6726 + 1 Harman Road, Cable Beach 6726 + Lot 2108 Taylor Road, Cable Beach 6726 + 2 Glenister Loop, Cable Beach 6726 + Lot 2626 Palmer Road, Cable Beach 6726 (1.1 ha)
USEABLE POS			12.4 ha
*POS not within MESP walkable catchment area, however provides a high quality district POS within 2km of the precinct. Excluded from total POS calculations.			

COMMUNITY INFRASTRUCTURE

A similar analysis was undertaken to understand the provision of community infrastructure, as demonstrated in **P2 - Table 9** there is good access to a range of uses in the locality.

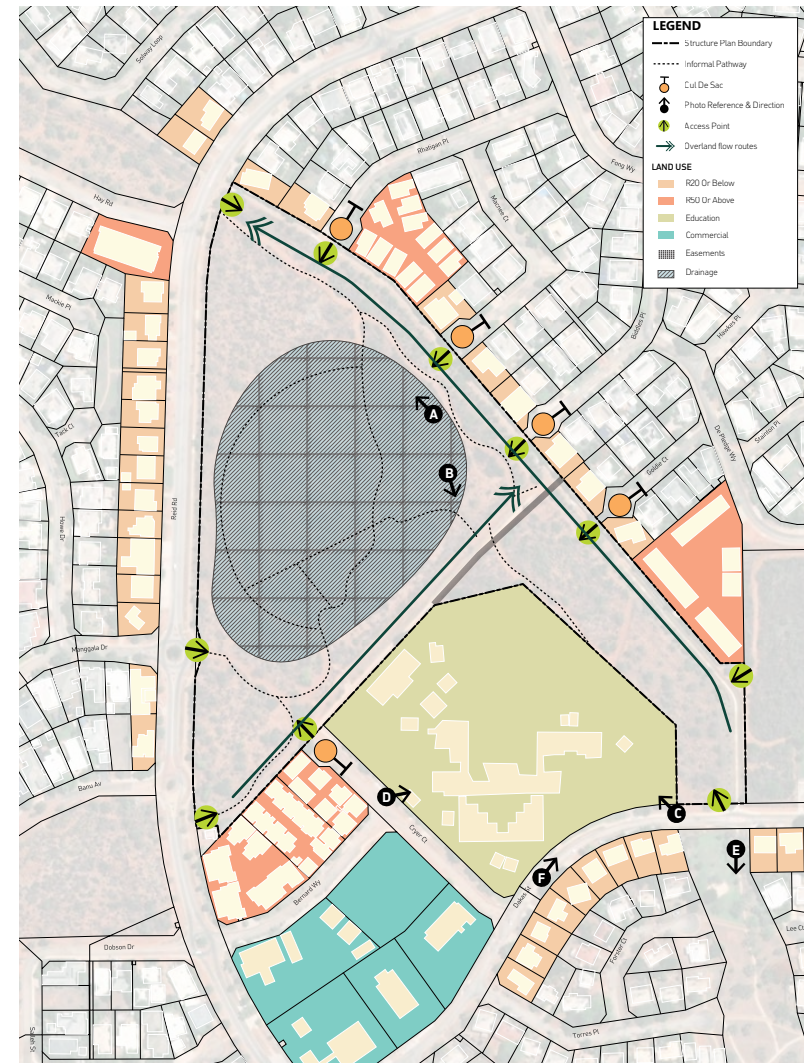
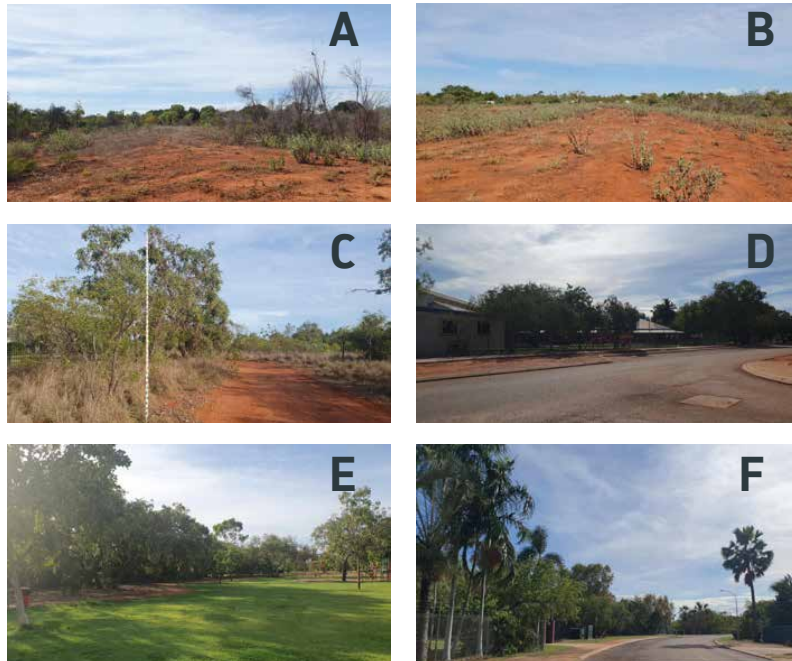
P2 - Table 9: Community Infrastructure

TYPE	NAME AND FUNCTION
Community services	Kimberley Kids Child Care Centre Broome Veterinary Hospital Community Health Centre
Recreation	Broome Recreation and Aquatic Centre
Civic	Victory Life Broome (Church) Broome Seventh-Day Adventist Church & Overflow Caravan Park
Education	The University of Notre Dame Australia Broome Campus North Regional TAFE - Broome Campus St Mary's College Secondary Campus St Mary's College Primary Campus Cable Beach Primary School

2.3.3 SITE CONDITIONS

The Site spans over 10 hectares, as it was previously designated for recreation and drainage the existing site conditions are comprised of dispersed vegetation with numerous informal walking tracks which are well used by local community members. Of most importance to the MESP, is the Site's interfaces (as shown on P2 - Figure 5). If it is to be developed for future residential development, the following requires consideration:

- An approximate 2m wide paved path runs the length of the northern boundary, this interfaces with existing low density residential properties which mostly include fencing and limiter passive surveillance. To enhance the safety of this path improved passive surveillance is desired.
- A number of existing cul-de-sacs are also present on the northern interface (further commentary is provided below).
- To the south, the Site interfaces with Cable Beach Primary School. The school currently includes fencing and is closed off to the public for security reasons. How future development interfaces with the school will also be important.
- With no existing road connections, it is expected that the condition of these interfaces will change with new development and road access likely.



P2 - Figure 5: Site Conditions

2.3.4 WATER MANAGEMENT

Initially the existing conditions of the site were conducted through desktop research, previous studies and information provided by Shire of Broome. This information enabled an overview of the existing hydrology in terms of the drainage on and off the site.

This overview is structured as an initial description of these features both locally and over a wider area and then distilled into a set of potential water management issues and opportunities for the site, having regard for the various design principles and elements related to urban water management.

EXISTING DRAINAGE

1. The site contains an existing drain that accepts stormwater from areas to the east and south of the site (**P2 - Figure 5**). The drain flows in a generally westerly direction towards Cable Beach, eventually discharging to a dune swale to the west of Gubinge Road (Cardno 2016).
2. Pre-development scenario modelling demonstrates that the drain would not overtop into the broader site. LWMS provided as **Appendix 3** proposes regrading to ensure flow rates and pollutants are managed and slopes graded to 1:6 to ensure safe egress is maintained.
3. Soils in the area have relatively low hydraulic conductivity and thus infiltrate water slowly. This affects the type of drainage structures that can be utilised. The LWMS provided as **Appendix 3** confirms pindan soils present in the area are not conducive to infiltration management strategies.
4. The site is located adjacent to the Cable Beach Primary School which has a groundwater licence for 7000 kL for the Canning-Broome aquifer in the Broome Groundwater Area, Townsite Sub-area. The groundwater beneath the Broome town site considered generally unsuitable for irrigation purposes given the high salinity risk and new private bores are discouraged.

Consequences of Existing Conditions for Design

The low hydraulic conductivity associated with the relatively high frequency of large intense cyclonic rainfall events in Broome means that appropriate sizing of the drain and stormwater detention and treatment systems is important for design processes. An area will be required for a vegetated stormwater detention area or similar to maintain pre-development flows off the lot in events up to the 1% AEP event as per DWER (2008).

Consistent with the Decision Process for Stormwater Management in Western Australia (DWER 2023) the first 15mm of stormwater will be retained/detained and treated as close to the source as possible. This will be accommodated as part of the vegetated detention areas.

Although Cable Beach Primary School has a ground water licence, given the salinity risk of groundwater in the Broome Townsite area, use of bore water for the MESP is discouraged.

Further details and considerations to water management are provided in the LWMS provided as **Appendix 3**.

URBAN WATER ISSUES AND OPPORTUNITIES

The site observations described above and represented in **P2 - Figure 5** have informed the urban water issues and opportunities summarised in the following section. They are categorised into Existing Drain, Inflows from Offsite, Vegetated Detention Area(s) and Water Sensitive Urban Design (**P2 - Table 10**).

P2 - Table 10: Summary of Urban Water Opportunities and Constraints

Feature	Opportunities	Constraints
EXISTING DRAIN	<ol style="list-style-type: none"> 1. Existing drains offer opportunities for addition of vegetation for nutrient and sediment stripping in lower flow events. 2. Opportunity to relocate open drain, particularly in the South East, although this may require additional WSUD vegetated detention areas. 	<ol style="list-style-type: none"> 1. Existing open drains convey runoff primarily from external catchments. 2. Existing open drains are deep and appear to carry significant flow. Thus, swales will need to be upgraded to meet the design standards of LPP 5.22. These may possibly be changed into wider, shallower drains. 3. Alterations to the existing open drains must consider the impact on the existing flood behaviour and extent, this includes landscaping changes to the drains. 4. Piping of existing drains is unlikely to be acceptable to Department of Water and Environment Regulation. 5. It is expected that the water network will meet the standards of best practice.
INFLOWS FROM OFFSITE	<ol style="list-style-type: none"> 1. Overland flow routes from external catchments may be diverted around the site. 	<ol style="list-style-type: none"> 1. No existing road drainage on Reid Road. The current system may have a negative impact on road safety and existing flood protection of properties on the western side of the road. 2. Overland flow routes from Rhatigan Pl and Macnee Ct to the open drain must be maintained.
VEGETATED DETENTION AREA(S)	<ol style="list-style-type: none"> 1. One primary vegetated detention area for detention and stormwater treatment at the drain outlet (northern corner) to treat stormwater and maintain predevelopment flows is likely the most efficient design. Options for multiple WSUD vegetated detention areas can be investigated if this is a better use of space. 2. Overland flow routes from external catchments may potentially be diverted around the site and not connected to site vegetated detention areas. 	<ol style="list-style-type: none"> 1. Additional detention/WSUD vegetated detention areas may be required to achieve storage volumes and treatment area pending site constraints at the primary vegetated detention area.
WATER SENSITIVE URBAN DESIGN (WSUD)	<ol style="list-style-type: none"> 1. To preserve space, gross pollutant traps (GPTs) may potentially be used to manage sediment prior to WSUD vegetated detention areas. 2. Groundwater of a suitable quality appears to be available for allocation for Public Open Space irrigation. 	<ol style="list-style-type: none"> 1. Local drainage soak pits may not be viable due to the soil type pending soil testing results.

2.3.5 PEOPLE MOVEMENT

CHARACTERISTICS OF THE CURRENT AND PLANNED MOVEMENT NETWORK

The site is within close proximity to a number of key education, community, recreation and retail facilities, which makes it ideal to provide good walking/cycling/wheeling connections to support local journeys to these destinations. In most cases, there are existing connections. In the future, to make a more comfortable and legible movement network, upgrades to these connections should incorporate wider sealed shared footpaths, more shade and rest stops for pedestrians, wayfinding and landscaping.

EXISTING ACCESS AND LINKS WITHIN THE PRECINCT AND SURROUNDINGS

Existing conditions of the site were conducted by desktop research, information presented on local websites, including the Shire of Broome, Broome Explorer Bus and Yawuru (the traditional owners of the lands) as well as detailed site inspections and walk throughs. This information enabled an overview of the existing transport features in terms of infrastructure surrounding and linking to the site. This has informed the issues and opportunities for people movement and connections to key destinations and land uses. This overview is structured as an initial description of these features both locally and over a wider area and then distilled into a set of potential transport issues and opportunities for the site, having regard for the various design principles and elements prescribed in transport planning and structure plan guidelines.

LOCAL ACCESS FEATURES

There are existing paved paths connecting the Site in all three directions to surrounding land uses. Linked to these paths is a continuous pathway around the perimeter of the Site, which is partly sealed and partly unsealed.

The west of the Site is bordered by Reid Road which is a local distributor road that provides a 60km/h vehicle link to the wider Broome area and its amenities. Adjacent to Reid Road is a continuous sealed path, suitable for pedestrians, but not wide enough to be a shared pedestrian/cycling path. Along Reid Road there are unmarked pedestrian crossings with median refuge islands at three locations, two of which are at the existing roundabouts adjacent to the site. The local access roads connecting to the site are shown in **P2 - Figure 6**, these have parking on both sides and are considered too narrow to be used as through roads for traffic accessing the site.

WIDER ACCESS AND MOVEMENT

Considering the Site within a wider context in **P2 - Figure 7** it is within a short walking/cycling distance to a number of key Broome amenities and destinations. The TAFE, Broome Recreation and Aquatic Centre (BRAC) are within 15 minutes-walk to the north-east; the local shops, primary school, child care and Nyamba Buru Yawuru are within 5 minutes-walk to the south-east; and Cable Beach is a 25 minute-walk to the west. Whilst there are existing paved paths linking to these destinations, it is noted that there is minimal shade or rest stops provided along these routes, which would be a barrier to using these links in the hot local climate.

P2 - Figure 7 shows that Reid Road forms the main road spine of the site and connects the site by road to the wider Broome area, including the town centre, industrial area, and university in the southbound direction and the TAFE, BRAC, major supermarket and airport in the northbound direction.

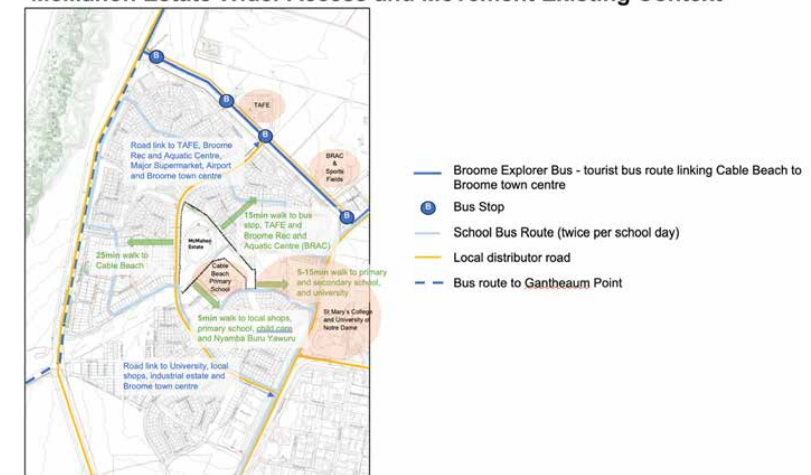
The existing paths and trails in the wider Broome area have been mapped as part of the Shire of Broome Recreation Trails Master Plan. It shows that there is one key run/walk loop to the north of the site, along Cable Beach Road and one cycle loop to the west of the site along Gubinge Road. There is also an extensive network of existing footpaths in the surrounding neighbourhood streets.

The Broome Explorer Bus is the closest regular transport service available for public use to the site, with two bus stops for this service at least 15 minutes-walk away to the north-east of the site on Cable Beach Road. A school bus route operates twice daily to link to local primary and secondary schools and passes closer to the site along Reid Road, Dakas Street and Fong Way/Taiji Street.



P2 - Figure 6: McMahon Estate Local Access Features

McMahon Estate Wider Access and Movement Existing Context



P2 - Figure 7: McMahon Estate Wider Access and Movement

TRANSPORT ISSUES AND OPPORTUNITIES

Following the site observations described above and represented on **P2 - Figure 6** and **P2 - Figure 7**, the transport issues and opportunities are summarised from these observations in the following sections. They are categorised into Active Transport, Public Transport and Roads.

ACTIVE TRANSPORT

New pathways connecting the McMahon Estate development, to existing paths along Reid Road, Bernard Way and Dakas Street are recommended to provide direct links between the new McMahon development and local schools, university, community and retail sites. A new, direct pathway connection from the north of the Estate through to Cable Beach Road via Taiji Way, would provide an efficient, active transport link to the Broome Recreational & Aquatic Centre and existing bus stops. This new pathway connection would also improve connectivity between the existing residential areas north of McMahon Estate and Cable Beach Primary School and the IGA shopping centre on Dakas Street / Reid Road. The details of these opportunities and constraints are described in **P2 - Table 11**.

The recommended active transport routes on which to focus design improvements and enhance connectivity to nearby destinations are shown on **P2 - Figure 6**. It also shows how these recommended paths connect to existing paths and trails in Broome, as shown in the Broome Recreation Trails Master Plan.

P2 - Table 11: Summary of Active Transport Opportunities and Constraints

Opportunities	Constraints
Short distance from the perimeter of the site to local education, employment, recreation and retail, providing opportunity for healthy, affordable access by all active transport modes to these activities (including e-mobility devices).	Only a narrow-sealed footpath on the eastern side of Reid Road, adjacent to the site, no wayfinding, shade or cycle path. Remainder of path around perimeter of site is inconsistent – either unpaved or partly paved.
Opportunity to create direct, higher quality path connections benefiting the existing residents and new residents in the McMahon Estate, to link: <ul style="list-style-type: none"> East-west route: connecting Reid Road to Childcare, 2 x primary schools, high school and Notre Dame university North-south route: connecting existing and new residents, and the primary schools, through to recreational centre / pool on Cable Beach Road Western route: connecting Reid Road through to Cable Beach (jobs, recreation) 	Only pedestrian crossings on Reid Road are unmarked pedestrian crossings with median refuge islands.
Opportunity to include wayfinding and sheltered rest points along these priority routes to strengthen these links and encourage active mode trips.	Hot and humid summer climate prevents people from walking long distances. Public transport alternative is also required to support accessibility.
Opportunity to upgrade existing path around the perimeter of the site to a formal shared path to encourage safe, comfortable access for people walking and using all wheeled active transport modes (including e-scooters, bikes).	Encouraging safe behaviour and providing wide paths with enough space to comfortably share between different active transport modes (or protected on-road routes for faster wheeled modes) is needed to address safety issues and conflict.
Opportunity to create triangle of walking/cycling connections between all three Yawuru sites. Possibly tying in with design of local rest stop that exists at corner of Reid Road and Banu Avenue.	
Opportunity to provide a footpath along the western side of Reid Road given this is a known deficiency.	

PUBLIC TRANSPORT

There are no public transport services operating in Broome currently. The only transport service available to the public is a local tourist bus that runs hourly. There is also a school bus service during morning and afternoon drop off and pick times. There is greater opportunity to increase the coverage and frequency of the services to better serve the existing residential areas and the new residents of McMahon estate, as discussed in **P2 - Table 12**.

The opportunity to divert the existing bus route to better serve residential areas surrounding McMahon Estate and the new residents of the study area is illustrated in **P2 - Figure 6**.

P2 - Table 12: Summary of Public Transport Opportunities and Constraints

Opportunities	Constraints
Divert bus route around Reid Road to better serve existing residential areas either side of the road, and new residents in the McMahon Estate.	Mainly a tourist route, which doesn't reach McMahon estate and surrounding neighbourhoods. Minimum 15 minutes-walk away from north-eastern edge of site.
Increase frequency of service to better serve local population trips for all residents in the area.	Limited frequency (1/hour).
Increase frequency of school bus route to also serve local community to reach employment, health, retail and leisure destinations in Broome.	Only one service in the morning and in the afternoon to coincide with school start and finish times.
Advocate for implementation of public transport bus services in Broome.	The lack of public transport in Broome limits options outside of the Broome Explorer tourist bus.

ROADS

The only road with current vehicle access to the Site is Reid Road, on the western edge of the site. It already has two roundabouts along the perimeter of the site, which could be opened up to the site to provide vehicle entry/exit points.

P2 - Table 13: Summary of Roads Opportunities and Constraints

Opportunities	Constraints
Reid Road forms the spine of the site as the main distributor road linking the site to amenities in wider Broome. Links to Cable Beach Road to the north and Port Drive to the south.	Challenges with providing new road connections (for vehicles) to the local access roads adjoining north east of the site's perimeter due to the available space to connect to the end of these cul-de-sacs and changes in the traffic flow along these streets for existing residents.
Existing roundabouts at Manggala Drive and Banu Avenue will provide good entry/exits points for vehicles to McMahon estate.	
Opportunity to undertake road upgrades to Cryer Court simultaneously with the new connection to the MESP to provide improved amenity, safety and functionality and to address issues with kiss and drive arrangement for Cable Beach Primary School.	

2.3.6 ENVIRONMENT

Previous reporting of environmental conditions has been completed as part of the Business Case in 2021.

LANDSCAPE FEATURES

As noted in the McMahon Estate Business Case (2021) the Site sits within Pindan Country which traditionally is dominated by grassy woodland vegetation with eucalyptus and wattles. Areas of the site appear to be remnants of this vegetation type, though large areas have been cleared or disturbed.

The site connects to landscaped corridors to the north-west and south-east boundaries. The north-east corridor provides a stormwater drainage function, whereas the south-east corridor has been upgraded to a public park and provides a pedestrian connection. This Green link has been maintained to connect the ECC to the immediate west of the site.

TOPOGRAPHY

Surface contours show levels ranging on site from 16m to 20m AHD. There is a depression/low point at the centre of the site that is surrounded by a circular shaped bund. This elevated area on the site may offer views points and enable developments to provide passive ventilation through breezes. A feature survey should be undertaken to confirm current levels and features prior to any detailed engineering or design.

CLIMATE

Six seasons have been identified in previous reporting, each of which bringing differing climactic and wind conditions:

- + Wet season Man-gala (December-March) - winds from north-west
- + Hot season Marrul (April) - No wind
- + Cool season Wirralburu (May-June) - winds from south-east
- + Cold season Barrgana (June-August) - dry wind from south-east
- + Warming-up season Wirlburu (September-October) - winds from west
- + Hot season Laja (October-November) - hot ground, inconsistent rain

Stormwater management is considered through the Local Water Management Plan and design of the MESP to adopt urban water management principles to ensure an improved outcome from the current stormwater discharge that occurs from the site.

FLORA AND FAUNA

- + There are no declared threatened ecological communities (TEC's) relevant to the subject sites. In accordance with the Department of Biodiversity, Conservation and Attractions' priority ecological communities (PEC's) list, there are PEC's which may be present in the Broome township area and relevant to the MESP site. These include *Corymbia paractia* and wattle thicket shrublands.
- + Engagement outcomes indicated the presence of fauna on the MESP site, inclusive of marsupials, possums and bird species.
- + A feature survey, ecological and aboriculture assessment will be required to determine whether PEC's are present on the MESP site.

SOIL CONDITIONS

- + There is potential risk for acid sulfate soils to be present on site due to the proximity of the site to the coastline and the influence of Dampier Creek. Risk of groundwater and waterway contamination associated with acid sulfate soils from earthworks may need to be managed. A search of the Department of Environmental Conservation's contaminated sites database confirms that the subject site is not classified as contaminated and therefore does not require further investigation. Given the historic use of the subject site, there is minimal risk of soil contamination from previous land uses

2.3.7 PHYSICAL INFRASTRUCTURE AND SERVICES

POWER

Horizon Power (HP) is the power servicing utility in the Town of Broome. There are currently overhead low and high voltage (LV and HV) services running along overhead power poles on the western boundary of the site along the western verge of Reid Road, as well as LV underground services in the western verge. Along the north eastern boundary of the site there are underground HV distribution services running within the subject site boundary. There are also two substations in close proximity to the site on Macnee Court and Reid Road near Banu Avenue. Once a concept plan in terms of lot yield and demand is better known, a servicing request to HP is recommended to determine what capacity there is in the existing network or any upgrade requirements. Given recent experience with the network capacity in Broome and the size of the site, it is likely the site would require a transformer however this would need to be confirmed with HP.

COMMUNICATIONS

The Broome townsite has already been converted to NBN Co broadband under the Brownfields Rollout and the subject site falls within NBN Co's Fixed Line Footprint, in which case NBN Co must accept responsibility for the provision of telecommunications infrastructure, should the Developers/s wish to engage NBN Co. There is existing Telstra infrastructure in the general site area, with copper services along the western boundary of Reid Road to the west of the site, as well as copper services along each of the cul-de-sac streets to the NE of the site. There is also Telstra mains cables including optic fibre running along the western verge of Reid Road. A new development would likely attract the installation of NBN network, and this would need to be confirmed with service providers once proposed use and likely yield is known.

GAS

Gas reticulation services are not available in Broome and any site of lot requirements for natural gas will be facilitated through on site tanks.

WATER

Water Corporation ESINET mapping shows existing water reticulation services in the area with surrounding residential areas serviced by the Water Corporation, and the mapping is currently showing two service connections on the western side of the site, although meter sizes and capacity is unknown. It is likely that the subject site could be serviced via an extension of the network with internal connection through proposed future road reserve, connecting the existing service on Reid Road to the eastern boundary on one of the Cul-de-sac streets. This will need to be confirmed with Water Corporation once demands and yields are known and capacity can be confirmed. Standard Water Corporation headworks charges would likely apply to the development with a standard residential meter required per lot, with a large meter/contribution for any grouped housing sites.

WASTEWATER

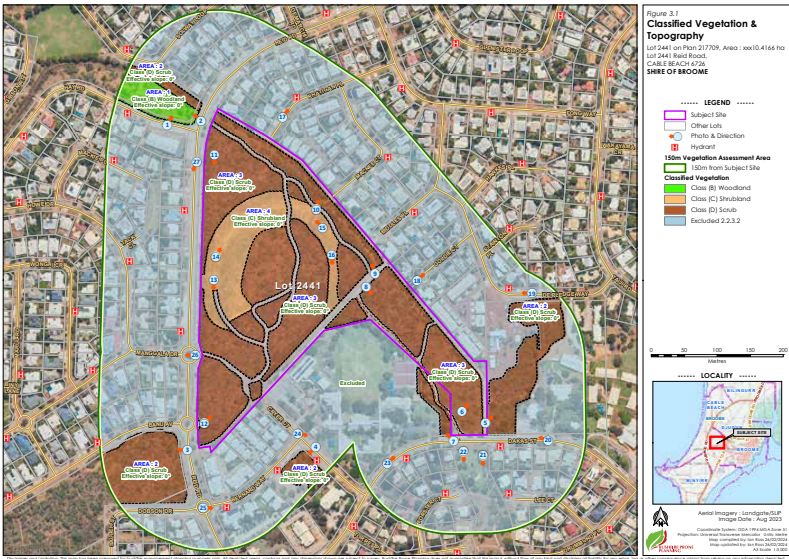
Water Corporation ENSINET mapping shows existing sewer reticulation services in the area with surrounding residential areas serviced by the Water Corporation via gravity sewer. Although the site is currently not serviced, the existing infrastructure within the site would be a likely point of connection and extension and would provide suitable property connections to lots as required. The Water Corporations long term planning maps include the site and future development flows discharging into the catchment which leads north to the Broome Pump Station 5 on Cable Beach Road East. Proposed connection and extension requirements would need to be confirmed with the Water Corporation once further demands and yields are better known. Standard Water Corporation headworks charges would likely apply to the development with a standard residential connection per lot with a potential larger connection for any grouped housing sites.

2.3.8 BUSHFIRE

BUSHFIRE AND EXISTING LANDSCAPE / VEGETATION

As set out in P2 - Table 1, the Site is classified as being 'bushfire prone' and this SP will therefore need to meet the requirements of SPP 3.7 - Planning in Bushfire Prone Areas. A preliminary bushfire assessment was undertaken to understand the potential risks and implication for the Site.

P2 - Figure 8 includes an analysis of preliminary site mapping to support concept planning. It identifies and maps all vegetation required to be classified both on and external to the Site.



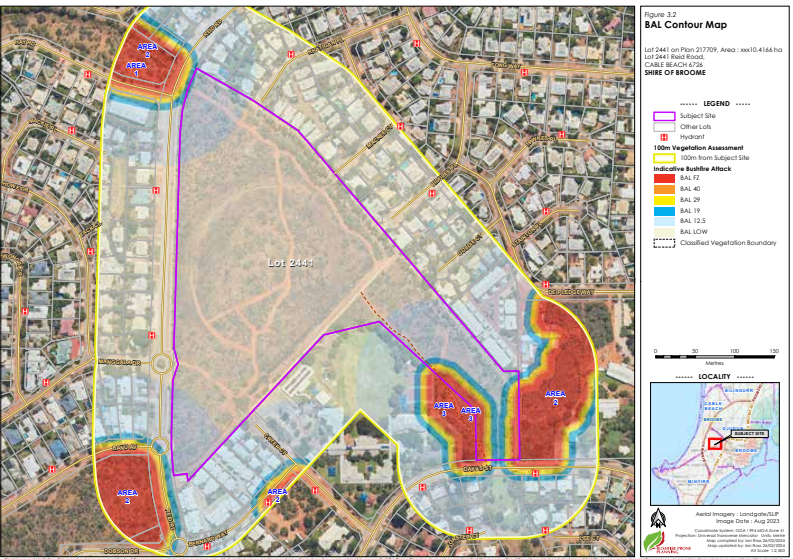
P2 - Figure 8: Classified Vegetation & Topography

Source: Bushfire Prone Planning

BUSHFIRE AND EXISTING LANDSCAPE / VEGETATION

Bushfire Attack Level (BAL) Contour Mapping has also been undertaken (P2 - Figure 9), it indicates that post subdivision/development there will be BAL implications for future buildings, particularly in the south eastern portion of the Site north of Dakas Street. Key items for consideration in the concept design process include:

- + Retention of vegetation or re-vegetation within the Site must be able to undergo management/seasonal maintenance to not impact bushfire attack levels for future buildings (parkland cleared POS etc);
- + Future buildings must be sited in/achieve BAL -29 or lower.
- + Drainage swales can impact bushfire attack levels if they retain native vegetation/grasses and are left unmanged. Consider construction and design treatments;
- + Consider road design to separate future buildings and external vegetation (or retained on-site vegetation);
- + All roads should be through roads. Limit the use of cul-de-sac's. Where unavoidable the length of the cul-de-sac road not to exceed 200m;
- + Staging of subdivision/development must ensure public road access to be provided in two different directions to at least two different suitable destinations;
- + Reticulated area - hydrant location standards for residential areas.



P2 - Figure 9: BAL Contour Mapping

Source: Bushfire Prone Planning



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RESPONSE TO CONTEXT

3.1 OPPORTUNITIES AND CHALLENGES

3.1.1 OPPORTUNITIES

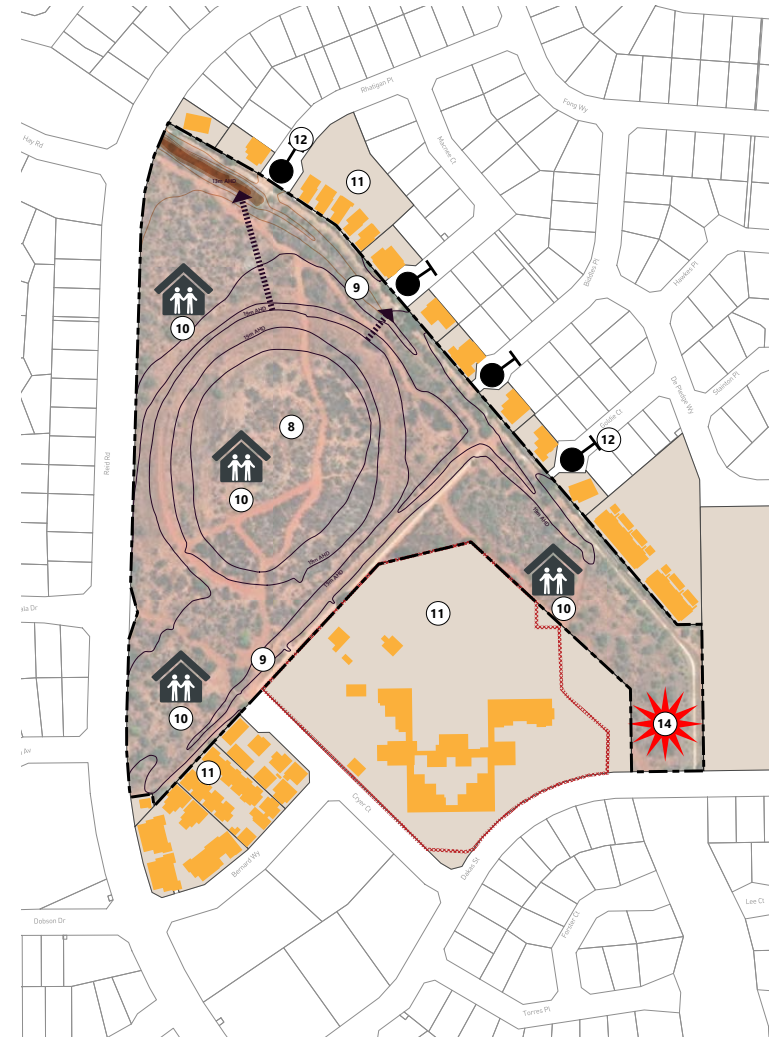
- ① Provide new opportunities for additional housing in Cable Beach which is diverse and affordable.
- ② Develop a design response which establishes new public open spaces that leverage off existing vegetation and topography.
- ③ Provision of an integrated movement network that enables safe connections for all transport modes.
- ④ The site is positioned in a strategic location in close proximity to the beach, schools, and community facilities. This presents the opportunity to link high quality shared paths to support travel to these key destinations. Recommended active transport routes are illustrated.
- ⑤ Diverting the bus route to travel along Reid Road would greatly improve transport connectivity for future residents.
- ⑥ The run off drainage on site offers opportunities for water sensitive urban design.
- ⑦ Due to the current road network, future streets within the site can connect to existing roundabouts.
- ⑧ There are significant landscaped connections that the site can leverage off and build on. These landscaped areas can provide a comfortable environment or pedestrian pathways.



P2 - Figure 10: Site Opportunities

3.1.2 CHALLENGES

- ⑨ Ensure the established vegetated detention areas along the northern and southern boundaries are not impacted by the development footprint so the drainage approach for the site maintains consistency with pre-development conditions.
- ⑩ Site and lot layout as well as future housing design will need to respond to site levels and topography. Particularly with regard to the depression at the centre of the site.
- ⑪ The site interfaces with existing residential properties along its northern boundary and a primary school to the south. The proposed design will need to ensure careful management of this interface. If public open space and/or pathways are provided, they will need to be designed in accordance with CPTED principles.
- ⑫ The site interfaces with a number of existing cul-de-sacs along its northern boundary. These connect into existing low-density areas. There is some community concern regarding the potential to open up these connections for vehicle access. Careful design consideration will be required to ensure an appropriate response.
- ⑬ The irregular shape of the site will influence site and lot layout.
- ⑭ Consider retaining ecological connection to bushland corridor to the south adjoining Dakas Street.



P2 - Figure 11: Site Challenges



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STAKEHOLDER AND COMMUNITY ENGAGEMENT

4.1 ENGAGEMENT SUMMARY

In preparing the MESP, preliminary stakeholder and community engagement was undertaken across two phases in 2024, this process was led by Shape Urban with support from Harnes Sharley.

A summary of the feedback received and the outcomes that have informed the MESP is provided below, with the full engagement report provided in **Appendix 1**.

PHASE 1: INITIAL COMMUNITY ENGAGEMENT

The purpose of the initial phase of engagement was to raise awareness of the project and seek inputs in to the concept plan. Engagement activities occurred from April to June 2024, including:

- + Discussions with five key stakeholder agencies and organisations providers.
- + Two meetings with the Community and Stakeholder Reference Group.
- + Online mapping tool for the broader community to share their values (73 comments received).
- + One written submission.

The first phase of engagement identified several key matters that were considered by the project team in developing concept plans for the site. Some of the key matters raised included:

- + Consideration of demographics being targeted and the type of housing that would be appropriate.
- + Consideration of the scale of proposed new housing and response to existing neighbouring properties.
- + Importance of maintaining existing ecological corridors.
- + Community expectation of retention of large areas of open space.
- + Importance of pedestrian pathways, particularly to provide access to the school.
- + Desire to retain the northern cul-de-sacs in current condition.
- + Consideration of drainage throughout the area and the impacts of hard surfaces.

PHASE 2: CONCEPT OPTIONS ENGAGEMENT

The purpose of phase 2 engagement was to seek community feedback on the three draft concept plans for the site. The three draft concept plans were developed to respond to community feedback from phase 1. Engagement during phase 2 was undertaken in August 2024 and via:

- + One CSRG workshop
- + One community workshop (~20 attendees)
- + One community drop-in session (~ 40 attendees)
- + Four online surveys (33 responses)
- + One written submission
- + Meetings with Nyamba Buru Yawuru (NBY) and Yawuru Elders.

The feedback received did not suggest there was a preferred option overall, rather there were elements of each of the plans that should be considered in a refined option. Some of the key feedback included:

- + The new park to have native trees, grassed areas, paths and nature play.
- + The ecological/drainage corridor to have natural bushland, large shade trees, paths, opportunities for school engagement and lighting.
- + Movement networks should consider walking routes to school that minimise road crossings, surveillance to the park and enabling connections between Dakas Street and Reid Road.
- + Lower density housing is preferred.

This feedback informed the overall vision, objectives and concept design for the final revised MESP. This process ensured that the draft MESP responded appropriately to community feedback from the engagement process.

Engagement with NBY identified that there was an opportunity for the MESP to align with the [Mabu Liyan philosophy](#), how this relates to the MESP objectives is summarised in **P2 - Table 14**.

P2 - Table 14: Yawuru Mabu Liyan Framework

ITEM	MESP OBJECTIVES ALIGNMENT
1. Embraces activity and interaction for all ages	<ul style="list-style-type: none">+ Allocate density ranges which are flexible enough to accommodate a range of housing types in response to existing and changing community needs.+ Provide guidance on the size, type, and functionality of open spaces facilitating interaction and exploration for people of all ages.
2. Uplifts spirit & heart, where people feel free and safe	<ul style="list-style-type: none">+ Roads and housing designed to maximise views out onto bushland providing visual and physical connections to nature and public open spaces (passive surveillance for safety).+ Significant areas of natural bushland and public open space are being retained.
3. Celebrates art, Culture and history	<ul style="list-style-type: none">+ Future stages of the project to consider community involvement in public art and public realm design exploring opportunities to celebrate culture and history.
4. Builds relationships between Country and people	<ul style="list-style-type: none">+ Significant areas of natural bushland and public open space are being retained, including two defined ecological corridors which provide an opportunity for people to engage with Country.+ Future stages of the project to consider community involvement in public realm design through planting of Yawuru plants to re-establish lost ecosystems.+ Open space areas to be used for events and/or education, including partnerships with local schools and organisations.
5. Is self-sustainable	<ul style="list-style-type: none">+ Precinct is designed for climate resilience, with an urban structure and future lot layouts that reduce the impacts of urban heat island effect.+ Urban water is managed on site to ensure no adverse downstream impacts towards Cable Beach.
6. Supports and strengthens community and family	<ul style="list-style-type: none">+ Introduction of new houses and public spaces breathes new life into the site supporting opportunities to build community.
7. Fosters good health and wellbeing	<ul style="list-style-type: none">+ Urban structure includes multiple spaces which encourage exercise and physical activity, with a clear network of connected and shaded pathways to local parks and destinations.



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DESIGN RESPONSE

5.1 VISION AND OBJECTIVES

VISION

A development that respects the existing qualities of the site and surrounding neighbourhood while providing an appropriate mix of housing options. New development is connected with nature through large open spaces and ecological corridors, supported by safe and accessible linkages which enhance connectivity to and through the site.

OBJECTIVES

The MESP vision is to be implemented through the following objectives:

- + **Contextual Sensitivity** – Ensure new development responds to the scale, character, and existing qualities of the site and surrounding neighbourhood.
- + **Housing Delivery and Diversity** – Provide an urban structure that enables delivery of a mix of housing options which support diverse community needs.
- + **Ecological Integration** – Retain and enhance ecological corridors with native vegetation, shade trees, and natural bushland to support biodiversity, stormwater management, and community wellbeing.
- + **Open Space Preservation** – Provide generous and accessible open spaces that balance passive and active recreation, incorporating retained bushland, nature play, grassed areas, and shaded seating.
- + **Connected Movement Network** – Establish a well-designed pedestrian and cycling network that ensures safe, direct, and enjoyable connections within the development and to key local destinations.

5.2 COMMUNITY DESIGN

The Community Design objectives set out in LN outline a comprehensive framework for sustainable urban development. They emphasize minimising reliance on non-renewable energy and private vehicles by fostering self-sufficient neighbourhoods. This includes protecting key natural and cultural assets while promoting a sustainable urban structure that balances environmental preservation with efficient land use.

The goals prioritise the creation of safe, convenient, and attractive neighborhoods that cater to diverse community needs. They advocate for compact, walkable neighborhoods clustered around vibrant, mixed-use town centers, fostering local employment, social opportunities, and a strong sense of community. The approach should be site-responsive, ensuring that the MESP enhances local character while integrating seamlessly into the existing context.

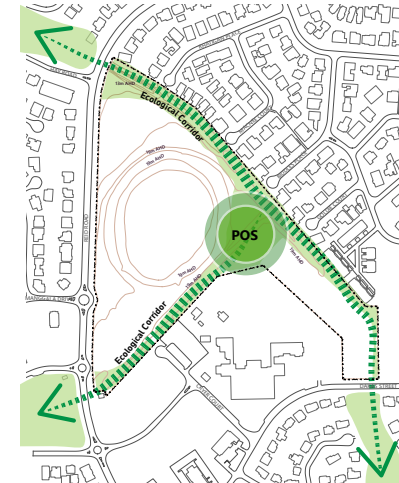
A key focus is on providing an interconnected movement network that supports walking and cycling while distinguishing arterial roads from local streets. This network should aim to maximise safety, accessibility, and connectivity for residents. This should be delivered along a well-distributed network of parks and open spaces to ensure accessible, safe, and attractive recreational opportunities for all.

Environmental sustainability is central to these objectives, with considerations for urban water management and bushfire risk mitigation, and the protection of areas of natural or cultural significance. Best practices in water conservation and re-use are integral to maintaining ecosystem and public health.

How the MESP responds to the desired Community Design objectives set out in LN is described on the following 'design layers' diagrams which provide further detail and context.

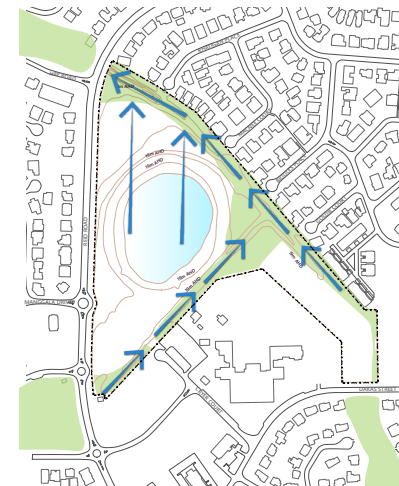
PUBLIC PARKLAND

- + The design enhances local identity by responding to the site's context and characteristics. This includes preservation of the southern and western ecological corridors which perform an important cultural and environmental role.
- + Large centralised active reserve (public open space) provided at the nexus of these corridors, central to the MESP and the surrounding residential catchment.
- + The design provides well-distributed parkland that contributes to the legibility and character of the site, enabling a range of uses and activities to occur.



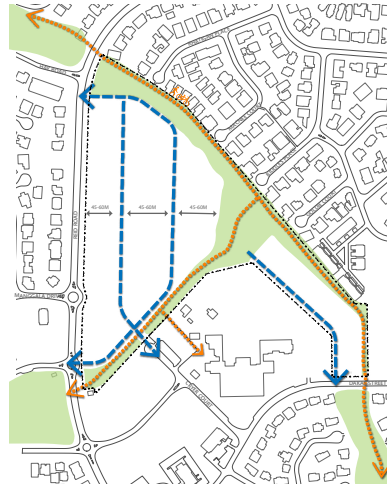
URBAN WATER MANAGEMENT

- + An integrated drainage approach is proposed, with multifunctional linear open spaces proposed. The width of the corridor is narrowed at key junctures to allow well integrated crossing points.
- + Site levels are proposed to be raised in central portion of the site (low point) to allow water to flow from new development areas into the drainage infrastructure.
- + All water is proposed to be transported to the northern corner of the site, through the culvert under Reid Road. It is essential that existing pre-development flows are maintained, as the drainage infrastructure cannot support additional post-development flows.



CONNECTIONS

- + Highly permeable and simple road network is proposed to ensure ease of movement to and through the site for all transport nodes.
- + New connections on Reid Road, Dakas Street, and Cryer Court are proposed to enable connectivity into the site enabling a permeable urban structure.
- + The design has carefully considered how the neighbourhood connects to existing residential areas. This included keeping all cul-de-sacs to the north closed.
- + Existing east-west and north-south paths are retained and co-located with linear parks to enable pedestrian and cyclist use.



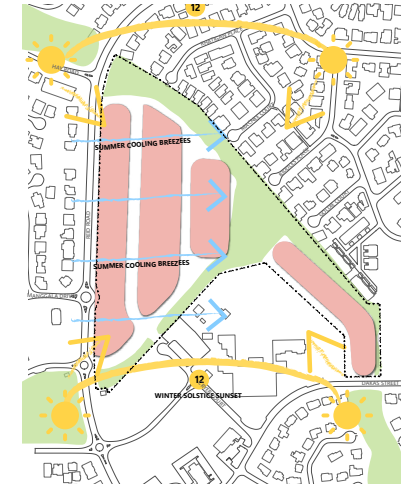
ARRIVAL EXPERIENCE

- + Promote an urban structure (street and lot layout) where every entry into the site has visibility to greenery.
- + New development on the western side of Reid Road to provide housing types which reflect existing development patterns.



CLIMATE RESPONSE

- + All urban blocks prioritised in north-south orientation to allow east-west lots which optimise climatic conditions from a solar access perspective.



SAFETY AND OUTLOOK

- + The lot layout provides for a mix of housing types, lot sizes and densities, with smaller residential lots and medium density housing in areas close to the parkland area promoting passive surveillance.
- + The design enhances personal safety and perceptions of safety and minimises potential for crime and vandalism by providing for streets and open spaces to be fronted and overlooked by streets and housing.
- + No houses are proposed to directly adjoin the Cable Beach primary School site.



5.3 MOVEMENT NETWORK

The proposed movement and access network is summarised below, for detailed analysis refer to **Appendix 2**.

5.3.1 PROPOSED TRANSPORT NETWORK

ROADS

The engineering design of the streets within the MESP will be based on the Shire's subdivision and engineering guidelines, Liveable Neighbourhoods recommendations and storm water drainage requirements.

Street cross-sections will be designed to consider utility services, street trees, parking and paths. It is desirable for all utility services to be located on one side of the street with connections across the carriageway. This layout enables the planting of large trees with sufficient access to uncompacted soils within the opposing verge space. Road pavements will be constructed with an asphalt surface and kerbed to control drainage. The suitability of flush kerbs should be explored as there is potential for stormwater drainage to flow into the verge space, supporting tree health.

All internal roads are proposed to be Access Streets. The standard Access Street is proposed to have a 7.4m sealed road width (kerb to kerb) within a 20m road reserve. This leaves 6.3m verges on both sides which can accommodate embayed parking where required, a footpath on both sides of all Access Streets, and medium sized trees.

The road layout enables efficient vehicle and pedestrian access throughout the MESP area including to the local park and natural bushland.

PARKING

Parking for the MESP has been provided on the following basis:

- + Residential bays (including visitors) as per the R-Codes;
- + Pockets of parallel parking bays in proximity to the local park.

As illustrated on the MESP landscape design, 18 total public parking bays (all on street) are proposed.

PUBLIC TRANSPORT

The MESP and surrounding local neighbourhood would benefit from a regular local bus service connecting the area to local services. There is a medium-term plan (5-10 years) to support future expansion of the existing bus service in Broome to better cater for all residential areas, this expansion should consider the option of including a route covering Reid Road. The hot and humid climate often prohibits residents and visitors from walking and cycling as a mode of transport, further strengthening the benefit of extending the existing bus service to connect with the MESP and surrounding residential area.

PEDESTRIAN AND CYCLIST FACILITIES

Permeability and connectivity is at the heart of the design, underpinned by the following principles:

- + A cohesive and interconnected open space network that is linked via defined connections;
- + Strengthened desire lines and linkages that promote legible connections and accessibility both to and through the site; and
- + Prioritisation of a continuous green pedestrian/cyclist access way along the eastern edge of the MESP, with vehicular entry and access to the MESP from the west and south.

The design ensures a number of defined active travel routes are provided to link key destinations (e.g. public open space areas, surrounding residential areas, and Cable Beach Primary School). The linear Ecological Corridors provides green access ways which facilitate connections both east-west and north-south. The network of paths proposed in the MESP are to be provided in accordance with and the Shire's subdivision guidelines. Footpaths

at least 2m wide would be provided on both sides of all Access Streets within the MESP area in accordance with WAPC Liveable Neighbourhoods policy requirements. Variations to this may be considered where an Access Street shares an interface with public open space on one side.

Due to the level changes and nature of the drainage alignment, two access bridges are proposed to enable all-year round use of the formalised footpath network (see **P2 - Figure 14**). One access bridge is located north-south connecting the access street to the local park and the other access bridge runs east-west connecting the formalised paths across the drainage network to the east of the structure plan area. It is noted that the access bridge connecting to the local park will need to be designed to allow for operational/maintenance vehicle access.

In addition to formalised footpaths, the landscape plan identifies informal trails within the drainage alignment running along the eastern edge of the precinct. During a short period of time throughout the year it is expected that these trails will become inaccessible due to their functioning as a drainage corridor. However for the better part of the year these trails offer an option for pedestrians to explore and get closer to the native bushland and existing vegetation.

5.3.2 INTEGRATION WITH SURROUNDING AREA

The proposed MESP road network will connect to the adjacent local distributor road network at five points:

Three on the western edge from Reid Road:

- + A new access street connection to the existing Banu Avenue / Reid Road roundabout, creating a fourth exit.
- + Two new T-intersections on Reid Road:
 - One approximately 50m south of the existing Hay Road intersection; and
 - One approximately 180m south of the existing Hay Road intersection.

Two on the southern edge:

- + The extension of Cryer Court into the MESP, removing the existing cul-de-sac. The extension of Cryer Court will improve traffic flow around Cable Beach Primary School as it enables through-connections to Reid Road (local distributor).
- + A new cul-de-sac linking to Dakas Steet. This provides additional parking / emergency vehicles access to service the local park and Cable Beach Road Primary school.

This proposed road network leaves the eastern edge of the MESP free of road extensions and connections which enables continuous pedestrian/cyclist connection along the north-south Green Access Way. There are four pedestrian/cyclist connections from these Ecological Corridors to the existing eastern residential area via: Goldie Court, Biddles Place, Macnee Court, and Rhatigan Place.

The path network of the MESP area (on all Access Streets) will provide convenient connections to the existing path network. Residential development of the subject site is consistent and compatible with the existing residential land uses to the north, west and east of the site, as well as the primary school located to the south.

5.3.3 FINDINGS AND RECOMMENDATIONS

The MESP redevelopment which proposes 115 dwellings is expected to generate a maximum of 92 additional vehicle trips in the peak hour. It is expected that during peak hour these vehicles will be utilising the three new access points proposed along Reid Road. This equates to 184 additional vehicles across both peak hours per day.

As there was less than 100 additional vehicles per peak hour, the MESP did not meet the threshold to require a traffic analysis. However, for intersections, the TIA Guidelines require an analysis of the impact to the intersections in at least one of the peak hours. Therefore, SIDRA analysis was undertaken and demonstrated that the impact of the development traffic is minimal to the intersections and that they will continue to perform in free-flowing conditions.

5.4 LOT LAYOUT

In response to LN's Lot Layout Objectives the MESP has a focus on providing a diverse range of residential lot sizes to accommodate varying dwelling and household needs while ensuring that all urban development lots. The overall layout respects the site's natural features and constraints, including a thoughtful response to local climatic conditions. The arrangement of lots is aimed at enhancing safety, security, and streetscape or parkland quality by ensuring thoughtful frontages to streets and open spaces.

P2 - Table 15: Site Area

Total Site Area 10.42 HA		
Residential	4.57 ha	(43.91% Coverage)
POS	3.22 ha	(30.86% Coverage)
Road Reserve	2.63 ha	(25.23% Coverage)

5.4.1 DENSITY AND DIVERSITY

As illustrated on P2 - Figure 12 the primary land use incorporated within the MESP is residential. A variety of lot sizes and types are proposed to facilitate housing diversity, with a potential yield summarised in P2 - Table 16. Compared to the surrounding area, the densities proposed represent a new type of product which is hoped to fill a specific need in the local Broome housing market. The overall urban structure is flexible, with urban blocks that are a minimum of 60m wide. This will allow alternate lot layouts to be developed at subdivision stage if required.

To maintain flexibility at the time of subdivision, density code ranges are proposed which is consistent with the approach set out in the WA Planning Manual Guidance for Structure Plans.

P2 - Table 16: Yield Analysis

LOT MIX				
Density Code	Lot Type	Lots	Dwellings	Area
R12.5-R20	Standard Lots	58	58	2.83 ha
R25	Small Lots	25	25	0.90 ha
R30-R40	Grouped Dwellings	3	32	0.84 ha
Total Development Area		94	115	4.57 ha

5.4.2 LOT SIZE AND SHAPE

STANDARD LOTS

Standard lots have been designed with a regular, efficient layout and are generally rectangular in shape. Standard lots have a typical frontage dimension of 15m and a depth of 30m, giving an overall lot size of 450m². This lot size enables sufficient area for the siting of a dwelling, provision of private outdoor space, as well as vehicle access and on site parking arrangements. Exceptions to these regular layouts exist for a selection of corner lots. These corner lots, while irregular in shape, offer larger lot sizes compared to regular standard lots. This enables flexibility in the built form response in order to encourage dwellings to front both streets.

SMALL LOTS

All small lots feature a regular layout with a frontage dimension of 12m and a depth of 30m, giving an overall lot size of 360m². These dimensions enable vehicle access

GROUPED DWELLINGS

Larger and irregular shaped lots typically front parkland areas and are identified as grouped dwelling sites.



P2 - Figure 12: Concept Plan

5.4.3 FRONTAGES

Lots have been designed to orient towards the street providing opportunities for streetscape amenity and passive surveillance. Frontage widths for all lots are appropriately wide to accommodate a crossover and detached dwelling entry and frontage.

Grouped dwelling sites support frontage towards parks and natural areas. The lot layout provides access from rear, enabling outdoor living spaces and habitable rooms to overlook the parkland. To enforce these desired outcomes LDPs are recommended for these specific sites (see **P2 - Table 17**).

5.4.4 LDPs

Section 4.7.2 of the Structure Plan Guidance states that where required, the MESP may identify site(s) that require detailed development guidance to deliver the desired built form outcomes.

As demonstrated on **P2 - Figure 12**, two key sites have been identified as requiring local development plans as an appropriate mechanism for prescribing built form controls that are specific to these development sites.

P2 - Table 17: MESP LDP Requirements

LDP NO.	LDP NEED / JUSTIFICATION	LDP REQUIREMENTS
LDP 1	<p>The MESP layout has been informed primarily by the dimensions required for the proposed ecological corridors and drainage infrastructure. This has informed the land available for urban development.</p> <p>Of this 'urban land' the urban structure is guided by flexible 60m wide residential blocks and 20m wide road reserves.</p> <p>The LDP1 site as a result is a large and irregular lot, however, it is well located with a wide park frontage and good proximity to the new local park and Cable Beach Primary School. Given its shape and primary frontage, additional built form guidance is required.</p>	<p>BUILT FORM</p> <p>Passive surveillance over park frontages Demonstrate how lot boundaries with a park frontage are optimised with major openings to habitable rooms and private open spaces / courtyards / balconies which maximise eyes into the public realm.</p> <p>Articulate corner lots Corner lots are to equally articulate both street frontages, avoiding long blank walls and including major openings to habitable rooms on each street-facing facade.</p> <p>MOVEMENT AND ACCESS</p> <p>Garages / Carports not visible from public realm Due to the size of the site, LDP to demonstrate how parking and access can be managed primarily from the rear of the site. Garages and carports should not be visible from park frontages.</p>
LDP 2	<p>The LDP2 site is an isolated residential parcel located in the southeast of the site. The primary driver for this parcel is to provide a built edge to the neighbouring property to help manage security issues. It also provides an opportunity for an additional access road to the local park / bushland area and additional homes fronting parkland. The site also has issues associated with bushfire management.</p> <p>These unique site requirements may therefore require bespoke built form controls and R-Code modifications.</p>	<p>BUILT FORM</p> <p>Passive surveillance over park frontages Demonstrate how lot boundaries with a park frontage are optimised with major openings to habitable rooms and private open spaces / courtyards / balconies which maximise eyes into the public realm.</p> <p>Articulate corner lots Corner lots are to equally articulate both street frontages, avoiding long blank walls and including major openings to habitable rooms on each street-facing facade.</p> <p>Bushfire mitigation These properties are likely to require additional built form requirements to mitigate bushfire risk</p>

5.4.5 SUBDIVISION ORIENTATION AND RESPONSE TO THE SITE

STREETS

The street layout has intentionally created vistas through the structure plan area to assist with surveillance and wayfinding. Street layout facilitates ease of movement through the site, with an emphasis on providing access and activation along areas of landscaped linear parkland.

Lot orientation and layout respond to the surrounding existing urban structure and offers an extension to seamlessly integrate with the existing irregular grid. Two lots fronting Reid Road which are aligned with the intersection of Reid Road and Mangala Drive are proposed to take battle-axe driveway access from an internal road to ensure safe access and egress and compliance with the requirements of the R-Codes.

HEIGHTS

Building heights within the MESP are proposed to be in accordance with the R-Codes. Medium density housing sites (R30-R40) are encouraged to be 2 storeys, this would be preferred to enable housing diversity and maximise opportunities for more homes overlooking key areas of the public realm.

LANDSCAPE

The design response seeks to take advantage of the landscape by optimising opportunities for views. Grouped dwelling lots are located adjacent to parkland to maximise green outlooks and provide nearby access to open space for residents with limited private outdoor areas.

As described in **Section 04** the community expressed strong desires on the retention and strength of linear ecological corridors. This has become a key principle of the MESP design, informing and influencing the subdivision orientation.

SETBACKS

Setbacks to lots will vary throughout the MESP. Setbacks in R30-40 areas will be minimised to enable greater interaction between the built form with the streetscape and public open space areas.

Setbacks for standard lots seek to support the extension of the landscaped verges into front courtyards, contributing to streetscape amenity.

TOPOGRAPHY

Changes in levels and topography is most significant around the drainage alignment. The remaining area of the structure plan is relatively flat. Drainage alignments have been preserved and the design seeks to enhanced their amenity through increased natural bushland planting. As topography is primarily limited to natural areas, the impact of topography on residential subdivision areas is low, resulting in minimally constrained lots and development conditions.

5.5 PUBLIC PARKLAND

5.5.1 PHILOSOPHY

The landscape design intent for MESP is to create an inviting, multi-functional and connected network of green spaces, which provide a range of amenities for the local community. The MESP area will feature approximately 3.22 hectares of public open space (or 29.6% refer **P2 - Table 18**), inclusive of a formal local park, native bushland, and Ecological Corridors. The Ecological Corridors connect the network of open space and additionally serve an important stormwater management function.

The design intent behind the MESP public parkland has been strongly informed by the community's expressed desires during engagement. Engagement with community identified a shared desire to retain natural bushland in order to create a continuous ecological corridor through the structure plan area that connects to adjacent parkland beyond the boundary. In addition, the high level landscape planning has intended to respond to Yawuru wellbeing principles outlined in the Mabu Liyan framework. The principles that relate most to the landscape plan include building relationships between country and people, embracing activity for all ages, and fostering good health and wellbeing. The landscape plans attempts to respond to these principles by creating new opportunities for community interaction, activity and play within nature. Retained and improved tree canopy coverage is another desired outcome of the landscape plan to achieve a climate responsive design that aims to benefit pedestrians and cyclists. Crime Prevention Through Environmental Design (CPTED) principles have informed the landscape concept design as part of developing a healthy, safe environment.

5.5.2 LANDSCAPE TYPOLOGIES

A breakdown of the landscape typologies and their associated areas is provided in **P2 - Table 18**.

P2 - Table 18: Public Open Space Schedule

SITE AREA	10.42 ha		
DEDUCTIONS			
Vegetated Detention Areas	0.20 ha		
Gross Subdivisible Area	10.22 ha		
Public Open Space @ 10 per cent	1.02 ha		
PUBLIC OPEN SPACE CONTRIBUTION			
Minimum 80 per cent unrestricted public open space	0.82 ha		
Minimum 20 per cent restricted use public open space	0.20 ha		
PUBLIC OPEN SPACE CONTRIBUTIONS	POS AREA (NET)	UNRESTRICTED	RESTRICTED
Local Park	0.35 ha	0.35 ha	-
Natural Bushland	1.10 ha	1.10 ha	-
Ecological Corridors / Drainage	1.77 ha	0.30 ha	1.27 (0.2 deduction)
SUB-TOTAL	3.22 ha	1.75 ha	1.27 ha
TOAL POS PROVISION	3.02 ha = 29.5%		

The philosophy behind the public parkland design can be summarised by the following three principles:

Sustainable and climatic response

- + Connection of a linear green corridor to existing adjacent landscaped areas to retain ecological links.
- + Additional tree canopy planting to promote increased tree canopy connectivity which provides greater heat mitigation effects and shading of recreation pathways.
- + Retention of existing vegetation and trees.



Creating an inviting, accessible, and connected space

- + Locating the formalised park to ensure visibility from key connections and convenient access.
- + Creating a place that is a destination in itself, as well as a recreation loop for a range of users.
- + Balancing proximity of the turfed area to residential areas with considerations of noise impacts.



Facilitating exploration and play for all ages

- + Sensitive integration of nature play elements that spark the imagination and creativity of children across a range of ages.
- + Recreation loops that support active movement and connection with nature.



The design aims to accommodate the needs of the following people, create the following place outcomes, and facilitate the following programming functions:

People

- + Walkers and cyclists
- + Dog walkers
- + Families with young children
- + Local groups
- + School students

Place

- + Inviting and accessible
- + Diverse function and activities
- + Connected to context
- + Ecological corridor

Programme

- + Passive and active recreation
- + Community gathering place and events
- + Cultural connection

P2 - Figure 13: Public Realm Plan



As shown on **P2 - Figure 13 the Public Realm Plan** there are six distinct landscape areas which fall within three broad landscape typologies within the MESP area, these are:

- + Ecological Corridors
- + Local Park
- + Native Bushland

Further detail on these landscape typologies is provided below.

ECOLOGICAL CORRIDORS

There are two Ecological Corridors proposed, that encourage physical activity and active transport modes through important pedestrian and cycle routes. The Ecological Corridors are existing, providing necessary amenity and drainage functions, with supporting formalised pathways that run parallel to the drainage alignment. The orientation of these access ways strategically provides both north-south and east-west connections across the MESP. Tree retention is a key priority within Ecological Corridors, subject to detailed tree survey and assessment. Existing native vegetation is proposed to be strengthened through additional landscaping particularly in the southern Ecological Corridor (see native bushland below). The GAWs will typically have parkland lighting to assist with minimising antisocial behaviour.

These GAWs enable the integration of urban water management functions with public open space and provide linear open space for walking and cycling, both being objectives of Element 4 LN 2009.

In **P2 - Figure 13** Area 5 is an additional area of potentially useable parkland for passive recreation purposes. This area will act primarily as a drainage vegetated detention area, however, in drier seasons the levels will allow people to interact with this space and along the entire drainage alignment.

LOCAL PARK

In **P2 - Figure 13** Area 3 is a proposed Local Park and is intended to become the community heart of the development due to its easily accessible location and clustering of community focused amenities. The location of the park provides convenient access for a range of residents within and surrounding the MESP. The local park sits within walking distance from the majority of dwellings proposed within the MESP as well as to a large portion of existing homes to the east of MESP.

A variety of public amenities will be incorporated to attract a broad demographic of users. Amenities will include a central kick-about space, a nature play space and associated facilities for community events and meet ups, including parkland shelters, picnic tables, bicycle parking, waste disposal bins and drink fountains. The nature play space will be integrated into the surrounding native bushland. This layout enables nature play spaces, picnic shelters to be added to the surrounding turf area in a staged manner. Opportunities for the school oval to be opened to the public outside of school operating hours were explored to improve recreational pursuits for residents but this was not supported for management and security reasons. A more detailed plan of the Local Park is illustrated in **P2 - Figure 14**.

NATIVE BUSHLAND

To provide a balance between conservation and active and passive recreational uses of the public realm in MESP, a significant area of native vegetation will be retained. The native bushland area is proposed to take up approximately 1.1 ha of the site. In parts where the current bushland is degraded or in poor health, local, native tree and shrub species will be planted. Informal walking trails will be left unplanted and will align to existing desire lines that have been established over time. Requirements around the current Bushfire Regulations will see parts of the existing bushland maintained and managed at a higher level to ensure safety and useability.

The footbridges over drainage areas and the proposed additions to the path network running through the native bushland is further described within **"5.2.1 Proposed Transport Network"**. A more detailed plan of the native bushland is illustrated in **P2 - Figure 14**.



P2 - Figure 14: Local Park and Surrounds

The below precedents informed the layout and spatial organisation of the local park proposed in the MESP.

RICHARD DIGGINS PARK, SUBIACO

- + **Layout** - A central turfed area with spaces to play and sit, all connected to this space, allowing flexibility of use as well as visual connection of spaces to enable parental supervision.
- + **Size** - Park is not oversized at approx 1700m². The scale feels comfortable with either a small number of people or large groups and events.



RUSSELL BROWN ADVENTURE PARK

- + **Blending play with natural vegetation** - The play area integrates elements of nature including rocks, tree trunks and logs with pockets of vegetation throughout, providing natural shade.
- + **Informal design** - The park does not have formally defined areas, allows for a sense of freedom and openness for play while supporting staged and flexible park design. Areas of play can be constructed over time within naturally vegetated areas as funding opportunities are realised.



SYCAMORE PARK, DUNCRAIG

- + **Social aspect** - A dedicated space for parents and adults is provided to allow for parental supervision and nature play.
- + **Playground facilities** - Provision of play zones for at least one age group, in accordance with the Broome Playground Strategy.
- + **Integration with surrounds** - The park is accessible, with convenient connections to recreation paths.



5.5.3 TREE RETENTION AND PLANTING

Retaining and improving tree canopy, especially along the pedestrian/cyclist network, should be prioritised throughout the development of the MESP. A site survey is recommended to identify areas of vegetation and existing trees that are to be retained within the subdivision area. Tree species selection will be guided by the Shire's street tree planting recommendations with consideration of climate suitability and the provision of shade all year round. Bush planting of Yawuru plants for Yawuru ecosystems are encouraged.

STREET TREES

A total of 100 street trees are proposed within the MESP, as illustrated in the Landscape Plan. Tree placement and the exact number of trees to be planted is indicative at this stage and is dependent on site surveys that may identify trees to be retained within the road reserves that should be prioritised over new tree planting.

- + *Small trees* (defined by approx. 5m canopy diameter, 20m² canopy area) are recommended to be limited to the verges interfacing narrow lots (12m frontage) where utility connections and crossovers compete for space.
- + *Medium trees* (defined by approx. 8m canopy diameter, 50m² canopy area) require a minimum verge space of 2-4m of uncompacted soil to support healthy root systems. It is expected that there will be sufficient space to locate medium trees along with utilities and their buffer zones on one side of Access Streets.
- + *Large trees* (defined by approx 14m canopy diameter, 150m² canopy area) should be prioritised where there are no utilities and where verges interface larger lot frontages. Large trees require a minimum verge space of 4-6m of uncompacted soil to support healthy root systems.

Indicatively, the Landscape Plan proposes 8,870m² of tree canopy within Access Streets, which equates to approximately 34% of the road reserve area.

P2 - Table 19: Indicative Tree Numbers

TREE SIZE	INDICATIVE NUMBER	TREE CANOPY AREA PER TREE	TREE CANOPY AREA TOTAL
Small tree	21	20m ²	420m ²
Medium tree	34	50m ²	1,700m ²
Large tree	45	150m ²	6,750m ²
Total			8,870m²

PUBLIC PARKLAND TREES

There are several existing trees recommended be retained in the Native bushland and the eastern Green Access Way. These are strategically located along the primary footpath that runs north-south on the eastern boundary edge. Additional planting should prioritise linking tree canopy to enable continuous coverage along the pathway. This maximises cooling benefits for pedestrians and cyclists moving through MESP and also provides ecological benefits by creating a corridor of canopy connecting to adjacent areas of green space to the north (Hay Road linear park) and south (Kerr Park) of the structure plan area.

5.5.4 CULTURAL HERITAGE OPPORTUNITIES

There is a rich history within and surrounding the structure plan area. Opportunities exist for Yawuru connections and culture to be cleverly woven into the landscape fabric through public art installations, paving treatments material and plant selection. Additionally, school student and local residents perspectives and local community groups and individuals are encouraged to assist in the development of these concepts. As the MESP structure plan process progresses, the following activities should be followed:

- + Capturing and representing stories from local Yawuru community members, and from local school students and residents;
- + Encompassing local bush tucker plant species within the development;
- + Leading a community / school student art project;



Bike Parking, Artwork by Sustainable Housing for Artists and Creatives



Frederick Street Lookout Community Art Project, Photo Source: Vanessa Margets



Matsumoto Youth Street Art Project, Photo Source: MudMap Studio



Metal Screens Artwork for Broome Aboriginal Short Stay Accommodation, Photo Source: MudMap Studio

5.6 URBAN WATER MANAGEMENT

This section of the Structure Plan has been informed by the Local Water Management Strategy (LWMS) prepared by AECOM (refer **Appendix 3**). The Local LWMS has been developed for the MESP in accordance with Better Urban Water Management (WAPC 2008), State Planning Policy 2.9 Water Resources (WAPC 2006) and Planning Bulletin 92 Urban Water Management (WAPC 2008). Water will be managed using an integrated water cycle management approach, which has been developed using the philosophies and design approaches described in the Stormwater Management Manual for Western Australia (DoW 2007).

5.6.1 WATER CONSERVATION

A summary of the proposed water conservation design criteria and how these are addressed is provided in **P2 - Table 20**.

P2 - Table 20: Water Conservation Compliance Summary

CRITERIA	CRITERIA DESCRIPTION	MEASURES FOR COMPLIANCE
WC1	Limit irrigation water demand for irrigated areas to 7,500 kL/ha/yr	Landscaped areas will be limited to an irrigation rate of 7,500 kL/ha/yr
WC2	Lot water consumption will be limited to 100 kL/person/yr	<ul style="list-style-type: none"> ✦ Promotion/implementation of rainwater tanks within lots ✦ Use of water efficient fittings within lots ✦ Promotion of water efficient appliances to lot owners ✦ Promotion of waterwise gardening principles within lots.

Refer to **Appendix 3** for detailed commentary regarding water conservation.

5.6.2 GROUNDWATER MANAGEMENT

The primary objective for groundwater level management is to ensure that finished floor levels have appropriate clearance from groundwater (see Section 4.3 of the LWMS). Groundwater is expected to be sufficiently deep (>10 m bgl) as to not be affected by development. A Groundwater Management Strategy is not required.

5.6.3 STORMWATER MANAGEMENT

The stormwater management strategy aims to closely mimic the current hydrological regime provided by the existing drainage network. The open drains at the site will need to convey surface water from the developed site while continuing to manage the current off-site drainage from the surrounding neighbourhoods.

WSUD STRATEGIES

WSUD strategies will be required to maintain flows and detain catchment runoff. Combining WSUD techniques in a treatment train is the most effective manner in which to treat catchment runoff. Treatment trains incorporate multiple WSUD techniques to ensure primary, secondary and tertiary treatment of stormwater is achieved.

LOT SCALE STORMWATER MANAGEMENT

Because of the low infiltration rates of the Pindan soils, the use of soakwells is not expected to be effective. Providing previous areas of native vegetation in lots and verges will help manage runoff.

VEGETATED DETENTION AREAS

Stormwater from all events will be treated by a Vegetated Detention Area (VDA) in the north portion of the site and

through vegetated open drains. The north open drain is proposed to be graded using drop structures to create a series of detention areas along its length, progressively detaining flows and assisting pollutant material removal. Drainage infrastructure will be maintained by the proponent until handover to the Shire.

The VDA will be utilised to detain major event flows to slow discharge rates, providing opportunities for pollutant attenuation. The regraded northern vegetated open drain with drop structures will operate similarly. The sizing of the VDA and re-graded open drain aims to mimic as closely as possible the pre-development peak flow rates leaving the site.

The VDA will be a maximum 1.2 m deep with 1:6 side slopes. In addition to adding drop structures, the north open drain was also re-graded to allow 1:6 side slopes on the development-adjacent side to more closely align with Shire design guidance (see channel cross sections in **Appendix 3**). The south channel has been realigned and modified into a narrower section to accommodate the proposed development while maintaining 1:6 side slopes. Although the channel does not meet the minimum 3m channel floor width, it has provides adequate capacity to convey the 1:100-year storm event and existing grades are preserved to allow for safe egress. The north drain's side slopes adjacent to the existing neighbourhood were not modified in order to protect the exiting trees along the neighbourhood's margin. The VDA and re-graded open drains will be vegetated with species that are efficient at nutrient removal and suit the local climate.

DRAINAGE DESIGN

The LWMS proposes to utilise the VDA and vegetated open drains to detain runoff from the development. The sizing of storage areas and streamlines has been determined using InfoDrainage hydrological and hydraulic modelling software. The model assumes a low infiltration rate based on the low-permeability Pindan soils. The post-development modelling assumptions, parameters and results are detailed in the modelling assumptions document provided in **Appendix 3**.

Both major and minor events will be transported to WSUD structures (the VDA and vegetated open drains). Each of the vegetated open drains will convey stormwater entering along their lengths from site and offsite sources. The northern open drain will be regraded to act as a series of detention areas to progressively treat stormwater along its length. The VDA will overflow to the vegetated open drain along the north margin of the development. A summary of the proposed WSUD structures is below:

- ✦ A VDA located in the northern tip of the development: Storage Area volume: 450 m³
- ✦ A vegetated open drain along the south margin of the development.
- ✦ A vegetated open drain along the north margin of the development, regraded with drop structures to form a series of detention areas.
 - Channel Storage Area 1 volume: 840 m³
 - Channel Storage Area 2 volume: 630 m³

P2 - Table 21: Stormwater Conservation Compliance Summary

CRITERIA	CRITERIA DESCRIPTION	MEASURES FOR COMPLIANCE
SW1	Detain and treat the 63.2% Annual Exceedance Probability (AEP) 1 hour average event rainfall event.	Stormwater from 63.2% AEP, 1 hour event to be treated within VDA and vegetated open drains.
SW2	Detain stormwater to provide a similar flow regime to pre-development conditions.	The VDA and vegetated open drains provide stormwater detention.
SW3	Minor roads remain passable in the 10% AEP storm event.	Runoff from the development in a 10% AEP event will be detained within road kerbs with a maximum depth of 175 mm at pavement edges.

5.7 BUSHFIRE MANAGEMENT

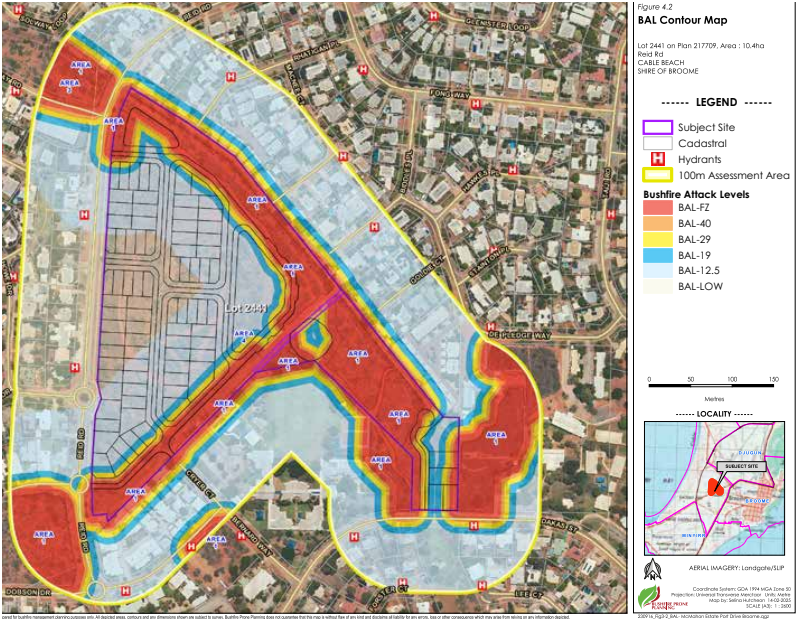
Bushfire Prone Planning have prepared a Bushfire Management Plan (BMP) (Appendix 4) based on the MESP’s proposed lot layout.

BUSHFIRE ATTACK LEVEL (BAL) CONTOUR ASSESSMENT

The BAL contours provided on P2 - Figure 16 are based on post-development conditions and take into consideration the proposed clearing extent, vegetation retention, landscaping and management of POS, resultant vegetation exclusions and separation distances achieved in line with the proposed concept plan.

As demonstrated on P2 - Figure 15 the proposed subdivision layout generally includes enough separation between new homes and proposed vegetation areas, ensuring that the majority of lots have a BAL rating of BAL-29 or lower. Per the requirements of SPP 3.7 - Bushfire, development in areas with a BAL-40 or BAL-FZ rating it generally to be avoided. Only a small portion of the proposed subdivision design falls within the BAL-40 / BAL-FZ zone, being the 5 new lots proposed along the Dakas Street extension. These lots are primarily impacted by the existing vegetation on neighbouring properties at Lot 400 (8) De Pledge Way, and Lot 401 (19) Dakas Street. Both lots are owned by the The Roman Catholic Bishop of Broome.

A concept plan has been provided by the owners of these properties demonstrating their intentions to develop this land and remove the vegetation. It is therefore proposed that these lots form part of Stage 2 of the MESP, with development to occur at a time where the bushfire risk has been mitigated.



P2 - Figure 15: BAL Assessment
Source: Bushfire Prone Planning

BUSHFIRE MANAGEMENT MEASURES

Appendix 4 provides a detailed assessment of the proposed bushfire management measures for the MESP. Key management measures such as:

- + Increased building construction standards;
- + Vehicular access management; and
- + Reticulated water supply.

EMERGENCY VEHICLE ACCESS

As shown on P2 - Figure 15, the majority of the potential bushfire risk will be generated by retained vegetation contained within the drainage areas and surrounding the local park / retained bushland. Emergency vehicle access can be summarised as follows:

- + The drainage channel is generally framed by roads on all sides allowing direct emergency vehicle access.
- + The retained bushland area can be accessed via the new Dakas Street road connection and retained emergency vehicle access tracks through the bushland.
- + Existing cul-de-sacs provide access to the northern side of the main drainage alignment if required also.

5.8 UTILITIES

5.8.1 SITE WORKS

Colliers have prepared a Local Infrastructure and Servicing Strategy and associated cost estimates (**Appendix 5**) based on the MESP's proposed lot layout.

Due to the gentle grades on the site, large retaining structures are unlikely to be necessary and levels can be managed through lot levels and road grades. For practical purposes, some minor retaining structures may be necessary to facilitate the desired footprint, particularly in the tighter drainage corridors.

Onsite geotechnical investigations should be undertaken to confirm site conditions and site classification prior to detailed design or construction. Site classification 'S' is expected to be achievable with suitable site preparation measures based on similar recent projects in Broome with typical pindan soils present.

TREE PROTECTION

Site works have retained the northern drain's side slopes adjacent to the established residential area to the north to protect existing trees along the neighbourhoods margin. These trees provide shade to the established pedestrian pathway to the north of the site and amenity to adjoining residents. Aerial photography confirms portions of the remainder of the site have been historically cleared. Established trees will be retained within the ecological and northern drainage corridors.

5.8.2 EARTHWORKS

Earthworks will include topsoil stripping, cut-to fill operations, and site preparation. Cost estimates for earthworks assume a balanced cut-to-fill ratio, with no allowance for uncontrolled fill or site remediation. Earthworks will need to consider suitable levels to allow drainage function as well as gravity sewer serviceability. Cost estimates associated with clearing and earthworks have assumed typical Broome pindan ground conditions and site preparation/compaction requirements to suit the expected Class S site classification. Noting further refinement is required during the detailed design phase to confirm assumptions.

5.9 ACTIVITY CENTRES AND EMPLOYMENT

PROVIDING HOUSING NEAR ACTIVITY CENTRES

The MESP provides approximately an additional 115 new dwellings within a walkable catchment of the Cable Beach Local Centre which will provide housing which is conveniently located for access to services and employment opportunities. A portion of these new dwellings will be made up of higher density grouped dwelling typologies which provides for a greater diversity of dwelling types within close proximity to the local centre. Increased population and population density near the Cable Beach Local Centre will increase the Centre's regular customer base and therefore contributes to improved commercial opportunities for the centre. The new pedestrian connection to Cryer Court will improve vehicle and pedestrian access to the centre from the MESP.

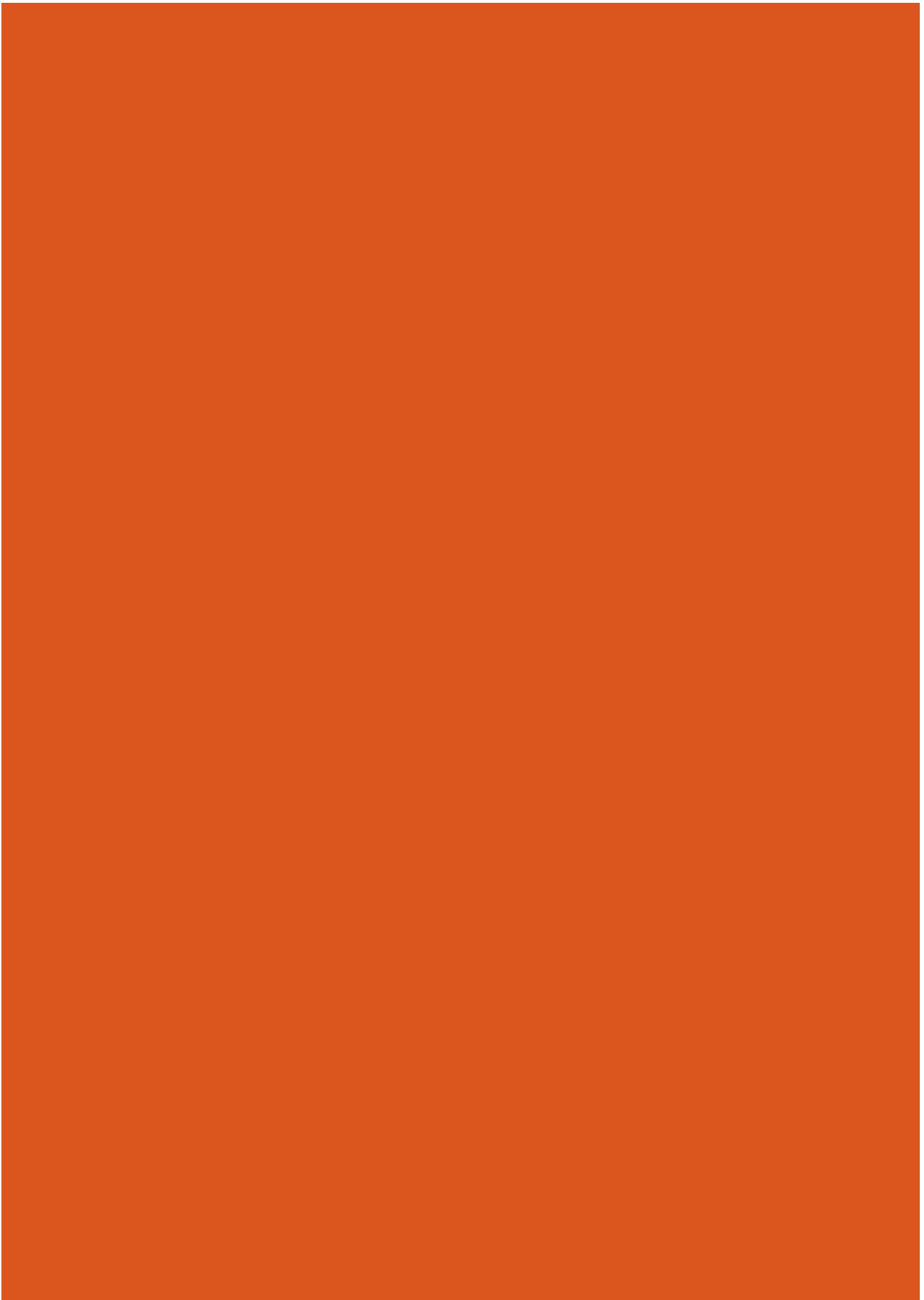
5.10 SCHOOLS

ACCESS

The MESP is adjacent to Cable Beach Primary School and provides improved access to, and traffic flow around Cable Beach Primary School with the new road connection to Cryer Court. This will alleviate existing kiss and drive arrangements at the school and presents opportunities for additional on street parking bays in proximity to the school to accommodate safe access and parking for the school.

OPEN SPACE

The design intent behind the MESP public parkland has been strongly informed by the community's expressed desires during engagement to retain natural bushland in order to create a continuous ecological corridor through the structure plan area that connects to adjacent parkland beyond the boundary. This design response has allowed for the continued co-location of Cable Beach Primary School with the established natural bushland corridor and has allowed for the strategic co-location of the local POS with the school. Opportunities for the school oval to be opened to the public outside of school operating hours were explored to improve recreational pursuits for residents but this was not supported for management and security reasons.



9.2.2 BROOME WASTE ACTION PLAN (2021-2025) PROGRESS REPORT

LOCATION/ADDRESS:	Nil
APPLICANT:	Nil
FILE:	ENH92
AUTHOR:	Manager Waste Services
CONTRIBUTOR/S:	Nil
RESPONSIBLE OFFICER:	Director Infrastructure
DISCLOSURE OF INTEREST:	Nil

SUMMARY:

The Broome Waste Action Plan 2021 – 2025 provides a series of actions and tasks that support the aims and objectives of the Broome Waste Strategy 2021 – 2031. This report provides a progress report for the actions within the Broome Waste Action Plan 2021-2025.

BACKGROUNDPrevious Considerations

OMC 29 July 2021

Item 9.3.1

Council adopted the Broome Waste Strategy 2021-31 (the Strategy) and the Broome Waste Action Plan 2021-2025 (the Plan) at the Ordinary Meeting of Council (OMC) held 29 July 2021.

The Strategy and Plan are key informing documents for the Shire of Broome Council Plan.

The Strategy provides the framework for effective, efficient and sustainable management of waste within the Shire of Broome (the Shire). The Plan provides a series of actions and tasks that support the aims and objectives of the Strategy.

The Strategy and Plan are published on the Shire website - [Strategic and Corporate Reports Shire of Broome](#)

The Plan has been separated into seven action categories:

1. Waste Infrastructure and Operations
2. Waste Services
3. Data, Information and Economics
4. Litter and Illegal Dumping
5. Waste Policy and Procurement
6. Behaviour Change
7. Regional Efficiencies

COMMENT

Throughout the life of the Plan, Shire officers have provided updates to Council via the Corporate Business Plan reporting and project specific agenda items. A presentation covering the progress to date was presented at the May 2025 Council Workshop.

The Waste Action Plan has delivered a range of strategic initiatives and tangible outcomes over the 2021 - 2025 period. Key achievements of the Waste Action Plan 2021-2025 include:

Task	Implementation Action	Progress
ACTION 1: WASTE INFRASTRUCTURE AND OPERATIONS		
Task 1.1 Facilitate design of a Regional Resource Recovery Park (RRRP)	1. Design the Regional Resource Recovery Park (RRRP) including the Community Recycling Centre (CRC) to match the current and future throughput of materials, safety issues, environmental protection, flexibility/ adaptability for future expansion needs, user friendliness and better practice guidance where practicable.	The Shire has completed the detailed design of the RRRP including provision for a CRC and liquid waste disposal facility.
	2. Secure funding and approvals for development and construction.	<p>The project is funded in the Shire's Long Term Financial plan from the Regional Resource Recovery Park Reserve and Borrowings. No municipal funds are allocated to the RRRP, the Shire's waste services operate as a standalone business unit.</p> <p>The Shire applied for the Regional Precinct and Partnerships Program (rPPP) funding in \$16,672,691. The Shire was unsuccessful.</p> <p>The Shire applied for the Growing Regions Program funding of \$15,000,000. The Shire was unsuccessful.</p> <p>All approvals are in place for the RRRP.</p>

Task	Implementation Action	Progress
Task 1.2 Provide a Compliant landfill	<p>1. Develop construction documentation including:</p> <ul style="list-style-type: none"> • Development of design drawings, technical specifications, bill of quantities for input into procurement process • Development of tender for construction • Tender evaluation and Council approval for tender award • Develop contract for construction • Procurement of equipment/infrastructure <p>2. Construct the landfill and RRRP</p>	<p>The constructing of the RRRP is budgeted to commence in the 2026/27 financial year. The Landfill portion of the RRRP is scheduled to commence construction in the 2030/31 financial year.</p> <p>All technical design documentation has been prepared and the detailed tender documentation will likely be prepared and released for tender in July 2030.</p>
Task 1.3 Provide a Community Recycling Centre	<p>1. Secure funding and approvals for development and construction.</p>	<p>The project is funded in the Shire's Long Term Financial plan from the Regional Resource Recovery Park Reserve and Borrowings. No municipal funds are allocated to the RRRP.</p> <p>The Shire applied for the rPPP funding in \$16,672,691. The Shire was unsuccessful.</p> <p>The Shire applied for the Growing Regions Program funding of \$15,000,000. The shire was unsuccessful.</p>
	<p>2. Develop construction documentation including:</p> <ul style="list-style-type: none"> • Development of design drawings, technical specifications, bill of quantities for input into procurement process • Development of tender for construction • Tender evaluation and Council approval for tender award • Develop contract for construction • Procurement of equipment/infrastructure 	<p>All design drawings, technical specifications and licence/works approvals are in place for the RRRP.</p> <p>Tender documentation has been drafted and tentatively proposed to be advertised in July 2026, and brought to Council at the September 2026 OMC.</p>

Task	Implementation Action	Progress
	3. Construct the CRC.	The construction of the RRRP is budgeted to commence in the 2026/27 financial year and is planned to be open in the 2027/28 financial year.
Task 1.4 Provide efficient and cost-effective operation of the RRRP and CRC	1. Assess the operational approaches available 2. Evaluate outcomes 3. Adopt preferred approach 4. Produce a project plan to implement preferred approach	<p>The operation and construction is funded in the Shire's Long Term Financial plan from the Regional Resource Recovery Park Reserve and Borrowings. No municipal funds are allocated to the RRRP.</p> <p>There will be a staged transition from the Buckleys Road Waste Management Facility to the RRRP with the CRC being constructed and opened first. The landfill will follow once the remaining airspace at the Buckleys Road Waste Management Facility is fully utilised.</p> <p>The Shire will test the market to determine if an in-house delivery model or a contractor delivery model provides the best value for money approach at the RRRP.</p>
Task 1.5 Provide Liquid waste disposal options	1. Prepare for the rapid construction of a new liquid waste facility as soon as a site is available.	The construction of the RRRP is budgeted to commence in the 2026/27 financial year
	2. Complete the design of the facility to process the liquid waste generated and accommodate the projected increases.	All design drawings, technical specifications and licence/works approvals are in place for the RRRP.
	3. Identify potential companies to build the facility and prepare the procurement / tendering documentation.	<p>As part of the procurement planning process potential tenderers have been identified with multiple local contractors deemed to have the expertise required to deliver the scope of works.</p> <p>The liquid waste ponds have been identified as a priority for the Kimberly region and will tentatively be open in the 2027/28 financial year.</p>

Task	Implementation Action	Progress
Task 1.6 Facilitate the operation and closure of Buckleys Road Waste Management Facility in line with the Landfill Closure Management Plan 2021	1. Implement mechanisms to maximise the operational life of Buckleys road including: <ul style="list-style-type: none"> • Ensure the operational staff have the correct skills, experience and training to achieve best practice operations • Maximise the recovery of material streams where possible • Secure appropriate plant to meet the facility needs specifically a reliable landfill compactor and excavator • Minimise use of cover material (use ADC). 	Through improved operational practices the remaining operational life of the Buckleys Road Waste Management Facility has increased. This has been achieved by implanting the recovery of inert material at the tip face and improving source separation practices by facility users. Material recovery has been made possible by the acquisition of an 8t excavator and the use of Posi-shell as an alternate daily cover (ADC) have increased the operational life.
	2. Plan for use of the contingency area (resource recovery and gatehouse) for waste disposal and define relocation options for these services in the event that the CRC is not constructed in time for the required use of this area.	The contingency has not been required yet due to improved operational practices extending the life of the landfill. The landfill tipping face will move into the contingency area in late 2025.
	3. Implement the 2021 Landfill Closure Management Plan.	The updated Landfill Closure Management Plan was endorsed by Council at the Ordinary Meeting of Council held May 2025. The plan is being implemented.
Task 1.7 Facilitate the closure of Lot 400 Buckleys Road in line with environmental conditions outlined in the memorandum of understanding with Development WA	1. Develop a suitable closure plan for the site 2. Liaise with DWA 3. Source suitable material to rehabilitate the site 4. Undertake progressive rehabilitation of the site	In consultation with Development WA the DWER Prescribe premises licence L8852/2014/2 for Lot 400 has been extended by five years to cease in 2029, this allowed for the management order to be extended to coincide with the construction of the RRRP. Suitable material for rehabilitation is currently being stockpiled on site.
ACTION 2: WASTE SERVICES		
Task 2.1 Provide equitable and suitable kerbside waste and recycling services	1. Review and develop new contract provisions.	The WALGA preferred supplier panel for waste collection services has been utilised for the formation of RFQ 23-16 Municipal Kerbside Waste

Task	Implementation Action	Progress
		Collection and Processing Services.
	2. Tender for provision of services.	<p>The contract was awarded to Cleanaway Pty Ltd through to 30 June 2031, with 3 x 12 month options to extend at the Principals discretion.</p> <p>Provisions for implementing kerbside collection services to the residents of 12 Mile and Coconut wells were investigated as a part of the Cleanaway Contract however services will not be implemented as it was not supported by the 12 Mile and Coconut Wells community members.</p>
2.2 Facilitate an analysis of resource recovery services to progress towards achievement of WARR Strategy targets	<p>1. Undertake a detailed analysis of resource recovery options to determine the optimal infrastructure and services required to achieve a 60% recovery rate by 2030 and beyond.</p> <p>2. Review outcomes of the assessment.</p> <p>3. Council to adopt preferred option/s. Appropriate budget funding is to be secured through this process.</p> <p>4. Develop a project plan for implementation of preferred option/s.</p> <p>5. Implement preferred option/s</p>	<p>The mechanical sorting of waste at the tip face was identified as an option to improve recovery rates at the landfill. Additionally by increasing the options for direct source separation more material can be recovery whilst minimising double handling.</p> <p>C&D waste (concrete) is currently diverted and stockpiled at Lot 400, until economies of scale are reached to mobilise a contractor to crush the material creating a product used in roadbase.</p> <p>The Shire currently diverts greenwaste which is stockpiled and mulched and ultimately provided back to the community 'free of charge'. Investigations to include a Food Organics Garden Organics (FOGO) kerbside service are assumed as unfeasible due to the current high contamination rates in the comingled recycling service, the high cost of kerbside bin lifts and</p>

Task	Implementation Action	Progress
		<p>processing and the heat during the wet season.</p> <p>A project brief to purchase a 8t excavator for the implementation of sorting was included in the 23/24 budget considerations. The committed contribution was used as leverage to support a Waste Sorted Infrastructure Grant application which was successful and funded the implementation of recovery and diversion activities.</p>
<p>Task 2.3 Provide a Reuse and Recycle shop at the RRRP</p>	<p>1. Develop a draft scope of operations for a reuse shop including:</p> <ul style="list-style-type: none"> • The likely quantities to be handled through the shop • Defining intended product streams for sale • Identifying likely infrastructure, equipment, resourcing and operational requirements • Marketing and education requirements. <p>2. Undertake a viability assessment based on the scope of operations to determine whether the project is practically feasible and economically viable for the Shire. This will also assist in determining the preferred management model.</p> <p>3. Decide on the preferred management model. This could include approaching local organisations that could potentially operate the shop to determine their interest.</p> <p>4. Produce a project plan for the establishment of the reuse shop, including the capital cost and estimated operational cost.</p>	<p>The construction of the RRRP including the CRC is budgeted to commence in the 2026/27 financial year. The decision to include a Reuse and Recycle Shop was made in the Masterplan stage and has therefore been included for in the RRRP design.</p> <p>The preferred management model is by a Community Not-for-profit organisation. This is preferred on the basis that they are better positioned to combine environmental goals with social outcomes, access special funding, leverage volunteers and build community trust, making them sustainable even when commercial recycling wouldn't be profitable.</p> <p>A EOI for the management and operation of the reuse shop will be investigated prior to the completion of the CRC.</p>

Task	Implementation Action	Progress
	5. Establish the reuse shop.	In the short term the establishment of the community drop off recycle and reuse area at the current Landfill site has been well received by the public.
Task 2.4 Facilitate a review of the domestic waste pass system	<ol style="list-style-type: none"> 1. Undertake a review of waste pass system to identify costs, benefits and issues associated with the pass system. 2. Review other options available to the Shire. 3. Determine the format of future pass system if required (e.g. free pass system with rates notice or needing to collect and sign for pass at Shire office). 4. Implement outcomes. 	The current pass system entitles GRV residential rated properties to 6 free domestic waste passes. On average 34% of the total domestic waste passes are redeemed with approximately 17% of the rate payers redeeming all 6 domestic waste passes annually.
Task 2.5 Facilitate a review of options for pre-cyclone waste clean-up within the Shire	<ol style="list-style-type: none"> 1. Review the bulk waste disposal service options and community preferences. 2. Determine preference for service. 3. Present to Council for adoption. 4. Implement Council recommendations. 	The pre-cyclone waste clean-up ceased in 2016/17 due to a significant increase in the costs associated with providing the service. A project brief was drafted for consideration in the 2024/25 budget however it was not funded as it does not represent value for money. 2 free tipping weekends are provided per annum, along with 1 free skip bin per annum for eligible pensioners.
Task 2.6 Facilitate a review of services to assess alignment with DWER better practice standards and cost of upgrades	<ol style="list-style-type: none"> 1. Review better practice guidance material once released. 2. Audit existing services against better practice guidance requirements. 3. Assess implications and cost for upgrades to service delivery and infrastructure. 4. Determine service upgrades and establish budgets. 5. Upgrade services to meet better practice guidance. 	<p>DWER released 'Better practice organics recycling' guidelines are in relation to composting and soil blending. Due to site constraints at Lot 400 soil blending and composting isn't undertaken. The consideration to implement organics recycling will be investigated as part of the future RRRP operations.</p> <p>The task is proposed to be carried over into the next iteration of Waste Action Plan.</p>
ACTION 3: DATA, INFORMATION AND ECONOMICS		

Task	Implementation Action	Progress
Task 3.1 Provide accurate waste data reporting	<ol style="list-style-type: none"> 1. Undertake review. 2. Update data capture and recording methods where required. 3. Train staff on changes 4. Implement changes 	Waste data reviewed annually as part of DWER licence reporting. Landfill software point of sales system Mandalay captures data and is customisable allowing for the data to be captured easily.
Task 3.2 Provide a whole of life financial assessment of the RRRP and CRC	<ol style="list-style-type: none"> 1. Undertake financial analysis. 2. Review outcomes 3. Update LTFP to ensure sufficient funds and/or funding sources have been identified for future capital works. 	The Manager Waste Services and Manager Financial Services have completed a Waste Services Financial Model and this will be presented at the September 2025 Council workshop. The Waste Services Financial model will inform the next review and update of the Shire's Long Term Financial Plan.
Task 3.3 Facilitate a financial review of waste streams including a market value analysis	<ol style="list-style-type: none"> 1. Undertake a financial analysis of waste stream income and expenditure. 2. Review Shire fees and charges to assess if cross subsidy exists 3. Review outcomes to inform gate fee structures and kerbside collection rates for subsequent financial years. 4. Inform the community of any intended increases and the rationale for the increases. 5. The supply chain for each potential material to be diverted must be assessed to determine: <ul style="list-style-type: none"> • The method to ensure a separated uncontaminated material stream can be obtained • The processing required and associated cost to produce a marketable 'product' that meets any required specifications • The existing size and value of the market for the 'product' that will be generated, together with the potential impact on that market (and other local suppliers) 	<p>The Waste Management Facility Fees and charges are reviewed annually to capture changes in market for the varying waste streams to ensure the expenditure associated with processing the material is covered by the income generated.</p> <p>The proposed amendments to the fees and charges are advertised to the public ahead of the implementation date to ensure advance notice is provided, the rationale for the changes is provided upon request.</p>

Task	Implementation Action	Progress
	<ul style="list-style-type: none"> • The long-term security and stability of the market to accept the 'product' in the future • The impact on local employment and job creation 	
Task 3.4 Provide regular kerbside MGB audits	<ol style="list-style-type: none"> 1. Undertake a representative kerbside bin audit in 2021. 2. Schedule regular audits for future years in operational planning and budget preparations. 	A kerbside bin audit is currently taking place in August 2025. There is an allowance within the Kerbside collection contract's schedule of rates to undertake future bin audits at the Shire's discretion.
ACTION 4: LITTER AND ILLEGAL DUMPING		
Task 4.1 Provide a litter and illegal dumping plan	<ol style="list-style-type: none"> 1. Obtain/identify suitable resourcing to develop the strategy. 2. Develop the strategy. 3. Implement the strategy providing relevant resourcing where required. 4. Provide for annual reporting of outcomes within the Shire's annual reporting to the community. 5. Undertake and annual review of strategy. 	<p>Officers are establishing the baseline data to determine the extent of Litter and illegal dumping in Broome, a strategy and litter and illegal dumping plan will be drafted based on the findings.</p> <p>The task is proposed to be carried over into the next iteration of Waste Action Plan.</p>
Task 4.2 Regulate compliance with the Shire of Broome Waste Local Law 2021	<ol style="list-style-type: none"> 1. Advise community 2. Regulate compliance with the Local Laws. 	The Shire of Broome Waste Local Law 2021 was endorsed by Council at the OMC held February 2021. The appointment of appropriate 'authorised persons' to regulate compliance with the Local Laws is ongoing and 'authorised persons' can be appointed as required.
ACTION 5: POLICY AND PROCUREMENT		
Task 5.1 Provide an emergency waste management plan	1. WALGA provide a template for Local Government to incorporate waste management into existing emergency management arrangements to assist Local Government to plan better for emergency waste. This will allow local governments to undertake development of plans in-house using internal resources. Alternatively, a consultant can	The Shire of Broome has been collaborating with WALGA to formulate the Emergency Waste Management Plan template. A WALGA led working group was established in early 2025 to tailor the plan to Local Government circumstances and generate a waste calculation, helping Local governments determine

Task	Implementation Action	Progress
	<p>be used to develop a tailored plan to local circumstances in close liaison with the Shire.</p>	<p>the likely waste generation from an emergency scenario. The Shire participated in the working group and in the process of drafting the template plan.</p> <p>This task is proposed to be carried over into the next iteration of the Waste Action Plan.</p>
<p>Task 5.2 Provide Shire policy and working procedures to avoid waste and increase the use of recycled and recovered material in all Shire activity</p>	<p>1. Develop Council policy and/or internal guidance to support:</p> <ul style="list-style-type: none"> • Reuse of recovered material in Shire projects • Kerbside and verge-side collection service eligibility • Single use plastic ban for Shire run events (including plastic cups, straws and balloons) • Installation of public bins 	<p>Establishment of environmentally sustainable procurement guidelines to support purchasing of recycled and environmentally sustainable products whenever possible. Encouraging waste prevention, recycling, market development and use of recycled/recycled materials.</p> <p>Review and update of event guidelines to include waste management and sustainability guidelines, ensuring waste generated is disposed of properly and working towards implementing circular economy principles, delivering zero waste events and eliminating the use of single use plastics.</p>
<p>Task 5.3 Provide alignment between the Shire of Broome Waste Strategy and the Waste Management Action Plan with Shire Community Strategic Plans, operational and business plans and budgets</p>	<p>1. The plans are presented to Council for adoption and include likely risks and constraints for achieving the recommended actions and allocates appropriate resources/funding to assist officers in implementing the plan.</p> <p>2. Upon adoption by Council it should be linked to Shire strategic community planning goals and included in annual corporate and operational plans.</p>	<p>The Waste Strategy 2021-2031 and Waste Action Plan 2021-25 were endorsed by Council at the OMC held in July 2021. The tasks and objectives from the Action Plan 2021-2025 have been incorporated into the Strategic Community Plan and Corporate Business Plans and more recently the Council Plan, which is an amalgamation of the two documents. This ensures there is appropriate funding in the Long Term Financial Plan to deliver the tasks in operational budgets.</p>

Task	Implementation Action	Progress
Task 5.4 Provide procurement that works towards alignment with the outcomes of the State Waste Strategy 2030	<ol style="list-style-type: none"> 1. Audit the Shire's expenditure to identify methods to incorporate sustainable procurement practices. 2. Develop a sustainable procurement policy based on the audit outcomes that suits the Shire's size, market challenges and procurement needs. <p>WALGA has produced a guide for Local Governments and the Australian Government's Sustainable Procurement Guide that was revised in 2018 to coincide with the development of the 2018 National Waste Policy. Both documents provide valuable guidance.</p>	<p>The Shire has established environmentally sustainable procurement guidelines within the Shire's Purchasing Policy. These promote the purchasing of recycled and environmentally sustainable products whenever possible. Encouraging waste prevention, recycling, market development and use of recycled/recycled materials.</p>
Task 5.5 Provide regular review of waste and recycling related contracts	<ol style="list-style-type: none"> 1. Undertake a detailed assessment of costs, benefits, challenges and opportunities for internal provision of services as compared to delivery through external contracts. Additionally, the review should investigate opportunities for regional collaboration. 2. Review outcomes of assessment. 3. Adopt and implement preferred approach 	<p>Contracted waste services are reviewed prior to the end date of the contract and to inform whether the services are contracted out in the same manner, a varied manner, or considered to be delivered with in-house resources.</p> <p>The kerbside collection contract was considered in parallel by the Shire of Broome, Shire of Derby West Kimberley and Shire of Wyndham East Kimberley with all three local governments determining to contract out the services.</p> <p>The Shire of Halls Creek delivers the service in-house due to the remoteness of the Shire and in recognition of the small volumes and lack of economy of scale to attract a value for money contracted service.</p>
Task 5.6 Provide regular review of the Shire of Broome Waste Local Law 2021	<ol style="list-style-type: none"> 1. Commence review process as per the Department of Local Government and Communities 'Local Government Operational Guidelines – Local Laws' 	<p>An amendment to the Waste Local Law was endorsed by Council at the OMC held July 2022.</p>

Task	Implementation Action	Progress
Task 5.7 Provide land use planning instruments to support the aims and objectives of the Broome Waste Strategy 2021 – 2031	1. As part of the local planning scheme review process the land use definitions are updated to be consistent with the Regulations	<p>Local Planning Scheme No 7 endorsed by Council at the OMC held May 2022.</p> <p>The Shire's <i>Local Planning Scheme No.7</i> (the Scheme) was approved by the Minister for Planning, Lands, Housing and Homelessness, the Hon. John Carey and came into operation on the 28th September 2023.</p> <p>Land use terms used in the Scheme have been updated to be consistent with the Regulations and include 'Resource Recovery Centre', 'Waste disposal' and 'Waste storage facilities'.</p>
Task 5.8 Regulate the need for preparation of waste management plans for proposed developments in the Shire to maximise waste avoidance and resource recovery	1. Review WALGA documents 2. Adopt a model local planning policy for developments in the Shire. 3. Implement the policy. 4. Review the policy as required.	The Shire has a State Planning Policy – The Residential Design Codes which all multi dwelling assessments are assessed against. This incorporates a requirement for a waste management plan to be provided and endorsed by the Shire prior to any approvals being issued.
Task 5.9 Provide and regularly review the Broome Waste Strategy Action Plan to support the aims and objectives of the Broome Waste Strategy 2021 - 2031	1. Review progress of existing actions and assess new actions required for integration into the subsequent Waste Action Plans	Tasks reviewed annually and included in the Corporate Business Plan reporting as required.
ACTION 6: BEHAVIOUR CHANGE PROGRAMS		
Task 6.1 Provide and facilitate a community education and engagement plan	1. There are many waste education and awareness programs already being run by local government, these will provide a useful starting point. WMAA has a Waste Education group in WA that meets regularly	The Shire has introduced a part time waste education officer to begin facilitation of community waste education and engagement. This has seen the introduction of Waste education workshops and community events.

Task	Implementation Action	Progress
	<p>to discuss programs and opportunities.</p> <p>2. The program could be implemented regionally with funding assistance provided by Kimberley zone members.</p> <p>3. A method of funding (such as an additional \$1 per m3 added to all gate fees) should be agreed and could be paid into the regional account</p> <p>This will provide a source of funding for waste and recycling education that is directly linked to the waste generated by each LGA.</p>	<p>A Community Waste Education and Engagement Plan has been developed internally by officers to guide the calendar of events and to inform grant applications and funding.</p>
Task 6.2 Facilitate waste and recycling grant funding	<p>1. Identify the release of relevant funding streams.</p> <p>2. Assess funding stream relevance in regard to the aims and objectives of the BWS 2021-2031.</p> <p>3. Submit grant applications for relevant funding streams as required</p>	<p>From 2025/26 the Shire has introduced a Community Waste Reduction / Recycling Initiative to the Shire's Quick Response Grants. The grants are designed to assist in organising community clean up events, launching recycling projects, to foster and maintain environmental responsibility within the local community.</p>
Task 6.3 Facilitate the development of a community waste and recycling action group	<p>1. Identify relevant stakeholders with a strong interest in and ability to influence the goals of the group and their current scope of responsibility.</p> <p>2. Seek support for establishment of the group from Council and other relevant stakeholders.</p> <p>3. Formalise group.</p> <p>4. Set up charter of operation of the working group including as a minimum: vision, objectives, expected outcomes, by whose authority they are working, ground rules for participation, financial contributions (if required), reporting requirements. The participating stakeholders may also create agreements formalising their commitment to achieving the group's shared goals. 5.</p>	<p>Task deferred until the Waste Education resource was implemented. The task will be progressed in the next iteration of the Action Plan now that the resource is established.</p>

Task	Implementation Action	Progress
	<p>Commence meetings and progress outcomes.</p> <p>6. Annually review and monitor progress and outcomes achieved by group to ensure effective use of group resources.</p>	
ACTION 7: REGIONAL EFFICIENCIES		
Task 7.1 Partner with zone Shires to action the Kimberley Regional Waste Management Plan 2018-2023 (KRWMP)	<p>1. Hold regular waste TAG meetings so plan actions can be progressed.</p> <p>2. Review actions taken to date and future actions to be progressed.</p> <p>3. Establish a method or resource to progress actions.</p> <p>4. Progress actions and report annually.</p>	<p>Regular regional waste technical advisory groups have ceased and the KRWMP has lapsed.</p> <p>This action will be reinstated on the Kimberley Zone agenda to enable the region to re-engage with regards to the KRWMP.</p>
Task 7.2 Provide an updated Kimberley Regional Waste Management Plan	<p>1. Determine lead agency for review and update of the KRWMP.</p> <p>2. Determine resources and funding required (internal or external consultant).</p> <p>3. Secure funding from member Shires and engage resources.</p> <p>4. Review and update the KRWMP in 2023 for commencement in 2024</p>	<p>Regular regional waste technical advisory groups have ceased and the KRWMP has lapsed.</p> <p>This action will be reinstated on the Kimberley Zone agenda to enable the region to re-engage with regards to the KRWMP.</p>
Task 7.3 Advocate and partner with government and other relevant agencies to progress the Dampier Peninsula Waste Management Plan	<p>The tasks required to progress this action include:</p> <p>1. Identify relevant stakeholders and their current scope of responsibility in regard to waste and litter in the region.</p> <p>2. Approach State Ministers and relevant stakeholders to support for the health of the communities on the Dampier Peninsula through providing resources to progress actions outlined in the DPWMP.</p> <p>3. Developing a multi stakeholder working group to progress the DPWMP. Identify stakeholder responsibility for progressing individual actions contained within the DPWMP.</p> <p>4. Commence meetings to share information, identify issues for</p>	<p>The Shire has advocated for the Department of Communities to progress the feasibility study for the construction and operation of a waste transfer station on the Dampier Peninsula. The Department of Communities are currently seeking funding from the Department of Water & Environmental Regulation for the construction and operation of the transfer station.</p> <p>A multi stakeholder working group to progress the DPWMP has not been established and the progress of the DPWMP actions is reliant on a single officer within the Department of Communities.</p>

Task	Implementation Action	Progress
	<p>resolution, and review, monitor and report on progress on actions.</p> <p>5. Define the long-term mechanism to fund capital improvements and ongoing operational costs of waste infrastructure and services provided in the region.</p>	

Overall, the implementation of the Waste Action Plan 2021-2025 continues to progress in line with Council's strategic objectives, with tangible improvements in waste diversion, community engagement, and operational efficiency. It is recommended that Council notes the above progress report for the Waste Action Plan 2021-2025.

CONSULTATION

Throughout the life of the Plan, Shire officers have provided updates to Council via the Corporate Business Plan reporting and project specific agenda items. A presentation covering the progress to date was presented at the May 2025 Council Workshop.

The Manager Waste Services liaises with the Department of Communities, as the lead agency responsible for the delivery of the Dampier Peninsula Waste Management Plan.

STATUTORY ENVIRONMENT

Nil.

POLICY IMPLICATIONS

Nil.

FINANCIAL IMPLICATIONS

Nil

\$51,750 is allocated in the 2025/26 budget to review and update the Strategy and Plan.

RISK

Nil.

STRATEGIC ASPIRATIONS

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

Outcome 5 - Responsible management of natural resources

Objective 5.2 Adopt and encourage sustainable practices.

Actions 5.2.4 **Review** the Waste Strategy 2021-2031 and Waste Action Plan 2021-2025 to determine if the objectives have been met and prepare a new plan to meet outstanding community needs (if required).

VOTING REQUIREMENTS

Simple Majority

REPORT RECOMMENDATION:

That Council notes the progress report for the Waste Action Plan 2021-2025.

Attachments

Nil

9.2.3 FREDERICK STREET PRECINCT - PROPOSED ROAD NAMING

LOCATION/ADDRESS:	Nil
APPLICANT:	Pearl Coast Properties Pty Ltd
FILE:	PLA14
AUTHOR:	Land Tenure Officer
CONTRIBUTOR/S:	Nil
RESPONSIBLE OFFICER:	Director Development and Community
DISCLOSURE OF INTEREST:	Nil

SUMMARY:

A request has been received for the Shire's endorsement for the naming of 3 roads within the Frederick Street Precinct. The Geographic Names Committee at Landgate are the approval authority for road naming and require a resolution of Council before a name can be approved.

This report recommends Council supports this request.

BACKGROUND*Previous Considerations*

In December 2021 the Shire recommended approval for the subdivision of Lot 1648 on Plan 70556 and part of Lot 9063 on Plan 425969 (WAPC Subdivision Reference No. 161633). The subdivision was to create road reserves and 6 Service Commercial lots along Frederick Street.

See aerial image below showing indicative boundaries of proposed roads and **Attachment 1** for the subdivision plan.



COMMENT

Shire officers have been contacted by Pearl Coast Properties Pty Ltd (**PCP**) to submit a road name application to Landgate for approval.

Landgate's Geographic Names Committee (**GNC**) is responsible for processing submissions for naming (or re-naming) places, features administrative boundaries, localities and roads. Consultation with the relevant local government is required in each case, for their comment and / or endorsement prior to the submission to Landgate GNC for consideration.

The proposed names are:

- Corinna Court
- Dakota Road
- Dornier Place

Each of these names comes from the make/model of the planes that were bombed during the Japanese air raid on Broome on 3 March 1942.

“Corinna”

The ‘Corinna’ was a S.23 “C” Class Empire flying boat, one of two that were moored in Roebuck Bay on the day of the air raid. The other being the Centaurus.

“Dakota”

The Dutch Airlines ‘Dakota’ DC-3 was carrying refugees and a package of diamonds from Java, which were being transported to Australia for safekeeping when they were attacked by Japanese war planes and crash landed on Smirnoff Beach at Carnot Bay.

The Garuda Airlines C47A Dakota DC-3 was the Broome Tourist Bureau from 1976 until 1981 after the aircraft was abandoned following engine trouble after take-off and the pilots undertaking an emergency landing at Broome.

“Dornier”

Several ‘Dornier’ Do-24K flying boats which were also carrying refugees from Java were destroyed during the air raid in Broome on 3 March 1942. The planes were being refuelled in Broome before they were due to continue their journey south to Perth. A number of the wrecks remain in situ in Roebuck Bay to this day.

The applicant has indicated that they intend to implement an aviation theme to this development. Accordingly, these names are reminders of Broome significant aviation history especially in respect of the event of World War Two and the air raids of Australia's north by the Japanese.

It is recommended that Council supports the Shire writing to Landgate's GNC, requesting the identified road names to be formally adopted upon the creation of the future road reservations.

CONSULTATION

No public consultation was undertaken for this item. Landgate have confirmed that approval from the local government authority is required before approving the naming of a road under section 26A of the LAA.

STATUTORY ENVIRONMENT

Land Administration Act 1997 - Part 2 – General administration, Division 3 – General, section 26 Constitution, etc. of land districts and townsites and section 26A Names of roads and areas in new subdivisions.

26A. Names of roads and areas in new subdivision

- (1) If a person delivers a plan of a survey or sketch plan of a subdivision of land approved by the Planning Commission to a local government, and the proposed subdivision includes the provision of a road for use by the public, that person must also deliver to the local government the name proposed to be given to the road.*
- (2) The local government may require the person so subdividing the land –*
 - a. To propose a name for the proposed road or, if a name has already been proposed, to alter that name; and*
 - b. To propose a name for the area the subject of the proposed subdivision, or if a name has already been proposed, to alter that name.*
- (3) If the local government approves a name proposed under subsection (1) or (2), the local government is to forward the proposal to the Minister.*
- (4) The Minister may –*
 - a. Approve the proposed name; or*
 - b. Direct the local government to reconsider the proposed name, having regard to such matters as the Minister may mention in the direction; or*
 - c. Refuse to approve the proposed name.*
- (5) A person must not –*
 - a. Assign a name to the area or road unless the name is first approved by the Minister;*
 - b. Alter or change a name that has been so assigned, whether initially or from time to time, to the area or road unless the Minister first approves of the alteration or change of that name.*

Penalty for this subsection:

 - a. A fine of \$2 000;*
 - b. A daily penalty or a fine of \$200 for each day or part of a day during which the offence continues.*

POLICY IMPLICATIONS

Nil

FINANCIAL IMPLICATIONS

Nil

RISK

Nil

STRATEGIC ASPIRATIONS

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

Outcome 4 - An inclusive community that celebrates culture, equality and diversity

Objective 4.1 Grow knowledge, appreciation and involvement in local art, culture and heritage.

VOTING REQUIREMENTS

Simple Majority

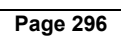
REPORT RECOMMENDATION:

That Council:

- 1. Support the request to name the new Roads as indicated in Attachment 1; and*
- 2. Request the Chief Executive Officer lodge a submission to Landgate's Geographic Names Committee requesting the road names within the proposed subdivision, as indicated in Attachment 1.*

Attachments

1. Subdivision Plan with proposed street names



9.3	PROSPERITY
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There are no reports in this section.

9.4 PERFORMANCE

9.4.1 COUNCIL POLICY REVIEW - END OF YEAR CLOSURE, PURCHASING AND CEO PERFORMANCE REVIEW

LOCATION/ADDRESS:	Nil
APPLICANT:	Nil
FILE:	ADM28
AUTHOR:	Acting Director Corporate Services
CONTRIBUTOR/S:	Manager People & Culture
RESPONSIBLE OFFICER:	Acting Chief Executive Officer
DISCLOSURE OF INTEREST:	Nil

SUMMARY:

Various Council Policies are presented to Council for endorsement following a review in accordance with Council's adopted Policy Framework. Recommended policy changes are summarised in the body of the report.

BACKGROUND

Previous Considerations

1. Council Policy End of Year Closure

OMC 29 September 2022	Item 9.4.2
OMC 30 October 2023	Item 9.4.2
OMC 31 October 2024	Item 9.4.1

2. Council Policy Purchasing

OMC 30 June 2022	Item 9.4.3
OMC 16 November 2023	Item 9.4.2

3. Council Policy CEO Performance Review

OMC 31 March 2022	Item 9.4.4
OMC 27 July 2023	Item 9.4.2

Council adopted a Policy Framework to transition the Council Policy review process in 2019. The key element of the Policy Framework was a move to a risk-based rolling review approach. Previously all Council Policies were reviewed biennially following an ordinary election, but it was recognised that this was creating an arduous task for staff and elected members and therefore Council adopted a 4 yearly review for the majority of policies.

The Policy Framework has ensured that Council Policies are developed consistently and are reviewed regularly whilst at the same time reducing the administration overhead involved.

COMMENT

Council Policy	Recommended Changes
End of Year Closure (Attachment 1)	<ul style="list-style-type: none"> • Amending the Closure period for the Shire's Administrative Building, Depot and Civic Centre to be amended for a maximum period of eighteen days including weekends and public holidays at the discretion of the Chief Executive Officer. • The end of year closure period has been extended to 18 days to provide staff with an extended period of leave without having to consider coverage across small teams. • Front counter and administration phone contact statistics support the extended closure with minimal impact to the community. • Skeleton staff coverage will remain in place over the closure for essential activities. • Rates payment due dates have been extended to allow for closure period. • Replaced 'may' with 'may be' in respect of Employee leave prescriptions over the end of year closure period.
Purchasing (Attachment 2)	<ul style="list-style-type: none"> • Definitions updated to include further clarification. • Exemption clause updated to include: <ul style="list-style-type: none"> • 1. Position vacant job boards and employment platforms. • 2. Insurance requirements. • Public notice minimum periods updated. • Purchase Order Variation clause included. • Relevant legislative clauses added throughout. • Preferred Supplier Agreement (PSA) included. • Minor abbreviations, definitions, editing, formatting and numbering updated throughout the document to ensure consistency.
CEO Performance Review (Attachment 3)	<ul style="list-style-type: none"> • As per OMC 31 July 2025 (C/0725/022) – The CEO Performance Review Policy has been amended as follows: <ul style="list-style-type: none"> • 1.2 – addition of a 4th panel member (Proxy Elected Member) to the CEO Review Panel • 1.3 - Detail the role of the Proxy Elected Member • 1.4 - Corrected typographical error.

CONSULTATION

Policies have been reviewed by the responsible officer and the accountable Director.

STATUTORY ENVIRONMENT

Local Government Act 1995**2.7 Role of council**

- (1) The council –
 - (a) governs the local government's affairs; and
 - (b) is responsible for the performance of the local government's functions.
- (2) Without limiting subsection (1), the council is to –
 - (a) oversee the allocation of the local government's finances and resources; and
 - (b) determine the local government's policies.

5.38. Annual review of employees' performances

- (1) A local government must review the performance of the CEO if the CEO is employed for a term of more than 1 year.
-
- (3) A review under subsection (1) or (2) must be conducted at least once in relation to each year of the person's employment. The performance of each employee who is employed for a term of more than one year, including the CEO and each senior employee, is to be reviewed at least once in relation to every year of the employment.

5.39A Model standards for CEO recruitment, performance and termination

- (1) Regulations must prescribe model standards for local governments in relation to the following —
 - (a) the recruitment of CEOs;
 - (b) the review of the performance of CEOs;
 - (c) the termination of the employment of CEOs.
- (2) Regulations may amend the model standards.

POLICY IMPLICATIONS

As contained in the body of the report.

Shire of Broome Policy Framework.

Shire of Broome Standards for CEO Recruitment, Performance And Termination Policy

- 16. Performance Review Process to Be Agreed Between Local Government and CEO (1)
The local government and the CEO must agree on —
 - (a) the process by which the CEO's performance will be reviewed; and
 - (b) any performance criteria to be met by the CEO that are in addition to the contractual performance criteria.

FINANCIAL IMPLICATIONS

Not applicable.

RISK

Having clear, concise, current and consistent policies reduces the risk of interpretation errors that could have negative impacts on the Shire.

STRATEGIC ASPIRATIONS

Performance - We will deliver excellent governance, service & value for everyone.

Outcome 9 - Effective leadership, advocacy and governance

Objective 9.1 Strengthen leadership, advocacy and governance capabilities.

VOTING REQUIREMENTS

Simple Majority

REPORT RECOMMENDATION:

That Council adopts the following Council Policies inclusive of recommended changes detailed in Attachments 1, 2 and 3:

- *End of Year Closure.*
- *Purchasing.*
- *Chief Executive Officer Performance Review.*

Attachments

1. COUNCIL POLICY END OF YEAR CLOSURE
2. COUNCIL POLICY PURCHASING
3. COUNCIL POLICY CEO PERFORMANCE REVIEW

COUNCIL POLICY



End of Year Closure

Policy Objective

The objective of this policy is to communicate Council's decision to close Shire of Broome (Shire) non-essential services and facilities during the end of year holiday period annually in December and January.

Policy Scope

This policy applies to all Shire services and facilities.

Policy Statement

During the end of year holiday period the Shire's Administration Building, Depot and Civic Centre will be closed at the discretion of the Chief Executive Officer for a maximum period of ~~sixteen~~ eighteen days including weekends and public holidays.

The Broome Public Library (Library) will close for the period between 24 December and New Years Day. The normal Library opening hours resume on the first ordinary working day of a New Year.

The Waste Management Facility will close on 25 December, 26 December and New Years Day only.

The Broome Recreation and Aquatic Centre (BRAC) will close on 25 December, 26 December and New Years Day.

BRAC will open for reduced hours of 7.00AM – 5.00PM (Monday – Friday) in the week leading up to 25 December and 9.00AM – 5.00PM (Saturday & Sunday).

Between 25 December and the conclusion of the New Years Day Public Holiday, BRAC hours will reduce to 10.00AM – 5.00PM. Normal BRAC opening hours resume on the first ordinary working day of a new year.

Throughout the end of year holiday period closure, the Shire will continue to provide essential services and respond to any emergency works. A 'skeleton works crew' will be rostered on and will work all weekdays except for the 25 December, 26 December and New Years Day public holidays. There will also be a 'skeleton crew' operating over the weekends to maintain rubbish control in public open spaces including Chinatown, Town Beach, Parks and reserves and Cable Beach.

The Shire will provide suitable notice to the public regarding the closure period to minimise any inconvenience.

Employees affected by the closure of facilities during this period ~~may be~~ may be required to use accrued rostered days off, annual leave or take leave without pay to cover absence on normal working days.

Responsibilities

The Chief Executive Officer will determine what essential operations are to be provided during the closure period each year and ensure that appropriate employees are available to resource the provisions of these operations.

The Director Development Services will review the employee Cyclone Business Operating Procedure prior to the cyclone season annually to ensure that officers are available to provide essential services and assist emergency services personnel in case of an extreme weather event.

Document Control Box					
Document Responsibilities:					
Owner:	Director Corporate Services		Owner Business Unit:	Corporate Services	
Reviewer:	Manager Governance, Strategy & Risk		Decision Maker:	Council	
Compliance Requirements:					
Legislation:	s5.41 Functions of CEO - Local Government Act 1995				
Industry:					
Organisational:					
Document Management:					
Risk Rating:	Low	Review Frequency:	4 Yearly	Next Due:	10/2026
Version #	Decision Reference:		Synopsis:		
1.	29 September 2022		Adopted by Council 29/09/2022 Minute Ref:C/0922/001		
2.	30 October 2023		Desktop review – minor edits		
3.	31 October 2024		Desktop review – minor edits. Adopted by Council OMC 31 October 2024 Resolution C/1024/013		
4.	28 August 2025		Desktop review – minor edits <u>edit to allow additional days</u> . Adopted by Council OMC Resolution		



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Purchasing Policy

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COUNCIL POLICY



Purchasing Policy

1. Purchasing

The Shire of Broome (the "Shire") is committed to applying the objectives, principles and practices outlined in this Policy, to all purchasing activity and to ensuring alignment with the Shire's strategic and operational objectives.

1.1 Objectives

The Shire's purchasing activities will:

- (a) Achieve best value for money that considers sustainable benefits, such as; environmental, social and local economic factors;
- (b) Foster economic development by maximising participation of local businesses in the delivery of goods and services;
- (c) Use consistent, efficient and accountable purchasing processes and decision-making, including; competitive quotation processes, assessment of best value for money and sustainable procurement outcomes for all purchasing activity, including tender exempt arrangements;
- (d) Apply fair and equitable competitive purchasing processes that engage potential suppliers impartially, honestly and consistently;
- (e) Commit to probity and integrity, including the avoidance of bias and of perceived and actual conflicts of interest;
- (f) Comply with the *Local Government Act 1995*, *Local Government (Functions and General) Regulations 1996*, other relevant legislation, Codes of Practice, Standards and the Shire's Policies and procedures;
- (g) Ensure purchasing outcomes contribute to efficiencies (time and resources) for the Shire of Broome;
- (h) Identify and manage risks arising from purchasing processes and purchasing outcomes in accordance with the Shire's Risk Management framework;
- (i) Ensure records evidence purchasing activities in accordance with the *State Records Act 2000* and the Shire's Record Keeping Plan;
- (j) Ensure confidentiality that protects commercial-in-confidence information and only releases information where appropriately approved.

1.2 Definitions

"Category of supply" can be defined as groupings of similar goods or services with common: supply and demand drivers; market characteristics; or suppliers.

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"F&G Reg..." is defined as the specified regulation under the *Local Government (Functions and General) Regulations 1996*.

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"Local" is defined as having a registered business address located within the boundaries of the Shire of Broome.

"Seek" is defined as the practice of obtaining quotations from multiple suppliers and maintaining documented evidence to demonstrate that this process has been undertaken.

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"Shire" is defined as the Shire of Broome.

⌘ "WALGA" is defined as the *Western Australian Local Government Association*.

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1.32 Ethics and Integrity

The Shire's Codes of Conduct apply when undertaking purchasing activities and decision making, requiring Council Members and employees to observe the highest standards of ethics and integrity and act in an honest and professional manner at all times.

Refer to the Shire's Statement of Business Ethics for further details.

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1.34 Value for Money

The Shire will apply value for money principles in critically assessing purchasing decisions and acknowledges that the lowest price may not always be the most advantageous.

1.43.1 Assessing Value for Money Criteria

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Value for money assessment will consider:

- (a) All relevant Total Costs of Ownership (TCO) and benefits including: transaction costs associated with acquisition, delivery, distribution, and other costs such as, but not limited to; holding costs, consumables, deployment, training, maintenance and disposal;
- (b) The technical merits of the goods or services being offered in terms of compliance with specifications, contractual terms and conditions and any relevant methods of assuring quality. This includes but is not limited to an assessment of compliances, the supplier's resource availability, capacity and capability, value-adds offered, warranties, guarantees, repair and replacement policies and response times, ease of inspection and maintenance, ease of after sales service, ease of communications, etc.
- (c) The supplier's financial viability and capacity to supply without the risk of default, including the competency of the prospective suppliers in terms of managerial and technical capabilities and compliance history;
- (d) A strong element of competition by obtaining a sufficient number of competitive quotations consistent with this Policy, where practicable;
- (e) The safety requirements and standards associated with both the product design and the specification offered by suppliers and the evaluation of risk arising from the supply, operation and maintenance;
- (f) The environmental, economic and social benefits arising from the goods, services or works required, including consideration of these benefits in regard to the supplier's operations, in accordance with this Policy and any other relevant Shire Policy including Local Economic Benefit; and
- (g) Analysis and management of risks and opportunities that may be associated with the purchasing activity, potential supplier/s and the goods or services required.

1.54 Purchasing Thresholds and Practices

1.54.1 Defining the Purchasing Value

The Shire will apply reasonable and consistent methodologies to assess and determine Purchasing Values, which ensure:

- (a) The appropriate purchasing threshold and practice is applied in all purchasing activities; and
- (b) Wherever possible, purchasing activity for the same category of supply is aggregated into single contract arrangements to achieve best value and efficiency in future purchasing activities where the requirements are able to be provided by a single supplier.

~~A category of supply can be defined as groupings of similar goods or services with common supply and demand drivers, market characteristics, or suppliers.~~

1. Strategic Purchasing Value Assessments

The Shire will periodically review recent past purchasing activity across its operations to identify categories of supply for which the Shire will have continuing need and which can be aggregated into single contract arrangements in order to achieve best value for money and efficiency in future purchasing activity.

The assessment of aggregated expenditure for the same category of supply capable of being supplied by a single supplier will determine the Purchasing Value threshold applicable to future purchasing activity.

When determining the Purchasing Value threshold, the proposed or expected contract term in its entirety (including any extensions) is to be included

2. Individual Purchasing Value Assessments

In any case, where there is no relevant current contract, each purchasing activity is to assess the Purchasing Value based upon the following considerations:

- (a) Exclusive of Goods and Services Tax (GST); and
- (b) The estimated total expenditure for the proposed supply including the value of all contract extension options and where applicable, the total cost of ownership considerations.
- (c) The appropriate length of a contract is to be determined based on market volatility, ongoing nature of supply, historical purchasing evidence and estimated future purchasing requirements.
- (d) Requirements must not be split to avoid purchasing or tendering thresholds [F&G Reg. 12].

The calculated estimated Purchasing Value will determine the applicable threshold and purchasing practice to be undertaken.

1.45.2 Table of Purchasing Thresholds and Practices

(1) Supplier Order of Priority

The Shire will consider and apply, where applicable, the following Supplier Order of Priority:

Priority 1:	Existing Prequalified Supplier Panel or other Contract Current contracts, including a Panel of Prequalified Suppliers or contracted supplier, must be used where the Shire's supply requirements can be met through the existing contract.
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	If the Shire does not have a current contract relevant to the required supply, then a relevant WALGA PSA , <u>Preferred Supplier Agreement (PSA)</u> is to be used.
Priority 2:	<p>Local Suppliers</p> <p>Where the Purchasing Value does not exceed the tender threshold and a relevant local supplier is capable of providing the required supply, the Shire will ensure that wherever possible quotations are obtained from local suppliers permanently located within the District as a first priority, and those permanently located within surrounding Districts as the second priority.</p> <p>If no relevant local supplier is available, then a relevant WALGA PSA may be used.</p>
Priority 3:	<p>Tender Exempt - WALGA Preferred Supplier Arrangement (PSA)</p> <p>Use a relevant WALGA PSA regardless of whether or not the Purchasing Value will exceed the tender threshold.</p> <p>However, if a relevant PSA exists but an alternative supplier is considered to provide best value, then the CEO, or an officer authorised by the CEO, must approve the alternative supplier. Reasons for not using a PSA may include:</p> <ul style="list-style-type: none"> i. Local supplier availability (that are not within the PSA); or, ii. Social procurement – preference to use Aboriginal business or Disability Enterprise. <p>If no relevant WALGA PSA is available, then a relevant State Government CUA may be used.</p>
Priority 4:	<p>Tender Exempt - WA State Government Common Use Arrangement (CUA)</p> <p>Use a relevant CUA regardless of whether or not the Purchasing Value will exceed the tender threshold.</p> <p>However, if a relevant CUA exists, but an alternative supplier is considered to provide best value for money, then the proposed alternative supplier must be approved by the CEO, or an officer authorised by the CEO.</p> <p>If no relevant CUA is available, then a Tender Exempt [F&G Reg.11(2)] arrangement may be used.</p>
Priority 5:	<p>Other Tender Exempt arrangement [F&G Reg. 11(2)]</p> <p>Regardless of whether or not the Purchasing Value will exceed the tender threshold, the Shire will investigate and seek quotations from tender exempt suppliers, and will specifically ensure that wherever possible quotations are obtained from a WA Disability Enterprise and / or an Aboriginal Owned Business that is capable of providing the required supply.</p>
Priority 6:	<p>Other Suppliers</p> <p>Where there is no relevant existing contract or tender exempt arrangement available, purchasing activity from any other supplier is to be in accordance with relevant Purchasing Value Threshold and Purchasing Practice specified in the table below.</p>

(2) Purchasing Practice Purchasing Value Thresholds

The Purchasing Value, assessed in accordance with clause 1.54.1, determines the Purchasing Practice to be applied to the Shire's purchasing activities.

Purchase Value Threshold (ex GST)	Purchasing Practice
Up to \$2,000 (ex GST)	Obtain at least one (1) verbal or written quotation from a suitable supplier in accordance with the Supplier Order of Priority detailed in clause 1.54.2(1). The purchasing decision is to be evidenced in accordance with the Shire's Record-Keeping Plan (RKP).
From \$2,001 and up to \$5,000 (ex GST)	Obtain at least one (1) written quotation from a suitable supplier in accordance with the Supplier Order of Priority detailed in clause 1.45.2(1). The quotation is to be attached to the requisition and the purchasing decision is to be evidenced in accordance with the Shire's Record-Keeping Plan RKP.
From \$5,001 and up to \$20,000 (ex GST)	Seek at least two (2) written quotations and obtain at least one (1) written quotation from suitable separate suppliers in accordance with the Supplier Order of Priority detailed in clause 1.45.2(1). If purchasing from a WALGA PSA, CUA or other tender exempt arrangement, a minimum of one (1) written quotation is to be obtained. The purchasing decision is to be based upon assessment of the suppliers response to: <ul style="list-style-type: none"> a brief outline of the specified requirement for the goods; services or works required; and Value for Money criteria, not necessarily the lowest price. The quotation is to be attached to the requisition and the purchasing decision is to be evidenced in accordance with the Shire's RKP Record Keeping Plan.
From \$20,001 and up to \$50,000 (ex GST)	Seek at least three (3) written quotations and obtain at least one (1) written quotation from suitable separate suppliers in accordance with the Supplier Order of Priority detailed in clause 1.45.2(1). If purchasing from a WALGA PSA, CUA or other tender exempt arrangement, a minimum of one (1) written quotation is to be obtained. The purchasing decision is to be based upon assessment of the suppliers' responses to: <ul style="list-style-type: none"> a brief outline of the specified requirement for the goods; services or works required; and Value for Money criteria, not necessarily the lowest quote. The purchasing decision is to be evidenced using the Brief Evaluation Report Template and attached to the requisition for retention in accordance with the Shire's RKP Record Keeping Plan.

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Purchase Value Threshold (ex GST)	Purchasing Practice
From \$50,001 and up to \$250,000 (ex GST)	<p>Seek at least three (3) written responses and obtain at least one (1) written quotation from suppliers by invitation under a formal Request for Quotation in accordance with the Supplier Order of Priority detailed in clause 1.54.2(1).</p> <p>If purchasing from a WALGA PSA, CUA or other tender exempt arrangement, a minimum of one (1) written quotation is to be obtained.</p> <p>The purchasing decision is to be based upon assessment of the suppliers response to:</p> <ul style="list-style-type: none"> a detailed written specification for the goods, services or works required; and pre-determined selection criteria that assesses all best and sustainable value considerations. <p>The procurement decision is to be evidenced using the Evaluation Report template retained on the relevant RFQ File in accordance with the Shire's <u>RKP Record Keeping Plan</u>.</p>
Over \$250,000 (ex GST)	<p>Tender Exempt arrangements (i.e. WALGA PSA, CUA or other tender exemption under <i>F&G Reg. 11(2)</i>) seek at least three (3) written responses and obtain at least one (1) written quotation from suppliers by invitation under a formal Request for Quotation in accordance with the Supplier Order of Priority detailed in clause 1.45.2(1).</p> <p>OR</p> <p>Public Tender undertaken in accordance with the <i>Local Government Act 1995</i>, <i>Local Government (Functions and General) Regulations 1996</i> and relevant Shire Policy and procedures.</p> <p>The Tender Exempt or Public Tender purchasing decision is to be based on the suppliers response to:</p> <ul style="list-style-type: none"> A detailed specification; and Pre-determined selection criteria that assesses all best and sustainable value considerations. <p>The purchasing decision is to be evidenced using the Evaluation Report template and retained on the relevant RFQ/RFT File in accordance with the Shire's <u>RKP Record Keeping Plan</u>.</p>
Emergency Purchases (Within Budget) Refer to Clause 1.4.3	<p>Where goods or services are required for an emergency response and are within scope of an established Panel of Pre-qualified Supplier or existing contract, the emergency supply must be obtained from the Panel or existing contract using relevant unallocated budgeted funds.</p> <p>If there is no existing Panel or contract, then clause 1.54.2(1) Supplier Order of Priority will apply wherever practicable.</p> <p>However, where due to the urgency of the situation; a contracted or tender exempt supplier is unable to provide the emergency supply OR compliance with this Purchasing Policy would cause unreasonable delay, the supply may be obtained from any supplier capable of providing the emergency supply. However, an emergency supply is only to be obtained to the extent</p>

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Purchase Value Threshold (ex GST)	Purchasing Practice
	necessary to facilitate the urgent emergency response and must be subject to due consideration of best value and sustainable practice. The rationale for policy non-compliance and the purchasing decision must be evidenced in accordance with the Shire's <u>RKP Record Keeping Plan</u> .
Emergency Purchases (No budget allocation available) Refer for Clause 1.4.3	Where no relevant budget allocation is available for an emergency purchasing activity then, in accordance with s.6.8 of the <i>Local Government Act 1995</i> , the Shire President must authorise, in writing, the necessary budget adjustment prior to the expense being incurred. The CEO is responsible for ensuring that an authorised emergency expenditure under s.6.8 is reported to the next ordinary Council Meeting. The Purchasing Practices prescribed for Emergency Purchases (within budget) above, then apply.
LGIS Services Section 9.58(6)(b) Local Government Act	The suite of LGIS insurances are established in accordance with s.9.58(6)(b) of the <i>Local Government Act 1995</i> and are provided as part of a mutual, where WALGA Member Local Governments are the owners of LGIS. Therefore, obtaining LGIS insurance services is available as a member-base service and is not defined as a purchasing activity subject to this Policy. Should Council resolve to seek quotations from alternative insurance suppliers, compliance with this Policy is required.

1.45.3 Other Purchasing Exemptions

In addition to the regulatory Tender exemptions for purchasing as set out in Regulation 11(2) of the of the Functions and General Regulations, the following are further exemptions where the Shire is not required to undertake a competitive purchasing process;

- (a) Advance / Prior Payment of Services (for example: accommodation, travel services, entertainment, conferences, seminars, training courses);
- (b) Annual Memberships / Subscriptions (new and existing);
- (c) Annual Service / Software licensing and Maintenance / Support Fees (new and existing);
- (d) Employment of temporary staff through temporary personnel service agencies (CEO approval required for any contract exceeding or extended beyond three (3) months);
- ~~(d)~~(e) Position vacancy job boards and online employment platforms (for example: Seek).
- (f) Insurance excess;
- ~~(e)~~(g) Replacement of asset/item following confirmed LGIS Insurance claim, when replacing like for like;
- ~~(f)~~(h) Motor vehicle licensing and registration;
- ~~(g)~~(i) Postage;

~~(h)(i)~~ Pre-employment medicals and staff medical services (for example: Annual flu immunisation program)

~~(h)(k)~~ Purchases from Original Equipment Manufacture (OEM's) and where warranty provisions may be voided;

~~(h)(l)~~ Talents acts for community events;

~~(h)(m)~~ Advertising – Newspaper required for public notice (for example: Tenders in The West Australian, Broome Advertiser);

~~(h)(n)~~ Advertising – State Government Gazette (for example: Local Laws, Planning Notices); or

~~(o)~~ Purchasing as required and determined by the CEO or Director providing the approval is provided in writing prior to the purchase and attached to the requisition;

~~(m)~~

1.45.4 Emergency Purchases

Emergency purchases are defined as the supply of goods or services associated with:

(a) A local emergency and the expenditure is required (within existing budget allocations) to respond to an imminent risk to public safety, or to protect or make safe property or infrastructure assets; OR

(b) A local emergency and the expenditure is required (with no relevant available budget allocation) to respond to an imminent risk to public safety, or to protect or make safe property or infrastructure assets in accordance with *s.6.8 of the Local Government Act 1995* and *F&G Reg. 11(2) Functions and General Regulation 11(2)(a)*; OR

(c) A State of Emergency declared under the Emergency Management Act 2005 and therefore, *F&G Reg. Functions and General Regulations 11(2)(aa), (ja)(iii) and (3)* apply to vary the application of this policy.

Time constraints, administrative omissions and errors do not qualify for definition as an emergency purchase. Instead, every effort must be made to research and anticipate purchasing requirements in advance and to allow sufficient time for planning and scoping proposed purchases and to then obtain quotes or tenders, as applicable.

1.45.5 Inviting Tenders Though Not Required to do so

The Shire may determine to invite Public Tenders, despite the estimated Purchase Value being less than the \$250,000 prescribed tender threshold, but only where an assessment determines that the purchasing requirement cannot be met through a tender exempt arrangement and the use of a public tender process will enhance; value for money, efficiency, risk mitigation and sustainable procurement benefits.

In such cases, the tender process must comply with the legislative requirements and the Shire's tendering procedures [F&G Reg.13].

1.54.6 Expressions of Interest

Expressions of Interest (EOI) will be considered as a prerequisite to a tender process [F&G Reg.21] where the required supply evidences one or more of the following criteria:

(a) Unable to sufficiently scope or specify the requirement;

(b) There is significant variability for how the requirement may be met;

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- (c) There is potential for suppliers to offer unique solutions and / or multiple options for how the purchasing requirement may be obtained, specified, created or delivered;
- (d) Subject to a creative element; or
- (e) Provides a procurement methodology that allows for the assessment of a significant number of potential tenderers leading to a shortlisting process based on non-price assessment.

All EOI processes will be based upon qualitative and other non-price information only.

1.54.7 Unique Nature of Supply (Sole Supplier)

An arrangement with a supplier based on the unique nature of the goods or services required or for any other reason, where it is unlikely that there is more than one potential supplier may only be approved where the:

- (a) purchasing value is estimated to be over \$5,000; ~~and~~
- (b) purchasing requirement has been documented in a detailed specification; ~~and~~
- (c) specification has been extensively market tested through a formal Expression of Interest process and only one potential supplier has been identified as being capable of meeting the specified purchase requirement; and
- (d) market testing process and outcomes of supplier assessments have been evidenced in records, inclusive of a rationale for why the supply is determined as unique and why quotations / tenders cannot be sourced through more than one potential supplier.

An arrangement of this nature will only be approved for a period not exceeding three (3) years. For any continuing purchasing requirement, the approval must be adequately re-assessed before expiry, to evidence that only one potential supplier still genuinely exists.

1.45.8 Anti-Avoidance

The Shire will not conduct multiple purchasing activities with the intent (inadvertent or otherwise) of "splitting" the purchase value or the contract value, so that the effect is to avoid a particular purchasing threshold or the need to call a Public Tender. This includes the creation of two or more contracts or creating multiple purchase order transactions of a similar nature.

If it is known to the Shire that there will be multiple purchases over a financial year with the same creditor, for the same/similar purchase, the Shire is to create a Standing PO. This may only be executed if it is known that the ongoing purchases will not exceed the threshold for a Request for Quote.

1.45.9 Contract Renewals, Extensions and Variations

Where a contract has been entered into as the result of a publicly invited tender process, then F&G Reg. Functions and General Regulation-21A applies.

For any other contract, the contract must not be varied unless

- (a) The variation is necessary in order for the goods or services to be supplied and does not change the scope of the contract; or
- (b) The variation is a renewal or extension of the term of the contract where the extension or renewal options were included in the original contract.

Upon expiry of the original contract, and after any options for renewal or extension included in the original contract have been exercised, the Shire is required to review the purchasing requirements and commence a new competitive purchasing process in accordance with this Policy.

(1) Purchase Order Variation

Any proposed variation to a purchase order (PO) must be assessed to ensure it remains within the scope of the original procurement and complies with the thresholds and requirements of section 1.4.2 (2).

Prior to authorising a minor variation (10% or lower) of the total value, the responsible officer must confirm that the additional goods or services are directly related to the original purchase and that the revised total value does not exceed the procurement threshold requiring further quotes or a public tender. Where the variation exceeds the original approval limits or significantly alters the nature of the procurement, a revised procurement process may be required.

Variations exceeding 10% of the total value are to be reviewed to determine if a new procurement process is to be conducted. If it is found that a new procurement process cannot be conducted, a contract variation form must be completed with Director authorisation.

All variations must be documented and justified, including confirmation of budget availability and approval from the relevant Director. All relevant documents must be attached to the PO to ensure accurate tracking of expenditure and audit compliance.

Officers must ensure that any variation is consistent with the principles of value for money, transparency, and accountability as outlined in this policy.

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2. Sustainable Procurement

The Shire is committed to implementing sustainable procurement by providing a preference to suppliers that demonstrate sustainable business practices (social advancement, environmental protection and local economic benefits).

The Shire will apply Sustainable Procurement criteria as part of the value for money assessment to ensure that wherever possible our suppliers demonstrate outcomes which contribute to improved environmental, social and local economic outcomes.

Sustainable Procurement can be demonstrated as being internally focused (i.e. operational environmental efficiencies or employment opportunities and benefits relating to special needs), or externally focused (i.e. initiatives such as corporate philanthropy).

Requests for Quotation and Tenders will include a request for Suppliers to provide information regarding their sustainable practices and/or demonstrate that their product or service offers enhanced sustainable benefits.

2.1 Local Economic Benefit

The Shire promotes economic development through the encouragement of competitive participation in the delivery of goods and services by local suppliers permanently located within its District first, and secondly, those permanently located within its broader region. As much as practicable, the Shire will:

- (a) consider buying practices, procedures and specifications that encourage the inclusion of local businesses and the employment of local residents;
- (b) consider indirect benefits that have flow on benefits for local suppliers (i.e. servicing and support);
- (c) ensure that procurement plans, and analysis is undertaken prior to developing Requests to understand local business capability and local content availability where components of goods or services may be sourced from within the District for inclusion in selection criteria;
- (d) explore the capability of local businesses to meet requirements and ensure that Requests for Quotation and Tenders are designed to accommodate the capabilities of local businesses;
- (e) avoid bias in the design and specifications for Requests for Quotation and Tenders – all Requests must be structured to encourage local businesses to bid;
- (f) consider the adoption of Key Performance Indicators (KPIs) within contractual documentation that require successful Contractors to increase the number of employees from the District first; and
- (g) provide adequate and consistent information to local suppliers.

To this extent, a weighted qualitative criterion ~~may~~will be included in the selection criteria for Requests for Quotation and Tenders where suppliers are located within the boundaries of the Shire, or substantially demonstrate a benefit or contribution to the local economy.

The Shire has adopted a Regional Price Preference Policy, which ~~will~~may be applied when undertaking all purchasing activities over \$10,000.

2.2 Socially Sustainable Procurement

The Shire will support the purchasing of requirements from socially sustainable suppliers such as Australian Disability Enterprises and Aboriginal businesses wherever a value for money assessment demonstrates benefit towards achieving the Shire's strategic and operational objectives.

A qualitative weighting ~~will~~may be used in the evaluation of Requests for Quotes and Tenders to provide advantages to socially sustainable suppliers in instances where the below tender exemptions are not exercised.

(1) Aboriginal Businesses

Functions and General Regulation 11(2)(h) provides a tender exemption if the goods or services are supplied by a person on the Aboriginal Business Directory WA published by the Chamber of Commerce and Industry of Western Australia, or Australian Indigenous Minority Supplier Office Limited (trading as Supply Nation), where the consideration under contract is \$250,000 or less, or worth \$250,000 or less.

The Shire ~~will~~may first consider undertaking a quotation process with other suppliers (which may include other registered Aboriginal Businesses as noted in *F&G Reg.11(2)(h)*) to determine overall value for money for the Shire.

Where the Shire makes a determination to contract directly with an Aboriginal Business for any amount up to and including \$250,000 (ex GST), it must be satisfied through alternative means that the offer truly represents value for money.

If the contract value exceeds \$50,000 (ex GST), a formal Request for Quotation ~~will~~may be issued to the relevant Aboriginal business. The rationale for making the purchasing decision must be recorded in accordance with the Shire's ~~Record Keeping Plan~~RKP.

(2) Australian Disability Enterprises

Functions and General Regulation 11(2)(i) provides a tender exemption if the goods or services are supplied by an Australian Disability Enterprise.

The Shire ~~will~~may first consider undertaking a quotation process with other suppliers (which may include other Australian Disability Enterprises) to determine overall value for money for the Shire.

Where the Shire makes a determination to contract directly with an Australian Disability Enterprise for any amount, including an amount over the Tender threshold of \$250,000 (ex GST), it must be satisfied through alternative means that the offer truly represents value for money.

If the contract value exceeds \$50,000 (ex GST), a formal Request for Quotation will be issued to the relevant ~~Aboriginal business~~Australian Disability Enterprises. The rationale for making the purchasing decision must be recorded in accordance with the Shire's ~~Record Keeping Plan~~RKP.

2.3 Environmentally Sustainable Procurement

The Shire will support the purchasing of recycled and environmentally sustainable products whenever a value for money assessment demonstrates benefit toward achieving the Shire's strategic and operational objectives.

Qualitative weighted selection criteria ~~will~~may be used in the evaluation of Requests for Quote and Tenders to provide advantages to suppliers which:

- (a) demonstrate policies and practices that have been implemented by the business as part of its operations;
- (b) generate less waste material by reviewing how supplies, materials and equipment are manufactured, purchased, packaged, delivered, used, and disposed; and

(c) encourage waste prevention, recycling, market development and use of recycled/recyclable materials.

3. Panels of Pre-qualified Suppliers

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3.1 Objectives

The Shire ~~will~~may consider creating a Panel of Pre-qualified Suppliers ("Panel") when a range of similar goods and services are required to be purchased on a continuing and regular basis.

As per F&G Reg. 24AB and 24ACP, part of the consideration of establishing a panel includes:

- (a) there are numerous potential suppliers in the local and regional procurement related market sector(s) that satisfy the test of 'value for money';
- (b) the Panel will streamline and will improve procurement processes; and
- (c) the Shire has the capability to establish a Panel, and manage the risks and achieve the benefits expected of the proposed Panel through a Contract Management Plan.

3.2 Establishing and Managing a Panel

If the Shire decides that a Panel is to be created, it will establish the panel in accordance with the F&G Division 3 Regulations.

Panels ~~will~~may be established for one supply requirement, or a number of similar supply requirements under defined categories. This will be undertaken through an invitation procurement process advertised via a state-wide notice.

Panels may be established for a maximum of three (3) years. The length of time of a Local Panel is decided with the approval of the CEO/ Director.

Evaluation criteria will be determined and communicated in the application process by which applications will be assessed and accepted.

In each invitation to apply to become a pre-qualified supplier, the Shire will state the expected number of suppliers it intends to put on the panel.

If a Panel member leaves the Panel, the Shire will consider replacing that organisation with the next ranked supplier that meets/exceeds the requirements in the value for money assessment – subject to that supplier agreeing. The Shire will disclose this approach in the detailed information when establishing the Panel.

A Panel contract arrangement needs to be managed to ensure that the performance of the Panel Contract and the Panel members under the contract are monitored and managed. This will ensure that risks are managed and expected benefits are achieved. A Contract Management Plan should be established that outlines the requirements for the Panel Contract and how it will be managed.

3.3 Distributing Work Amongst Panel Members

To satisfy F&G Reg. Regulation 24AD(5)-of the Regulations, when establishing a Panel of pre-qualified suppliers, the detailed information associated with each invitation to apply to join the Panel will prescribe one of the following as to whether the Shire intends to:

- (a) obtain quotations from each pre-qualified supplier on the Panel with respect to all discreet purchases; or
- (b) purchase goods and services exclusively from any pre-qualified supplier appointed to that Panel, and under what circumstances; or
- (c) develop a ranking system for selection to the Panel, with work awarded in accordance with the F&G Reg. Regulations.

In considering the distribution of work among Panel members, the detailed information will also prescribe whether:

- (a) each Panel member will have the opportunity to bid for each item of work under the Panel, with pre-determined evaluation criteria forming part of the invitation to quote to assess the suitability of the supplier for particular items of work. Contracts under the pre-qualified panel will be awarded on the basis of value for money in every instance; or
- (b) work will be awarded on a ranked basis, which is to be stipulated in the detailed information set out under F&G Reg. Functions and General Regulation-24AD(5)(f) when establishing the Panel.
 - i. The Shire will invite the highest ranked Panel member, who is to give written notice as to whether to accept the offer for the work to be undertaken.
 - ii. Should the offer be declined, an invitation to the next ranked Panel member is to be made and so forth until a Panel member accepts a Contract.
 - iii. Should the list of Panel members invited be exhausted with no Panel member accepting the offer to provide goods/services under the Panel, the Shire may then invite suppliers that are not pre-qualified under the Panel, in accordance with the Purchasing Thresholds stated in clause 1.54.2(2) of this Policy.
 - iv. When a ranking system is established, the Panel will not operate for a period exceeding 12 months.

In every instance, a contract must not be formed with a pre-qualified supplier for an item of work beyond 12 months, which includes options to extend the contract.

3.4 Purchasing from the Panel

The invitation to apply to be considered to join a panel of pre-qualified suppliers must state whether quotations are either to be invited to every Panel member (within each category, if applicable) of the Panel for each purchasing requirement, whether a ranking system is to be established, or otherwise.

3.5 Communications with Panel Members

The Shire will ensure clear, consistent and regular communication with Panel Members.

Each quotation process conducted via VendorPanel, including the invitation to quote, communications with Panel members, quotations received, evaluation of quotes and notification of award communications must all be made through eQuotes - VendorPanel.

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4. Purchasing Policy Non-Compliance

The Purchasing Policy is mandated under the *Local Government Act 1995* and *F&G Reg. Regulation-11A of the Local Government (Functions and General) Regulations 1996* and therefore the policy forms part of the legislative framework in which the Local Government is required to conduct business.

Where legislative or policy compliance is not reasonably able to be achieved, records must evidence the rationale and decision-making processes that substantiate the non-compliance.

Purchasing activities are subject to internal and external financial and performance audits, which examine compliance with legislative requirements and the Shire's policies and procedures.

If non-compliance with legislation, this Purchasing Policy or the Codes of Conduct, is identified it must be reported to the Chief Executive officer or the Manager Governance, Strategy and Risk.

A failure to comply with legislation or policy requirements, including compliance with the Code of Conduct when undertaking purchasing activities, may be subject to investigation, with findings to be considered in context of the responsible person's training, experience, seniority and reasonable expectations for performance of their role.

Where a breach is substantiated it may be treated as:

- an opportunity for additional training to be provided;
- a disciplinary matter, which may or may not be subject to reporting requirements under the *Public Sector Management Act 1994*; or
- where the breach is also identified as potentially serious misconduct, the matter will be reported in accordance with the *Corruption, Crime and Misconduct Act 2003*.

Commented [EH2]: Opportunity or required?

Commented [RD3R2]: opportunity

5. Record Keeping

All Local Government purchasing activity, communications and transactions must be evidenced and retained as local government records in accordance with the *State Records Act 2000* and the Shire's *Record Keeping Plan RKP*.

In addition, the Shire must consider and will include in each contract for the provision of works or services, the contractor's obligations for creating, maintaining and where necessary the transfer of records to the Shire relevant to the performance of the contract.

Document Control Box			
Document Responsibilities:			
Owner:	Senior Procurement and Risk Officer	Owner Business Unit:	Corporate Services
Reviewer:	Manager Governance, Strategy and Risk	Decision Maker:	Council
Compliance Requirements:			
Legislation:	s.3.57 Tenders for providing goods and Services - <i>Local Government Act 1995</i>		

	Reg 11A - Purchasing policies for local governments - Local Government (Functions and General) Regulations 1996 Part 4A - Regional Price Preference - Local Government (Functions and General) Regulations 1996						
Industry:	Department of Local Government, Sporting and Cultural Industries Guideline No.11 – Use of Corporate Credit Cards						
Organisational:							
Document Management:							
Risk Rating:	Medium	Review Frequency:	3 Yearly	Next Due:	6/2025	Records Ref:	
Version #	Decision Reference:		Synopsis:				
1.	15 March 2007		OMC Initial Adoption				
2.	28 May 2020		Min C/0520/014 review and conversion to new format.				
3.	30 June 2022		Minute No. C/0622/060				
4.	16 November 2023		Council Policy Review – Minute Number. C/1123/041				
5.	Xx August 2025		Council Policy Review – Minute Number C/XX25/XXX				

Appendix One

Public Notice Requirements

The Shire will adhere to any public notice requirements set out in the *Local Government Act 1995*, *Local Government (Functions and General) Regulations 1996* and *Local Government (Administration) Regulations 1996*.

As a guide:

Local Public Notice	<ol style="list-style-type: none"> 1. Published on the official website of the local government; and 2. At least 3 of the ways prescribed below: <ol style="list-style-type: none"> (a) publication in a newspaper circulating generally in the State (The West Australia); (b) publication in a newspaper circulating generally in the district (Broome Advertiser); (c) publication in 1 or more newsletters circulating generally in the district; (d) publication on the official website of the Department or another State agency, as appropriate having regard to the nature of the matter and the persons likely to be affected by it; (e) circulation by the local government by email, text message or similar electronic means, as appropriate having regard to the nature of the matter and the persons likely to be affected by it; Local Government (Administration) Regulations 1996 Part 1A Public notices r. 3B page 4 Official Version As at 19 Oct 2023 Published on www.legislation.wa.gov.au [PCO 03-q0-00] (f) exhibition on a notice board at the local government offices and each local government library in the district; or (g) posting on a social media account administered by the local government.
Statewide Notice	<ol style="list-style-type: none"> 1. Published on the official website of the local government; and 2. Publication: <ol style="list-style-type: none"> (a) In a newspaper circulating generally in the State (The West Australian); or (b) On the official website of the Department or another State agency, as appropriate having regard to the nature of the matter and the persons likely to be affected by it. 3. At least 3 of the following: <ol style="list-style-type: none"> (a) publication in a newspaper circulating generally in the district (Broome Advertiser); (b) publication in 1 or more newsletters circulating generally in the district; (c) circulation by the local government by email, text message or similar electronic means, as appropriate

	<p>having regard to the nature of the matter and the persons likely to be affected by it; Local Government (Administration) Regulations 1996 Part 1A Public notices r. 3B page 4 Official Version As at 19 Oct 2023 Published on www.legislation.wa.gov.au [PCO 03-q0-00]</p> <p>(d) exhibition on a notice board at the local government offices and each local government library in the district; or</p> <p>(e) posting on a social media account administered by the local government.</p>
Tender, EOI, Panel of Pre-Qualified Suppliers Minimum Submission Time Period	<p>The time allowed for submitting applications for Tender, EOI or Panel of Pre-Qualified Suppliers shall be for a minimum of 2014 days after the published date of the advertising. <i>This time does not include the open or close date, Public Holidays and weekends.</i></p> <p>Where multiple advertising is required for a public notice the advertisement time allowed for submission shall commence from the later of the published dates of the advertisement.</p> <p><i>As an example, if the public notice is advertised in The West Australian on the Saturday 10 October and then the Broome Advertiser on Thursday 15 October the minimum time for submission would commence for 4204 days from the 16 October.</i></p>
Request for Quote Minimum Submission Time Period	<p>No minimum time allowed for submitting applications required, however, best practice would be for a minimum of 2014 days.</p>

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COUNCIL POLICY



Chief Executive Officer Performance Review

Policy Objective

The *Local Government (Administration) Amendment Regulations 2021* (CEO Standard Regulations) require the Shire and the Chief Executive Officer (CEO) to agree and set out in a written document the process by which the CEO's performance will be reviewed.

The purpose of this Policy is to set out the CEO performance review process in a consistent, transparent manner and to provide overall guidance for process.

Policy Scope

This Policy is applicable to the review of the CEO's performance in accordance with section 5.38 of the *Local Government Act 1995* and the CEO Standards.

Policy Statement

1. Performance Review Panel

- 1.1 The Council shall establish a CEO Performance Review Panel (the Panel) to have oversight of the Annual Review Process.
- 1.2 The Panel shall comprise of three members and one proxy member:
 - a) The Shire President
 - b) The Deputy Shire President
 - c) A Council appointed Elected Member
 - ~~e)d~~ A Council appointed Proxy Elected Member
- 1.3 The third and fourth Panel members s shall be appointed by a simple majority resolution of Council in the month following a local government election. Panel appointments are valid for a two year period from appointment. The role of the Proxy Elected Member is to take part in the Panel if the third Council appointed Elected Member is unable to participate in the process.
- 1.4 The primary functions of the Panel are to:
 - a) Appoint the ~~Consultant~~Consultant in accordance with Section 2 below;
 - b) Manage the Consultant appointed;
 - c) Review the results of the performance review process and remuneration review and provide a recommendation to Council on these; and
 - d) Discuss possible KPIs and measurements with the CEO for reporting to Council.

2. Appointment of Consultant

- 2.1 The Panel shall appoint a suitably qualified and experienced consultant to assist with the conduct of the performance review process in an independent manner.
- 2.2 To ensure the review process is commenced in a timely manner, the Panel will make the decision to appoint a consultant by no later than April to allow the review to be finalised prior to July of the same year.
- 2.3 The appointed consultant shall, as a minimum, undertake the following as part of the performance review process:
 - a) Prepare and distribute an electronic questionnaire to all current Elected Members to provide feedback on:
 - i. The extent to which the CEO is considered to have achieved the KPI's and measurements that applied during the review period;
 - ii. the CEO's responsibilities during the review period;
 - iii. the extent to which the CEO is considered to have modelled the Shire values during the review period;
 - iv. the organisation's performance during the review period; and
 - v. suggested KPI's for the upcoming review period.
 - b) Prepare and distribute an electronic questionnaire to the CEO to provide a self assessment/feedback on:
 - i. The extent to which they have achieved the KPI's and measurements that applied during the review period;
 - ii. their responsibilities during the review period;
 - iii. the extent to which they have to have modelled the Shire values during the review period;
 - iv. the organisation's performance during the review period; and
 - v. suggested KPI's for the upcoming review period
 - c) Conduct a review of the CEO's remuneration package in line with the Salaries and Allowance Tribunal (SAT) determinations;
 - d) Convene and attend at least one meeting between the consultant and the CEO to discuss the feedback received;
 - e) Convene and attend at least one meeting between the consultant and the Panel to discuss the feedback received;
 - f) Convene and attend at least one meeting between the consultant, the Panel and the CEO to discuss the feedback received;
 - g) Provide to the Panel and the CEO an Annual Performance Review report incorporating the results of the review exercise; and
 - h) Conduct a review of the CEO's KPI's and recommend draft KPI's and measurements for the upcoming review period in discussion with the CEO and the Panel.

3. Administrative support

- 3.1 Administrative support for the process will be provided by the Manager People and Culture.
- 3.2 The Manager People and Culture will use this policy as the scope to request quotes from suitably qualified consultants to undertake the review. Quotes will be provided to the Panel for their consideration and selection.

4. Performance Review Outcomes

- 4.1 Within one month of the conclusion of the performance review process, the performance review findings and recommendations will be presented as a confidential report (in accordance with section 5.23 of the Act) for endorsement by Council
- a) In accordance with section 18 of the *Local Government (Administration) Amendment Regulations 2021* the review must be endorsed by resolution of an absolute majority of the Council.
- 4.2 Any areas that require attention or improvement must be identified, discussed with the CEO, and a plan agreed to address the issues.
- 4.3 The plan should outline the actions to be taken, who is responsible for the actions and timeframes.
- 4.4 Regular discussion and ongoing feedback on any identified performance issues should be scheduled to ensure improvements are being made.

Document Control Box					
Document Responsibilities:					
Owner:	Council		Owner Business Unit:	People and Culture	
Reviewer:	Manager People and Culture		Decision Maker:	Council	
Compliance Requirements:					
Legislation:	Local Government Act 1995, Local Government (Administration) Amendment Regulations 2021				
Industry:					
Organisational:					
Document Management:					
Risk Rating:	Low	Review Frequency:	3 Yearly	Next Due:	August 2026
Version #	Decision Reference:	Synopsis:			
1.	31 March 2022	OMC Initial Adoption			
2.	03 August 2023	OMC Endorsed Recommendations – Minute C/0723/010			
3.					

9.4.2 MONTHLY PAYMENT LISTING - JULY 2025

LOCATION/ADDRESS:	Nil
APPLICANT:	Nil
FILE:	FRE02
AUTHOR:	Finance Officer
CONTRIBUTOR/S:	Finance Officer
RESPONSIBLE OFFICER:	Acting 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 July 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 July 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 can 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

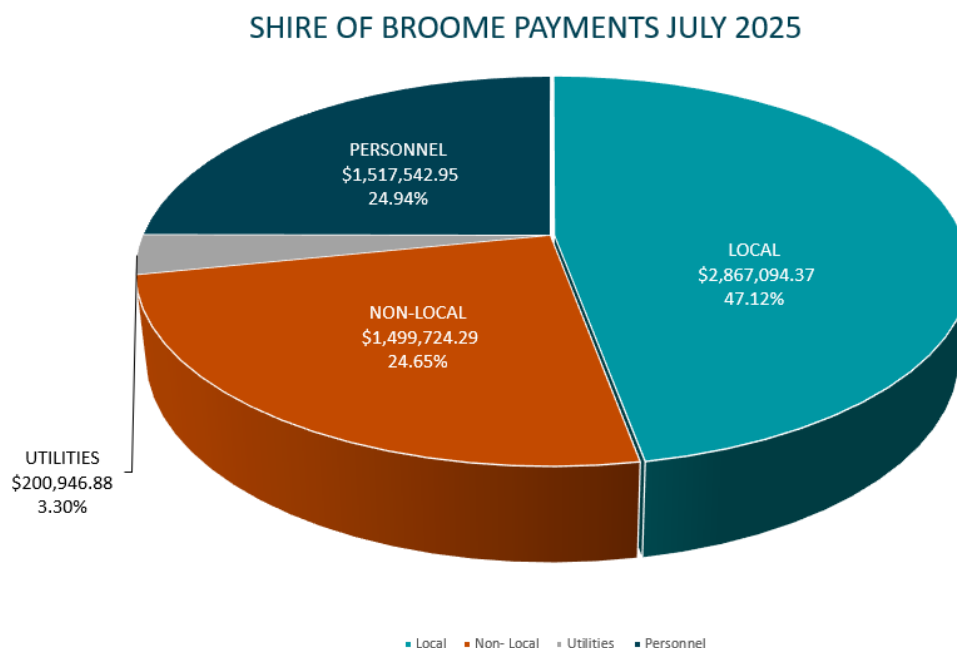
- (1) If a local government has authorised an employee to use a credit, debit or other purchasing card, a list of payments made using the card must be prepared each month showing the following for each payment made since the last such list was prepared —
- (a) the payee's name;
 - (b) the amount of the 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.

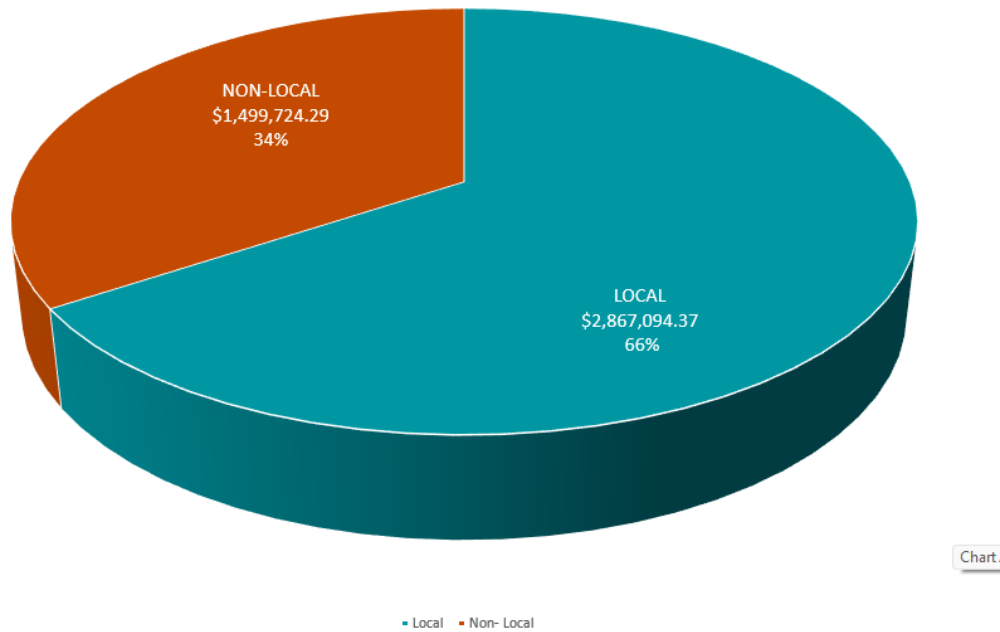
FINANCIAL IMPLICATIONS

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).

LOCAL Vs NON-LOCAL PAYMENTS JULY 2025



The above graph shows the percentage of local spend in comparison to non-local and recoupable spend for July 2025, after \$1,517,542.95 in personnel payments, \$200,946.88 in utilities, and other non-local sole suppliers were excluded.

YEAR TO DATE CREDITOR PAYMENTS

The table below summarises the total payments made to creditors year to date:

Month	Cheques	EFT Payments	Direct Debit	Credit Card	Trust	Payroll	Total Creditors
Jul-25	4,895.35	4,296,448.85	226,328.09	40,093.25	-	1,517,542.95	6,085,308.49
Aug-25							-
Sep-25							-
Oct-25							-
Nov-25							-
Dec-25							-
Jan-26							-
Feb-26							-
Mar-26							-
Apr-26							-
May-26							-
Jun-26							-
TOTAL	\$ 4,895.35	\$ 4,296,448.85	\$ 226,328.09	\$ 40,093.25	\$ -	\$ 1,517,542.95	\$ 6,085,308.49

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 9 - Effective leadership, advocacy and governance

Objective 9.2 Deliver cost effective, fit-for-purpose assets, facilities and equipment.

VOTING REQUIREMENTS

Simple Majority

REPORT RECOMMENDATION:

That Council:

1. *Receives the list of payments made from the Municipal and Trust Accounts in July 2025, totalling \$6,085,308.49 (Attachment 1) per the requirements of Regulation 12 of the Local Government (Financial Management) Regulations 1996 covering:*
 - a) *EFT Vouchers EFT80412- EFT80794 totalling \$4,634,889.06;*
 - b) *Municipal Cheque Vouchers 57865 - 57866 totalling \$4895.35;*
 - c) *Trust Cheque Vouchers 00000 - 00000 totalling \$0.00; and*
 - d) *Municipal Direct Debits DD34573.1- DD34659.9 including payroll totalling \$1,405,430.83*
2. *Receives the list of payments made by credit cards in July 2025, totalling \$40,093.25 (contained within Attachment 1) per the requirements of Regulation 13A of the Local Government (Financial Management) Regulations 1996 covering EFT Vouchers EFT80865 – EFT80890.*
3. *Notes the local spend of \$2,867,094.37 included in the amount above, equating to 66% of total payments excluding personnel, utility, and other external sole supplier costs.*

Attachments

1. Monthly Payment Listing- July 2025

PAYMENTS BY EFT, CHEQUE, PAYROLL, TRUST, CREDIT CARDS & DIRECT DEBITS - JULY 2025				
PAYMENT #	Date	Name	Description	Amount
MUNICIPAL & TRUST ELECTRONIC TRANSFERS - JULY 2025				
EFT #	Date	Name	Description	Amount
EFT80706	25/07/2025	4LOGIC PTY LTD (NEW ERA TECHNOLOGY AU-06)	Cloud Storage- ICT	\$ 1,568.39
EFT80449	03/07/2025	AARON MANSON (POOL WISDOM)	Water Quality Testing- Town Beach Water Park	\$ 291.50
EFT80563	18/07/2025	AARON MANSON (POOL WISDOM)	Pool Chemicals- BRAC	\$ 1,770.90
EFT80707	25/07/2025	AARON MANSON (POOL WISDOM)	Pool Chemicals- BRAC	\$ 4,516.50
EFT80757	30/07/2025	AARON MANSON (POOL WISDOM)	Pool Chemicals- BRAC RFQ24/33	\$ 7,128.04
EFT80450	03/07/2025	ABL LANDSCAPING CONTRACTING PTY LTD	Landscaping- Broome Highway	\$ 5,984.00
EFT80517	11/07/2025	ABL LANDSCAPING CONTRACTING PTY LTD	Landscape Maintenance- Broome Visitor Centre	\$ 4,488.00
EFT80564	18/07/2025	ABL LANDSCAPING CONTRACTING PTY LTD	Landscape Maintenance Service- BRAC	\$ 5,610.00
EFT80630	22/07/2025	ABL LANDSCAPING CONTRACTING PTY LTD	Landscaping Maintenance- Kimberley Regional Offices	\$ 4,675.00
EFT80708	25/07/2025	ABL LANDSCAPING CONTRACTING PTY LTD	Landscaping- Various Locations Including Chinatown, BRAC & Shire Commercial Tenancies	\$ 2,057.00
EFT80565	18/07/2025	ABLE ELECTRICAL (WA) PTY LTD	Install 4x Solar Lights & Poles- BRAC	\$ 19,492.00
EFT80631	22/07/2025	ABLE ELECTRICAL (WA) PTY LTD	Investigation- Town Beach lighting	\$ 1,760.00
EFT80709	25/07/2025	ACURIX NETWORKS PTY LTD	Wi-Fi Services- Library	\$ 497.20
EFT80758	30/07/2025	ADVANTAGE CARPENTRY WA	Remove Timber Handrail- Cable Beach	\$ 1,650.00
EFT80632	22/07/2025	AFGRI EQUIPMENT AUSTRALIA PTY LTD	Parts Various- Depot	\$ 788.00
EFT80451	03/07/2025	AISHA VALENTI	Pavement Mural- Frederick Street Path	\$ 2,750.00
EFT80759	30/07/2025	AISHA VALENTI	Pavement Mural- Frederick Street Path	\$ 33,000.00
EFT80518	11/07/2025	AIT SPECIALISTS PTY LTD	Monthly Review of Fuel Tax Credits- Finance	\$ 1,101.10
EFT80760	30/07/2025	AIT SPECIALISTS PTY LTD	Monthly Review of Fuel Tax Credits- Finance	\$ 889.24
EFT80633	22/07/2025	ALLPEST (BROOME PEST CONTROL)	Pest Inspection- Broome Visitors Centre	\$ 162.00
EFT80452	03/07/2025	ANSER GROUP PTY LTD	Lighting Design- Street Lighting	\$ 7,128.00
EFT80634	22/07/2025	ARKANCE AUSTRALIA PTY LIMITED	AutoCAD- IT	\$ 6,732.00
EFT80566	18/07/2025	AUSSIE BROADBAND LIMITED	Internet Connections- Various Shire Facilities	\$ 2,526.70
EFT80567	18/07/2025	AUSTRALIA DAY COUNCIL OF WESTERN AUSTRALIA (INC)	Gold Membership Subscription- Marketing & Communication	\$ 800.00
EFT80519	11/07/2025	AUSTRALIA POST	Postage- Shire Administration	\$ 1,001.75
EFT80555	11/07/2025	AUSTRALIAN SERVICES UNION - WA BRANCH	Payroll Deductions/Contributions	\$ 685.00
EFT80698	24/07/2025	AUSTRALIAN SERVICES UNION - WA BRANCH	Payroll Deductions/Contributions	\$ 685.00
EFT80556	11/07/2025	AUSTRALIAN TAXATION OFFICE	Payroll Deductions/Contributions	\$ 125,520.00
EFT80699	24/07/2025	AUSTRALIAN TAXATION OFFICE	Payroll Deductions/Contributions	\$ 146,430.00
EFT80568	18/07/2025	AVIAIR	Inter Regional Flight Network Sponsorship Contribution	\$ 17,678.10
EFT80453	03/07/2025	BARNATO FABRICATION PTY LTD	Hydraulic Grab for Rake Bucket- WMF	\$ 36,139.40
EFT80454	03/07/2025	BCA CONSULTANTS PTY LTD	Admin Building HVAC Redesign- Infrastructure RFQ25/05	\$ 2,750.00
EFT80455	03/07/2025	BLACKWOODS	Timber Oil- Parks & Gardens	\$ 992.53
EFT80520	11/07/2025	BLACKWOODS	Respirators, Gloves, Water Coolers And Electrolytes- Depot	\$ 1,698.75
EFT80710	25/07/2025	BLACKWOODS	Anti Slip Safety Tape- Depot	\$ 299.78
EFT80456	03/07/2025	BOC LIMITED	Oxygen- BRAC	\$ 231.00
EFT80521	11/07/2025	BOC LIMITED	Gas Bottles- Depot	\$ 190.41
EFT80457	03/07/2025	BP AUSTRALIA PTY LTD - FUEL	Bulk Diesel- Depot	\$ 16,853.18
EFT80635	22/07/2025	BP AUSTRALIA PTY LTD - FUEL	Bulk Diesel- Depot	\$ 20,177.36
EFT80761	30/07/2025	BRENNAN IT PTY LTD	Microsoft Annual Server Licensing	\$ 3,664.32
EFT80636	22/07/2025	BROOME BARRACUDAS SWIMMING CLUB	Community Development Fund- C/0525/025	\$ 8,000.00
EFT80637	22/07/2025	BROOME BOLT SUPPLIES WA PTY LTD	Blue Tip Screws- DeMarchi Road Speed Hump	\$ 573.54
EFT80638	22/07/2025	BROOME CAMPUS NORTH REGIONAL TAFE	Test & Tag Course- Staff Training	\$ 334.56
EFT80639	22/07/2025	BROOME FURNISHINGS PTY LTD	Outdoor Dining Table- New Shire Dwellings	\$ 4,090.00
EFT80509	04/07/2025	BROOME GOLF CLUB	Refund- Incorrect Direct Debit Loan Repayment	\$ 58,880.29
EFT80640	22/07/2025	BROOME HISTORICAL SOCIETY & MUSEUM	Community Development Fund- C/0525/025	\$ 8,445.80

PAYMENTS BY EFT, CHEQUE, PAYROLL, TRUST, CREDIT CARDS & DIRECT DEBITS - JULY 2025				
PAYMENT #	Date	Name	Description	Amount
MUNICIPAL & TRUST ELECTRONIC TRANSFERS - JULY 2025				
EFT80711	25/07/2025	BROOME LITTLE ATHLETICS	Community Development Fund- C/0525/025	\$ 5,000.00
EFT80642	22/07/2025	BROOME LOTTERIES HOUSE INC	Community Development Fund Multi-Year Agreement- C/0423/027	\$ 8,360.00
EFT80459	03/07/2025	BROOME PLUMBING & GAS	Sewer Point Replacement- Visitor Centre	\$ 2,910.00
EFT80522	11/07/2025	BROOME PLUMBING & GAS	Plumbing Repairs- Medland Pavilion	\$ 684.00
EFT80643	22/07/2025	BROOME PLUMBING & GAS	Plumbing Maintenance- Broome Visitors Centre	\$ 976.00
EFT80762	30/07/2025	BROOME PLUMBING & GAS	Plumbing Maintenance- Haynes Oval	\$ 757.00
EFT80460	03/07/2025	BROOME PROGRESSIVE SUPPLIES	Milk- Shire Administration	\$ 86.61
EFT80523	11/07/2025	BROOME PROGRESSIVE SUPPLIES	Milk- Shire Administration	\$ 28.62
EFT80569	18/07/2025	BROOME PROGRESSIVE SUPPLIES	Kiosk Stock- BRAC	\$ 602.48
EFT80712	25/07/2025	BROOME PROGRESSIVE SUPPLIES	Kiosk Stock- BRAC	\$ 730.43
EFT80763	30/07/2025	BROOME PROGRESSIVE SUPPLIES	Milk- Shire Administration	\$ 52.25
EFT80461	03/07/2025	BROOME PROPERTY PEOPLE	Bond Payment- Staff Housing	\$ 2,200.00
EFT80616	21/07/2025	BROOME PROPERTY PEOPLE	Staff Rent- August 2025	\$ 2,389.89
EFT80617	21/07/2025	BROOME REAL ESTATE PTY LTD (FIRST NATIONAL REAL ESTATE	Staff Rent- August 2026	\$ 5,822.62
EFT80510	04/07/2025	BROOME SAVING ANIMALS FROM EUTHANASIA INC	Quick Response Grant Funding Santa Paws Event 2024	\$ 1,000.00
EFT80557	11/07/2025	BROOME SHIRE INSIDE STAFF SOCIAL CLUB	Payroll Deductions/Contributions	\$ 560.00
EFT80700	24/07/2025	BROOME SHIRE INSIDE STAFF SOCIAL CLUB	Payroll Deductions/Contributions	\$ 540.00
EFT80558	11/07/2025	BROOME SHIRE OUTDOOR STAFF SOCIAL CLUB	Payroll Deductions/Contributions	\$ 1,140.00
EFT80701	24/07/2025	BROOME SHIRE OUTDOOR STAFF SOCIAL CLUB	Payroll Deductions/Contributions	\$ 1,140.00
EFT80570	18/07/2025	BROOME SMALL ENGINE SERVICES	Nozzle Pressure Washer- Depot	\$ 174.90
EFT80713	25/07/2025	BROOME SMALL ENGINE SERVICES	Speed Feed Cutting Head- P&G	\$ 310.64
EFT80764	30/07/2025	BROOME SMALL ENGINE SERVICES	Air Compressor- WMF	\$ 3,549.00
EFT80644	22/07/2025	BROOME SPORTS ASSOCIATION	Community Development Fund Multi-Year Agreement- C/0423/027	\$ 10,000.00
EFT80645	22/07/2025	BROOME SQUASH CLUB	Community Development Fund Multi-Year Agreement- C/0423/027	\$ 3,000.00
EFT80714	25/07/2025	BROOME TOWING & SALVAGE	Vehicle Towing- Ranger Services	\$ 330.00
EFT80571	18/07/2025	BROOME VETERINARY HOSPITAL	Animal Welfare Grant Cat & Dog Desexing- Ranger Services	\$ 950.00
EFT80715	25/07/2025	BROOME VETERINARY HOSPITAL	Desexing Vouchers June- Ranger Services	\$ 6,110.00
EFT80716	25/07/2025	BROOME YOUTH AND FAMILIES HUB INCORPORATED	Lunch- Youth Basketball Event July School Holidays	\$ 850.00
EFT80511	04/07/2025	BROOME CRETE	Concrete- Parks & Gardens	\$ 709.50
EFT80572	18/07/2025	BROOME CRETE	Concrete- Works & Operations	\$ 3,595.57
EFT80646	22/07/2025	BROOME CRETE	Supply & Install Concrete For Bollard- WMF	\$ 595.54
EFT80462	03/07/2025	CABLE BEACH PAINTING SERVICES PTY LTD	Remedial Painting Works- KRO 2	\$ 4,950.00
EFT80463	03/07/2025	CABLE BEACH TYRES CO PTY LTD (GOODYEAR AUTOCARE	Loader Tyres- WMF	\$ 8,585.00
EFT80524	11/07/2025	CABLE BEACH TYRES CO PTY LTD (GOODYEAR AUTOCARE	Tyre Fitting & Disposal- Depot	\$ 1,025.00
EFT80573	18/07/2025	CABLE BEACH TYRES CO PTY LTD (GOODYEAR AUTOCARE	Tyre Fitting & Disposal- Depot	\$ 827.50
EFT80647	22/07/2025	CABLE BEACH TYRES CO PTY LTD (GOODYEAR AUTOCARE	New Tyres P9122- Depot	\$ 6,598.50
EFT80717	25/07/2025	CABLE BEACH TYRES CO PTY LTD (GOODYEAR AUTOCARE	Replace Damaged Vacuum Excavator Rim- Depot	\$ 169.00
EFT80648	22/07/2025	CAITLIN BRAZIL	Working With Children Check- Staff Reimbursement	\$ 87.00
EFT80649	22/07/2025	CARPET PAINT & TILE CENTRE	Chamber Hall Vinyl Planks- Shire Administration	\$ 3,421.00
EFT80512	04/07/2025	CATALYSE PTY LTD	Staff Engagement Survey	\$ 24,881.16
EFT80650	22/07/2025	CATHERINE EMMA TRIBBLE	Staff Reimbursement- Flights WALGA People & Culture Seminar	\$ 947.50
EFT80618	21/07/2025	CHARTER PROPERTY GROUP PTY LTD	Staff Rent- August 2025	\$ 3,910.67
EFT80559	11/07/2025	CHILD SUPPORT AGENCY	Payroll Deductions/Contributions	\$ 717.14
EFT80702	24/07/2025	CHILD SUPPORT AGENCY	Payroll Deductions/Contributions	\$ 717.14
EFT80525	11/07/2025	CJD EQUIPMENT PTY LTD	O' Ring Sealing Kits- Depot	\$ 618.13
EFT80651	22/07/2025	CJD EQUIPMENT PTY LTD	Parts P17722 Flares- Depot	\$ 1,428.39
EFT80652	22/07/2025	CLARK EQUIPMENT SALES PTY LTD	Vehicle Oil & Filters- Depot	\$ 2,590.01

PAYMENTS BY EFT, CHEQUE, PAYROLL, TRUST, CREDIT CARDS & DIRECT DEBITS - JULY 2025				
PAYMENT #	Date	Name	Description	Amount
MUNICIPAL & TRUST ELECTRONIC TRANSFERS - JULY 2025				
EFT80718	25/07/2025	CLARK POOLS & SPAS BROOME (NEW)	Pool Servicing- Shire Housing	\$ 65.00
EFT80526	11/07/2025	CLEANAWAY CO PTY LTD	Kerbside Collection Recycling- WMF RFQ 23-16	\$ 276,193.83
EFT80574	18/07/2025	CLEANAWAY CO PTY LTD	Kerbside Waste Collection- RFQ 23-16	\$ 131,249.53
EFT80653	22/07/2025	CLEANAWAY CO PTY LTD	Waste Removal- Kimberley Regional Office	\$ 3,186.09
EFT80719	25/07/2025	CLEANAWAY CO PTY LTD	Front Lift- BRAC	\$ 463.56
EFT80654	22/07/2025	CLEAVE CONSOLIDATED PTY LTD T/A GRATEFUL GARDENS	Gardening- Shire Housing	\$ 924.00
EFT80575	18/07/2025	CMA CONTRACTING PTY LTD	Head Contract Claim 2- Construction RFT 24/10	\$ 767,383.78
EFT80464	03/07/2025	COAST & COUNTRY ELECTRICS	Standpipe Maintenance- WMF	\$ 47,967.20
EFT80655	22/07/2025	COAST & COUNTRY ELECTRICS	Investigate & Repair Lights- Civic Centre	\$ 4,478.34
EFT80765	30/07/2025	COAST & COUNTRY ELECTRICS	Scoreboard & Lighting Replacement & Labour- BRAC	\$ 2,622.40
EFT80527	11/07/2025	COATES HIRE OPERATIONS PTY LTD	Variable Message Board Hire- Engineering	\$ 817.48
EFT80528	11/07/2025	COLIN WILKINSON DEVELOPMENTS PTY LTD	Demolition- Town Beach Cafe RFQ 25/10	\$ 111,030.60
EFT80766	30/07/2025	CONNECT CALL CENTRE SERVICES	Ongoing After Hours Call Centre Charges- Shire Administration	\$ 289.74
EFT80767	30/07/2025	CORSIGN WA PTY LTD	Blue and White Directional Signs- Infrastructure	\$ 455.95
EFT80420	02/07/2025	CR COOPER	Monthly Councillor Sitting Fee and Allowances	\$ 2,468.33
EFT80415	02/07/2025	CR LEWIS	Monthly Councillor Sitting Fee and Allowances	\$ 2,468.33
EFT80413	02/07/2025	CR MALE	Monthly Councillor Sitting Fee and Allowances	\$ 3,946.50
EFT80416	02/07/2025	CR MAMID	Monthly Councillor Sitting Fee and Allowances	\$ 2,468.33
EFT80419	02/07/2025	CR MATSUMOTO	Monthly Councillor Sitting Fee and Allowances	\$ 2,468.33
EFT80412	02/07/2025	CR MITCHELL	Monthly Councillor Sitting Fee and Allowances	\$ 9,120.08
EFT80414	02/07/2025	CR SMITH	Monthly Councillor Sitting Fee and Allowances	\$ 2,468.33
EFT80418	02/07/2025	CR TAYLOR	Monthly Councillor Sitting Fee and Allowances	\$ 2,468.33
EFT80417	02/07/2025	CR VIRGO	Monthly Councillor Sitting Fee and Allowances	\$ 2,468.33
EFT80656	22/07/2025	DEAN DB & FJ (TA CABLE BEACH ELECTRICAL SERVICE)	Replacement Lights and Wiring- Conti Foreshore	\$ 2,475.00
EFT80720	25/07/2025	DEAN DB & FJ (TA CABLE BEACH ELECTRICAL SERVICE)	Replace Faulty Flow Switch- Male Oval	\$ 1,221.00
EFT80721	25/07/2025	DEBBIE ELIZABETH ROBERTS	Rate Refund A110952	\$ 665.26
EFT80465	03/07/2025	DELL AUSTRALIA PTY LTD	Computer- ICT	\$ 5,280.00
EFT80657	22/07/2025	DELL AUSTRALIA PTY LTD	Computer Screen- BRAC	\$ 604.47
EFT80466	03/07/2025	DIANNE APPLEBY (WALAJA CULTURAL EXPERIENCE)	Cultural Awareness Training- People & Culture	\$ 8,325.00
EFT80658	22/07/2025	DONALD KNOX SERVICES PTY LTD TA KIMBERLEY SECURITY	Supply & Install Intercom System- WMF	\$ 11,627.00
EFT80722	25/07/2025	DS AGENCIES PTY LTD	Bike Stand- Cable Beach Foreshore Redevelopment Stage 2	\$ 9,064.00
EFT80659	22/07/2025	E & M J ROSHER PTY LTD	Seat Covers P9925- Depot	\$ 316.98
EFT80560	11/07/2025	EASISALARY PTY LTD T/A EASI	Payroll Deductions/Contributions	\$ 7,053.87
EFT80703	24/07/2025	EASISALARY PTY LTD T/A EASI	Payroll Deductions/Contributions	\$ 8,172.17
EFT80576	18/07/2025	EIGHTY MILE BEACH CARAVAN PARK	Roller Hire- Works & Operations	\$ 3,720.00
EFT80768	30/07/2025	ELGAS LTD	Annual Service Charge Aquatic Change Room Gas Bottles- BRAC	\$ 143.00
EFT80513	04/07/2025	F RADELIC	Rates Refund A304757	\$ 1,447.00
EFT80723	25/07/2025	FE TECHNOLOGIES	Annual Service Fee RFID Equipment- Library	\$ 5,381.20
EFT80660	22/07/2025	FIELDFORCE4 PTY LIMITED	Best Practice Service Review- Parks & Gardens	\$ 18,150.00
EFT80467	03/07/2025	FINISHING WA (previously RAPID PRINT FINISHING AND	Volume Binding Newspapers- Library	\$ 473.00
EFT80468	03/07/2025	FIRE & SAFETY SERVICES COMPANY	Replace Faulty Fire Panel- Broome Visitor Centre	\$ 7,727.94
EFT80529	11/07/2025	FIRE & SAFETY SERVICES COMPANY	Routine Fire Equipment Servicing- BRAC	\$ 139.70
EFT80724	25/07/2025	FIT2WORK	Australian Federal Police Checks- Existing & New Starting Employees	\$ 264.00
EFT80577	18/07/2025	FOCUS NETWORKS (PROGRESSIVE CREATIVE SOLUTIONS)	Apple Device Deployment- ICT	\$ 792.00
EFT80725	25/07/2025	FORCH WA PTY LTD	Workshop Consumables- Depot	\$ 350.13
EFT80578	18/07/2025	FORMS EXPRESS PTY LTD	Envelopes- Rate Notices	\$ 743.60
EFT80726	25/07/2025	FORMS EXPRESS PTY LTD	Annual Licence Complete Revenue Solution- Finance	\$ 6,107.20

PAYMENTS BY EFT, CHEQUE, PAYROLL, TRUST, CREDIT CARDS & DIRECT DEBITS - JULY 2025				
PAYMENT #	Date	Name	Description	Amount
MUNICIPAL & TRUST ELECTRONIC TRANSFERS - JULY 2025				
EFT80661	22/07/2025	FUEL TRANS AUSTRALIA PTY LTD T/A RECHARGE PETROLEUM (BP	Supply Unleaded Fuel Drums- Depot	\$ 1,311.20
EFT80769	30/07/2025	FULTON HOGAN INDUSTRIES PTY LTD / PIONEER ROAD SERVICES	Ez Street Bio Blend Pothole Repair Material- Works & Operations	\$ 1,795.20
EFT80770	30/07/2025	GINA NICOLE HAILES	Group Fitness Instructor- BRAC	\$ 300.00
EFT80662	22/07/2025	GO GO MEDIA	Custom Radio Station- BRAC	\$ 198.00
EFT80771	30/07/2025	GOOLARABOOLOO MILLIBINYARRI INDIGENOUS CORPORATION	Cultural Monitors- Cable Beach Stage 2	\$ 7,744.00
EFT80663	22/07/2025	GREAT NORTHERN LOGISTICS PTY LTD	Pensioner Skip Bins- Infrastructure	\$ 16,720.00
EFT80664	22/07/2025	GRESLEY ABAS PTY LTD	BRAC Stadium Extension- Variation 14	\$ 15,851.00
EFT80579	18/07/2025	HAMES SHARLEY	Final Structure Plan & Subdivision Concept- McMahon Estate	\$ 3,316.50
EFT80772	30/07/2025	HANG ME U.P. BROOME	Macrame- BRAC School Holiday Program	\$ 676.00
EFT80665	22/07/2025	HARBY ENTERPRISES PTY LTD TA HARBY STUDIOS	Marketing Cable Beach- Community Development	\$ 8,151.00
EFT80469	03/07/2025	HARMONY HORTICULTURE	Weed Spraying- WMF	\$ 429.00
EFT80773	30/07/2025	HEAD OFFICE DEPARTMENT OF FIRE & EMERGENCY SERVICES	DFES DBA Annual Monitoring- Civic Centre	\$ 1,881.00
EFT80666	22/07/2025	HERBERT SMITH FREEHILLS KRAMER	Draft Lease Renewal- Wild Expeditions	\$ 4,268.20
EFT80470	03/07/2025	HOLDFAST FLUID POWER NW PTY LTD	Plant Maintenance- WMF	\$ 13,737.51
EFT80471	03/07/2025	HT CLEANING SERVICES PTY LTD	Cleaning- Town Beach Waterpark	\$ 2,603.88
EFT80530	11/07/2025	HT CLEANING SERVICES PTY LTD	Pressure Wash Drive Way- Surf Club	\$ 1,001.00
EFT80580	18/07/2025	HT CLEANING SERVICES PTY LTD	Ad Hock Cleans- Civic Centre	\$ 1,020.79
EFT80667	22/07/2025	HT CLEANING SERVICES PTY LTD	Bi-Annual Cleaning- BRAC	\$ 2,098.55
EFT80774	30/07/2025	HT CLEANING SERVICES PTY LTD	Cleaning- Various Shire Facilities RFT 23-04	\$ 61,697.72
EFT80472	03/07/2025	HUTCHINSON REAL ESTATE	Residential Rent- Staff Housing	\$ 5,349.98
EFT80619	21/07/2025	HUTCHINSON REAL ESTATE	Staff Rent- August 2025	\$ 2,851.56
EFT80473	03/07/2025	INDUSTRIAL AUTOMATION GROUP	Engineering Hours- Nipper Roe Sports Field	\$ 407.00
EFT80668	22/07/2025	INDUSTRIAL AUTOMATION GROUP	Haynes Oval Floodlights- BRAC	\$ 4,639.80
EFT80669	22/07/2025	INTERTEK INFORM (PREVIOUSLY SAI GLOBAL LIMITED)	Australian Standard- Subscription renewal	\$ 5,452.98
EFT80581	18/07/2025	IPROPERTY EXPRESS PTY LTD	Inspection Express App Service- Property & Leasing	\$ 1,491.60
EFT80620	21/07/2025	JADE HEARSCH	Staff Rent- August 2025	\$ 2,607.14
EFT80474	03/07/2025	JALYGURR GUWAN ABORIGINAL CORPORATION	Storytime Sessions- Library	\$ 5,000.00
EFT80582	18/07/2025	JB HI-FI GROUP PTY LTD	USB-C Stereo Wireless Headset & Charging Stand- ICT	\$ 1,030.70
EFT80621	21/07/2025	JOCAPH SUPER FUND	Staff Rent- August 2025	\$ 3,693.45
EFT80475	03/07/2025	JOSH BYRNE & ASSOCIATES	Cable Beach Stage 1 Softworks- Audit Report	\$ 10,087.00
EFT80727	25/07/2025	JOSH BYRNE & ASSOCIATES	Unwrapped Elevations- Cable Beach Foreshore Redevelopment	\$ 1,760.00
EFT80670	22/07/2025	JUDO BROOME	Community Development Fund	\$ 5,000.00
EFT80671	22/07/2025	JULIEN APPERE	Reimbursement- Staff Uniforms	\$ 125.00
EFT80583	18/07/2025	JUST RECYCLE IT PTY LTD	Mulched Green Waste- WMF RFT 22-11	\$ 110,136.57
EFT80672	22/07/2025	KEITHA MARSDEN	Staff Work Bots- Reimbursement	\$ 195.00
EFT80775	30/07/2025	KIMBERLEY ACCOMMODATION (WEST) PTY LTD (TA CABLE BEACH	Coffee Vouchers- Waste Education Event	\$ 350.00
EFT80531	11/07/2025	KIMBERLEY ARTS NETWORK INC	Broome Fringe Festival 2024/25 Community Development Fund	\$ 12,138.50
EFT80673	22/07/2025	KIMBERLEY CIVIL & DRAINAGE PTY LTD TA KIMBERLEY TRAFFIC	Traffic Management Services	\$ 12,058.76
EFT80674	22/07/2025	KIMBERLEY CONTRACTING	Posi Shell Application June- WMF RFT 23/07	\$ 36,300.00
EFT80776	30/07/2025	KIMBERLEY FITNESS & SUPPORT SERVICES	Group Fitness Instructor- BRAC	\$ 2,442.00
EFT80532	11/07/2025	KIMBERLEY FUEL & OIL SERVICES	Battery & Pump Tube Assembly- Depot	\$ 280.50
EFT80584	18/07/2025	KIMBERLEY FUEL & OIL SERVICES	Cleaning Supplies & Grease- Depot	\$ 866.22
EFT80675	22/07/2025	KIMBERLEY FUEL & OIL SERVICES	Vehicle Battery- Depot	\$ 1,185.50
EFT80476	03/07/2025	KIMBERLEY GARDENING AND MOWING	Construction Work- Shire Key Worker Housing	\$ 1,760.00
EFT80585	18/07/2025	KIMBERLEY GARDENING AND MOWING	Landscaping & Reticulation Works- Shire Housing RFQ24-30	\$ 880.00
EFT80477	03/07/2025	KIMBERLEY PROPERTY SETTLEMENTS	Rates Refund A119392	\$ 643.66
EFT80777	30/07/2025	KIMBERLEY TREE CARE	Residential Tree Trimming- Parks & Gardens	\$ 5,005.00

PAYMENTS BY EFT, CHEQUE, PAYROLL, TRUST, CREDIT CARDS & DIRECT DEBITS - JULY 2025				
PAYMENT #	Date	Name	Description	Amount
MUNICIPAL & TRUST ELECTRONIC TRANSFERS - JULY 2025				
EFT80478	03/07/2025	KIRSTEN RENEE MASTROLEMBO	Manager Planning and Building Services- Flight Reimbursement	\$ 2,000.00
EFT80479	03/07/2025	KO CONTRACTING PTY LTD	Footpath Repairs- Works & Operations	\$ 11,660.00
EFT80676	22/07/2025	KYLE ANDREWS FOUNDATION INC	Community Development Fund- C/0525/025	\$ 8,250.00
EFT80728	25/07/2025	LACHLAN STUART FRASER	Concept Design Translation- Cable Beach Foreshore Redevelopment	\$ 11,000.00
EFT80729	25/07/2025	LAIRD TRAN STUDIO	Construction Documentation- Walmanyjun Cable Beach Stage 2	\$ 4,345.00
EFT80480	03/07/2025	LANDGATE	GRV General Revaluation 2024/25	\$ 189,221.22
EFT80586	18/07/2025	LED SIGNS PTY LTD	Freight Outdoor Court Electronic Scoreboards- BRAC	\$ 203.50
EFT80730	25/07/2025	LED SIGNS PTY LTD	Remote Support Outdoor Court Space Electronic Scoreboards- BRAC	\$ 137.50
EFT80731	25/07/2025	LEISURE MANAGEMENT SERVICES (LINKS MODULAR SOLUTIONS)	Annual Xplor Recreation Subscription Fee- BRAC	\$ 31,834.69
EFT80732	25/07/2025	LGIS	2025-2026 Marine Cargo Insurance Renewal	\$ 346.50
EFT80561	11/07/2025	LGRCEU	Payroll Deductions/Contributions	\$ 48.00
EFT80704	24/07/2025	LGRCEU	Payroll Deductions/Contributions	\$ 48.00
EFT80733	25/07/2025	LITTLE RIPPERS TECHNOLOGY	Dog Bag Dispensers- Depot	\$ 1,744.60
EFT80735	25/07/2025	LOCAL HEALTH AUTHORITIES ANALYTICAL COMMITTEE	LHAAC Analytical Services 25/26	\$ 4,438.12
EFT80778	30/07/2025	LOCK & LOAD LASER TAG	Deliver Laser Tag Session- BRAC School Holiday Program	\$ 660.00
EFT80734	25/07/2025	LO-GO APPOINTMENTS	Business Support Officer Relief- Depot	\$ 16,603.02
EFT80533	11/07/2025	LRL BROOME MEDICAL CLINIC	Pre-Employment Medical- People & Culture	\$ 40.00
EFT80587	18/07/2025	MAGIQ SOFTWARE PTY LTD	EOFY Rollover- Finance	\$ 2,750.00
EFT80736	25/07/2025	MAJOR MOTORS PTY LTD	Parts P4623- Depot	\$ 349.80
EFT80677	22/07/2025	MAMMOTH SECURITY PTY LTD (signature security group)	Annual Alarm Monitoring- Various Shire Facilities	\$ 1,294.83
EFT80737	25/07/2025	MANDALAY TECHNOLOGIES PTY LTD	Program Training- WMF	\$ 1,960.75
EFT80779	30/07/2025	MARGARET DIANE HEMSLEY (TA LG PEOPLE AND CULTURE)	Delivery CEO Performance Review Process	\$ 8,210.00
EFT80738	25/07/2025	MARKET CREATIONS	Council Connect Subscription- Civic Centre	\$ 2,409.00
EFT80481	03/07/2025	MARKETFORCE(OMNICOM)	Advertising Weed & Pest Management- RFT25/05	\$ 1,152.45
EFT80534	11/07/2025	MARKETFORCE(OMNICOM)	Tender Advertising- RFT24/12	\$ 3,749.04
EFT80482	03/07/2025	MCCORRY BROWN EARTHMOVING PTY LTD	Construction of BRAC / Frederick St - Road- RFT24/09	\$ 341,752.24
EFT80535	11/07/2025	MCCORRY BROWN EARTHMOVING PTY LTD	Open Drain Maintenance - Wet Hire	\$ 8,927.82
EFT80588	18/07/2025	MCCORRY BROWN EARTHMOVING PTY LTD	Subdivisional Footpath Program- Infrastructure RFT 24/09	\$ 13,576.41
EFT80678	22/07/2025	MCCORRY BROWN EARTHMOVING PTY LTD	New Footpath- RFT 21-01	\$ 33,059.62
EFT80589	18/07/2025	MCLEODS LAWYERS	Legal Advice- Development Services	\$ 744.48
EFT80679	22/07/2025	MELBOURNE INTERNATIONAL COMEDY FESTIVAL	Comedy Festival Roadshow- Civic Centre	\$ 1,247.76
EFT80483	03/07/2025	MEN'S SHED BROOME	Community Development Funding	\$ 2,500.00
EFT80739	25/07/2025	MIEKE WEVERS	Refund - Staff Housing Bond Interest	\$ 6.41
EFT80680	22/07/2025	MINETRANS PTY LTD	Driver Bucket Seat Cover- Depot	\$ 210.65
EFT80740	25/07/2025	MINOR HOTELS	Refund- Invoice 70334	\$ 349.05
EFT80484	03/07/2025	MINT INVESTMENTS PTY LTD (MINT DESIGNS)	Cable Beach Foreshore Development- Stage 1 Signs RFQ25-04	\$ 2,423.44
EFT80514	04/07/2025	MIRLI MIRLI PTY LTD TRADING AS OFFICE NATIONAL BROOME	Sign Holders Multiple Sizes- Library	\$ 86.98
EFT80536	11/07/2025	MIRLI MIRLI PTY LTD TRADING AS OFFICE NATIONAL BROOME	Printing- ICT	\$ 1,010.19
EFT80590	18/07/2025	MIRLI MIRLI PTY LTD TRADING AS OFFICE NATIONAL BROOME	Barcode Scanner- Civic Centre	\$ 224.76
EFT80681	22/07/2025	MIRLI MIRLI PTY LTD TRADING AS OFFICE NATIONAL BROOME	Rapid Worker Corner Workstation- Shire Administration Building	\$ 1,386.11
EFT80741	25/07/2025	MIRLI MIRLI PTY LTD TRADING AS OFFICE NATIONAL BROOME	Sign Holders Multiple Sizes- Library	\$ 131.88
EFT80780	30/07/2025	MIRLI MIRLI PTY LTD TRADING AS OFFICE NATIONAL BROOME	Paper- Shire Administration	\$ 1,003.57
EFT80781	30/07/2025	MONSTERBALL AMUSEMENTS & HIRE	Entertainment- BRAC School Holiday Program	\$ 990.00
EFT80591	18/07/2025	MOORE AUSTRALIA AUDIT (WA)	Chinatown Revitalisation Project End of Life Acquittal- Finance	\$ 3,850.00
EFT80622	21/07/2025	MORTAR & SOUL REAL ESTATE (SBRT PTY LTD)	Staff Rent- August 2025	\$ 4,127.98
EFT80742	25/07/2025	NAJA BUSINESS CONSULTING SERVICES	Airport Relocation Workshop	\$ 4,382.40
EFT80485	03/07/2025	NEIL MANSELL TRANSPORT PTY LTD	Freight Pelican Cases-ICT	\$ 572.33

PAYMENTS BY EFT, CHEQUE, PAYROLL, TRUST, CREDIT CARDS & DIRECT DEBITS - JULY 2025				
PAYMENT #	Date	Name	Description	Amount
MUNICIPAL & TRUST ELECTRONIC TRANSFERS - JULY 2025				
EFT80537	11/07/2025	NEIL MANSELL TRANSPORT PTY LTD	Pallet Delivery- WMF	\$ 178.76
EFT80682	22/07/2025	NEIL MANSELL TRANSPORT PTY LTD	PA for PGT- Civic Centre	\$ 166.92
EFT80782	30/07/2025	NINTEX PTY LTD	Nintex Training 10 Hours June 2025	\$ 7,722.00
EFT80486	03/07/2025	NORTH WEST 4X4 (NORTH WEST MOTOR GROUP PTY LTD -	Vehicle Service- Depot	\$ 666.77
EFT80538	11/07/2025	NORTH WEST 4X4 (NORTH WEST MOTOR GROUP PTY LTD -	Vehicle Service- Depot	\$ 699.64
EFT80743	25/07/2025	NORTH WEST 4X4 (NORTH WEST MOTOR GROUP PTY LTD -	Capped Price Service- Shire Vehicle	\$ 1,351.80
EFT80487	03/07/2025	NORTH WEST COAST SECURITY	Security Services- Various Shire Facilities RFT 22-06	\$ 4,420.45
EFT80539	11/07/2025	NORTH WEST COAST SECURITY	Security Services- Administration Building	\$ 66.00
EFT80592	18/07/2025	NORTH WEST COAST SECURITY	Medlend Pavilion - Lock Up	\$ 176.00
EFT80683	22/07/2025	NORTH WEST COAST SECURITY	Security Services- Various Shire Facilities	\$ 4,552.92
EFT80744	25/07/2025	NORTH WEST COAST SECURITY	Security Services- Library RFT 22-06	\$ 4,205.44
EFT80783	30/07/2025	NORTH WEST COAST SECURITY	Security Services- Various Shire Facilities RFT 22-06	\$ 4,800.42
EFT80784	30/07/2025	NORTH WEST LOCKSMITHS	Supply & Installation Bi Lock- Haynes Pavilion	\$ 255.00
EFT80593	18/07/2025	NORTH WEST STRATA SERVICES	Admin Strata Levy- Shire Property	\$ 1,510.00
EFT80684	22/07/2025	NORTHERN LANDSCAPES WA	Slashing Corner Oryx & Sanctuary Drives- P&G	\$ 550.00
EFT80745	25/07/2025	NORTHERN LANDSCAPES WA	Precast Concrete Footing- WMF	\$ 5,371.12
EFT80488	03/07/2025	NORTHERN RURAL SUPPLIES PTY LTD	Star Pickets & Posts- McMahon Estate	\$ 163.80
EFT80594	18/07/2025	NORTHWEST HYDRO SOLUTIONS PTY LTD (THINK WATER	Reticulation Parts- Depot	\$ 243.88
EFT80685	22/07/2025	NORTHWEST HYDRO SOLUTIONS PTY LTD (THINK WATER	Reticulation Parts- BRAC Oval	\$ 3,980.80
EFT80785	30/07/2025	NORTHWEST HYDRO SOLUTIONS PTY LTD (THINK WATER	Reticulation Parts- Parks & Gardens	\$ 3,099.14
EFT80746	25/07/2025	NYAMBA BURU YAWURU LTD	Submission of Concept Design- Office of CEO	\$ 61,133.16
EFT80786	30/07/2025	OHM ELECTRONICS	Two Way Radios- WMF	\$ 2,820.00
EFT80489	03/07/2025	OPTIC SECURITY GROUP- NORWEST	Camera Replacement- BRAC	\$ 2,039.42
EFT80787	30/07/2025	OPTIC SECURITY GROUP- NORWEST	Replacement Camera- Civic Centre	\$ 1,645.47
EFT80595	18/07/2025	ORH TRUCK SOLUTIONS PTY LTD	Spray Repairs- Depot	\$ 443.30
EFT80687	22/07/2025	P SMITH	Refund - Staff Housing Bond Interest	\$ 7.01
EFT80596	18/07/2025	PEARL COAST DISTRIBUTORS	Kiosk Stock & Consumables- BRAC	\$ 4,560.36
EFT80686	22/07/2025	PEARL COAST DISTRIBUTORS	Kiosk Stock- BRAC	\$ 1,168.95
EFT80490	03/07/2025	PERFORMANCE TINTING	New Windscreen Supply & Fit- Depot	\$ 1,300.00
EFT80623	21/07/2025	PETER WILLIAM RULAND AND SARAH MAY LLOYD-MOSTYN	Staff Rent- August 2025	\$ 2,824.40
EFT80597	18/07/2025	PHLOZONE	Registration- BRAC	\$ 825.00
EFT80788	30/07/2025	PHLOZONE	Water Chemistry Analysis Subscription Fees - BRAC & Town Beach	\$ 3,300.00
EFT80598	18/07/2025	PHRIENDLY PHISHING	Cyber Security Awareness Training Service- ICT	\$ 3,088.80
EFT80599	18/07/2025	PMK WELDING & METAL FABRICATION	Wooden Handrail Design- Stage 1 Public Art	\$ 198.00
EFT80491	03/07/2025	PORT SMITH CARAVAN PARK	Diesel- Port Smith Road Project	\$ 2,839.20
EFT80515	04/07/2025	POWDERBARK ENVIRONMENTAL CONSULTING	Develop Weed Management Strategy & Action Plan- Infrastructure	\$ 22,147.84
EFT80624	21/07/2025	PRD BROOME	Staff Rent- August 2025	\$ 9,776.79
EFT80540	11/07/2025	PRINTING IDEAS	Cable Beach Redevelopment Project Marketing	\$ 3,696.00
EFT80789	30/07/2025	PRINTING IDEAS	Artist Plaques- Stage 1 Cable Beach Artworks	\$ 1,851.30
EFT80688	22/07/2025	R DOYLE	Staff Reimbursement- Local Government Membership	\$ 560.00
EFT80747	25/07/2025	R MEADS	Rates Refund A102920	\$ 707.22
EFT80625	21/07/2025	RAY WHITE BROOME (STAFF RENTAL PAYMENTS)	Staff Rent- August 2025	\$ 2,607.14
EFT80492	03/07/2025	READYTECH (FORMALLY IT VISION)	Manual Revenue Claim Add On- Rates	\$ 554.40
EFT80600	18/07/2025	READYTECH (FORMALLY IT VISION)	IT Vision Annual Subscription- ICT	\$ 286,609.85
EFT80790	30/07/2025	READYTECH USER GROUP WA INC. (FORMER IT VISION USER	Membership Fees- 2025/2026	\$ 847.00
EFT80541	11/07/2025	RED DIRT AUTO ELECTRICAL PTY LTD	Hydraulic Ramp Repairs- Shire Fleet	\$ 265.65
EFT80601	18/07/2025	REDFISH TECHNOLOGIES PTY LTD	AV Support Contract- Council Chambers	\$ 12,239.72

PAYMENTS BY EFT, CHEQUE, PAYROLL, TRUST, CREDIT CARDS & DIRECT DEBITS - JULY 2025				
PAYMENT #	Date	Name	Description	Amount
MUNICIPAL & TRUST ELECTRONIC TRANSFERS - JULY 2025				
EFT80493	03/07/2025	ROADLINE CIVIL CONTRACTORS	Excavator Dry Hire- Works & Operations RFT20/10	\$ 36,061.86
EFT80689	22/07/2025	RONALD WADE	Fencing Repairs- Male Court	\$ 10,230.00
EFT80542	11/07/2025	ROSMECH SALES & SERVICE PTY	Water Filter- Works & Operations	\$ 529.27
EFT80602	18/07/2025	ROSMECH SALES & SERVICE PTY	Lid & Shut Off Flap- Depot	\$ 1,291.55
EFT80690	22/07/2025	S BOWRA	Staff Reimbursement Flights- Training Civic Centre	\$ 877.55
EFT80516	04/07/2025	S MURRAY	Rates Refund A103100	\$ 279.55
EFT80691	22/07/2025	SAVING ANIMALS FROM EUTHANASIA (SAFE) PERTH	Community Development Fund- C/0525/025	\$ 8,250.00
EFT80603	18/07/2025	SEAT ADVISOR PTY LTD	Ticket Sales Costs- Civic Centre	\$ 268.63
EFT80604	18/07/2025	SECUREPAY PTY LTD	Web Payments- Civic Centre	\$ 47.96
EFT80543	11/07/2025	SECUREX SECURITY PTY LTD	Security Swipe Card- People & Culture	\$ 77.00
EFT80544	11/07/2025	SEEK LIMITED	Job Advertisement- People & Culture	\$ 1,067.00
EFT80692	22/07/2025	SERIOUS AIR	Pressure Switches P3024- Depot	\$ 56.38
EFT80693	22/07/2025	SHANNA NOBLE	Staff Meal & Travel Reimbursement- Training Infrastructure	\$ 109.45
EFT80791	30/07/2025	SITE ENVIRONMENTAL & REMEDIATION SERVICES PTY LTD (SERS)	BRAC Reserve Remediation- RFT24-08	\$ 332,871.00
EFT80626	21/07/2025	SIX SEASONS RE	Staff Rent- August 2025	\$ 3,041.67
EFT80605	18/07/2025	SOURCE BUSINESS PARTNERS PTY LTD (KELLI SMALL)	Accounting Support- Finance	\$ 2,468.40
EFT80792	30/07/2025	SOURCE BUSINESS PARTNERS PTY LTD (KELLI SMALL)	Development- Annual Waste Services Financial Model	\$ 6,656.64
EFT80494	03/07/2025	SOURCE MACHINERY PTY LTD	Intermercato 5 Finger Grab- Parks & Gardens	\$ 6,539.50
EFT80694	22/07/2025	SOUTH METROPOLITAN TAFE	Course Fees- Parks & Gardens	\$ 146.75
EFT80545	11/07/2025	SOUTHERN CROSS AUSTereo (SCA)	Access Plus- Radio Advertising	\$ 1,889.80
EFT80606	18/07/2025	SOUTHERN CROSS AUSTereo (SCA)	Animal Management Plan- Radio Adverts	\$ 5,060.00
EFT80695	22/07/2025	SOUTHERN CROSS AUSTereo (SCA)	Radio Advert- Clean Up Event	\$ 1,320.00
EFT80546	11/07/2025	SOUTHERN MERIDAN CONSULTING PTY LTD (TA LG PROJECT AND	Strategic Infrastructure Advisor Engagement	\$ 7,333.53
EFT80748	25/07/2025	SOUTHERN MERIDAN CONSULTING PTY LTD (TA LG PROJECT AND	Infrastructure- Project Manager Services	\$ 12,973.33
EFT80793	30/07/2025	SOUTHERN MERIDAN CONSULTING PTY LTD (TA LG PROJECT AND	Strategic Infrastructure Advisor- Infrastructure	\$ 4,260.00
EFT80562	11/07/2025	SPA SALARY PACKAGING AUSTRALIA	Payroll Deductions/Contributions	\$ 665.18
EFT80705	24/07/2025	SPA SALARY PACKAGING AUSTRALIA	Payroll Deductions/Contributions	\$ 665.18
EFT80607	18/07/2025	SPACETOCO PTY LTD	Annual Subscription- Area Booking Platform	\$ 1,980.00
EFT80608	18/07/2025	SPORTSPOWER BROOME	Squash Balls- BRAC	\$ 132.00
EFT80547	11/07/2025	ST JOHN AMBULANCE AUSTRALIA (WA) INC	First Aid Training for Volunteers- Community Development	\$ 4,958.96
EFT80495	03/07/2025	STANTEC AUSTRALIA	Detailed Design- Old Broome Road Upgrade RFQ 25-09	\$ 13,302.30
EFT80627	21/07/2025	STELLA LUMINOSA HOLDINGS PTY LTD	Staff Rent- August 2025	\$ 7,821.43
EFT80628	21/07/2025	STEPHEN MORGAN AND DEBORAH ELAINE BURR	Staff Rent- August 2025	\$ 2,607.14
EFT80496	03/07/2025	SUZANE BECKER	Director Development Services- Travel & Utility Reimbursements	\$ 4,236.31
EFT80497	03/07/2025	T - QUIP	Parts Service- Depot	\$ 180.95
EFT80500	03/07/2025	T BARRETT	Rates Refund A305972	\$ 584.85
EFT80498	03/07/2025	TELSTRA LIMITED	Service & Equipment Rental- IT	\$ 5,316.75
EFT80499	03/07/2025	THE BLINDMAN	Reactive Small Maintenance- Civic Centre	\$ 1,199.48
EFT80696	22/07/2025	THE SKILL ENGINEER LTD	Community Development Fund- C/0525/025	\$ 11,000.00
EFT80749	25/07/2025	THE TRUSTEE FOR DAR STUDIO TRUST	Broome Museum Complex Masterplan- RFQ24/15	\$ 11,502.25
EFT80750	25/07/2025	THE TRUSTEE FOR HALLIDAY TRUST (TA BK SIGNS AND	Art Cable Beach- Infrastructure	\$ 7,744.00
EFT80609	18/07/2025	THE TRUSTEE FOR HUGHES FAMILY TRUST (LHM FABRICATION &	Nursery Shade Houses Replacements- Depot RFQ25/02	\$ 12,650.00
EFT80751	25/07/2025	THE TRUSTEE FOR THE BDAR INVESTMENT TRUST (TA CABLE	Staff Accommodation- Rates Officer Services	\$ 695.00
EFT80752	25/07/2025	THINKON AUSTRALIA	Clous Storage July- ICT	\$ 792.25
EFT80610	18/07/2025	THINKPROJECT AUSTRALIA PTY LTD	Annual License- Digital Asset Record	\$ 21,042.15
EFT80548	11/07/2025	TNT AUSTRALIA PTY LTD	Freight- Environmental Health	\$ 472.84
EFT80753	25/07/2025	TNT AUSTRALIA PTY LTD	Freight- Environmental Health	\$ 464.27

PAYMENTS BY EFT, CHEQUE, PAYROLL, TRUST, CREDIT CARDS & DIRECT DEBITS - JULY 2025				
PAYMENT #	Date	Name	Description	Amount
MUNICIPAL & TRUST ELECTRONIC TRANSFERS - JULY 2025				
EFT80794	30/07/2025	TNT AUSTRALIA PTY LTD	Freight- Environmental Health	\$ 87.90
EFT80501	03/07/2025	TOTAL VENTILATION HYGENE (AVERY AIRCONDITIONING)	Airconditioning Maintenance- Library	\$ 3,095.53
EFT80697	22/07/2025	TOTAL VENTILATION HYGENE (AVERY AIRCONDITIONING)	Airconditioning Maintenance- Library	\$ 1,093.03
EFT80502	03/07/2025	TOTALLY WORKWEAR	Embroidery- Library	\$ 9.90
EFT80549	11/07/2025	TOTALLY WORKWEAR	Employee Uniforms	\$ 99.90
EFT80503	03/07/2025	TYRECYCLE PTY LTD	Tyre Disposal- WMF	\$ 5,282.52
EFT80754	25/07/2025	VANESSA MARGETTS (MUDMAP STUDIO)	Public Art- Cable Beach	\$ 2,943.00
EFT80611	18/07/2025	VESTONE CAPITAL PTY LIMITED	Rental Agreement- ICT	\$ 45,429.35
EFT80553	11/07/2025	W LYNCH	Rates Refund A109351	\$ 2,157.19
EFT80504	03/07/2025	WA CONTRACT RANGER SERVICES PTY LTD	Relief Service Labour Hire- Rangers	\$ 3,520.00
EFT80550	11/07/2025	WA CONTRACT RANGER SERVICES PTY LTD	Relief Service Labour Hire- Rangers	\$ 11,825.00
EFT80755	25/07/2025	WATERCHOICE (AUST) PTY LTD	Reverse Osmosis Water Filtration Systems- Various Shire Facilities	\$ 8,580.00
EFT80505	03/07/2025	WATERTORQUE	Irrigation Tank- Male Oval RFQ 24/27	\$ 41,535.57
EFT80756	25/07/2025	WATERTORQUE	Irrigation Tank- Male Oval RFQ 24/27	\$ 6,160.00
EFT80551	11/07/2025	WEST AUSTRALIAN NEWSPAPERS	Advertising- Fortnightly Shire News	\$ 4,078.80
EFT80612	18/07/2025	WEST COAST WATER SAFETY	Beach Lifeguard Services- Cable Beach	\$ 69,223.00
EFT80506	03/07/2025	WESTBOOKS	Book Order- Library	\$ 28.84
EFT80552	11/07/2025	WESTCOAST SITEFAB PTY LTD	Truck Spare Wheel Carrier- Depot	\$ 808.50
EFT80613	18/07/2025	WESTCOAST SITEFAB PTY LTD	Bozich Low Loader Refurbishment- RFQ24-14 Works & Operations	\$ 95,225.00
EFT80614	18/07/2025	WESTERN AUSTRALIAN LOCAL GOVERNMENT ASSOCIATION (Residential Design Codes Staff Training- Planning & Building	\$ 654.50
EFT80615	18/07/2025	WESTERN DIAGNOSTIC PATHOLOGY	Drug & Alcohol Screening- People & Culture	\$ 434.28
EFT80507	03/07/2025	WORDSWORTH PRODUCTIONS	Camper Van Go Show Deposit- Civic Centre	\$ 1,787.50
EFT80508	03/07/2025	YOGAMON (MONIQUE ELLIS)	Family Yoga- Community Engagement	\$ 150.00
EFT80554	11/07/2025	ZALE CONSULTING	Inside EBA Negotiations- People & Culture	\$ 20,133.79
MUNICIPAL ELECTRONIC FUNDS TRANSFER TOTAL:				\$ 4,634,889.06
MUNICIPAL CHEQUES - JULY 2025				
Cheque #	Date	Name	Description	Amount
57865	15/07/2025	C BANKS	Staff Housing- Bond Refund	\$ 4,260.00
57866	31/07/2025	SHIRE OF BROOME	Administration- Petty Cash	\$ 635.35
MUNICIPAL CHEQUES TOTAL:				\$ 4,895.35
TRUST CHEQUES - JULY 2025				
Cheque #	Date	Name	Description	Amount
				\$ -
TRUST CHEQUES TOTAL:				\$ -
PAYROLL - JULY 2025				
DD #	Date	Name	Description	Amount
	10/07/2025	Payroll	Payroll Fortnight Ending 08/07/2025	\$ 413,995.70
	24/07/2025	Payroll	Payroll Fortnight Ending 22/07/2025	\$ 463,399.26
PAYROLL TOTAL:				\$ 877,394.96
MUNICIPAL CREDIT CARD PAYMENTS - JULY 2025				
EFT #	Date	Card	Description	Amount
EFT80865	18/07/2025	ADMINISTRATION OFFICER- ENVIRONMENTAL HEALTH & EVENTS	PAYMENT	\$ 769.60
X00000000000000006996	20/06/2025	BROOME POST SHOP	Postage Fee- Sound Level Monitor	\$ 44.20

PAYMENTS BY EFT, CHEQUE, PAYROLL, TRUST, CREDIT CARDS & DIRECT DEBITS - JULY 2025				
PAYMENT #	Date	Name	Description	Amount
MUNICIPAL & TRUST ELECTRONIC TRANSFERS - JULY 2025				
X0000000000000007058	26/06/2025	eBay	Perpetual Year Planner	\$ 59.95
X0000000000000007057	27/06/2025	80 MILE BEACH CARAVAN PARK	Eighty Mile- Staff Accommodation	\$ 418.00
X0000000000000007102	30/06/2025	STREETER & MALE HARDWARE	Power Boards & Extension Lead- Administration Office	\$ 67.90
X0000000000000007134	10/07/2025	ENVIRONMENTAL HEALTH AUSTRALIA	AFSA Food Inspection Pads/Forms	\$ 179.55
EFT80866	18/07/2025	BRAC Operations Supervisor	PAYMENT	\$ 1,321.91
X0000000000000007125	18/06/2025	SMS BROADCAST PTY LTD	Bulk SMS Platform- BRAC	\$ 666.60
X0000000000000007126	19/06/2025	WOOLWORTHS	Milk & Tea Bags- Kiosk BRAC	\$ 30.00
X0000000000000007127	24/06/2025	WOOLWORTHS	Kiosk Utensils- BRAC	\$ 125.30
X0000000000000007128	25/06/2025	ZOOMSHIFT	Zoomshift Online Roster Platform June 2025- BRAC	\$ 253.67
X0000000000000007021	25/06/2025	INTERNATIONAL TRANSACTION FEE	International Transaction Fee	\$ 6.34
X0000000000000007129	27/06/2025	WOOLWORTHS	Kiosk Stock- BRAC	\$ 88.00
X0000000000000007124	01/07/2025	WOOLWORTHS	USB- BRAC	\$ 32.00
X0000000000000007130	01/07/2025	ROYAL LIFE SAVING	Subscription- GSPO 2025/2026 BRAC	\$ 120.00
EFT80867	18/07/2025	Chief Executive Officer	PAYMENT	\$ 2,243.29
X0000000000000007046	20/06/2025	AMPOL BROOME	Fuel Expense- CEO Vehicle	\$ 235.53
X0000000000000007132	26/06/2025	Cable Beach House	Catering- Ordinary Meeting Council 26 June 2025	\$ 879.80
X0000000000000007133	29/06/2025	BP SHINJU BROOME	Fuel Expense- CEO Vehicle	\$ 176.75
X0000000000000007140	30/06/2025	CYGNET BAY PEARLS	Meal Expense- Dinner Dampier Peninsula Council Visit	\$ 99.00
X0000000000000007141	30/06/2025	CYGNET BAY PEARLS	Refreshments- Dinner Dampier Peninsula Council Visit	\$ 392.00
X0000000000000007138	03/07/2025	SWAN TAXIS PTY LTD	Travel Expense- KRG & RCAA Forum	\$ 28.35
X0000000000000007139	03/07/2025	Live Payments	Travel Expense- KRG & RCAA Forum	\$ 31.50
X0000000000000007136	04/07/2025	SWAN TAXIS PTY LTD	Travel Expense- DOT Meeting	\$ 17.96
X0000000000000007135	04/07/2025	Live Payments	Travel Expense- RCAA Meeting	\$ 25.51
X0000000000000007137	04/07/2025	BLACK AND WHITE TA	Travel Expense- KRG & RCAA Dinner	\$ 20.08
X0000000000000007180	06/07/2025	SWAN TAXIS PTY LTD	Travel Expense- KRG Meeting	\$ 36.96
X0000000000000007285	15/07/2025	BP SHINJU BROOME	Fuel Expense- CEO Vehicle	\$ 299.85
EFT80868	18/07/2025	Civic Centre Coordinator	PAYMENT	\$ 1,615.02
X0000000000000007001	20/06/2025	ANACONDA PTY LTD	UHF Radios	\$ 429.00
X0000000000000007002	21/06/2025	NISBETS AUSTRALIA	Cocktail Shakers & Trays	\$ 399.41
X0000000000000007155	24/06/2025	BUNNINGS	Ring Camera	\$ 87.00
X0000000000000007090	24/06/2025	R J COX ENGINEERING	Cutlery trolley	\$ 347.20
X0000000000000007156	27/06/2025	AMAZON AU MARKETPLACE	Rechargeable Batteries & Lock Box	\$ 213.68
X0000000000000007148	30/06/2025	FACEBOOK	Social Media - Event Promotion	\$ 4.00
X0000000000000007149	30/06/2025	FACEBOOK	Social Media - Event Promotion	\$ 3.00
X0000000000000007147	01/07/2025	FACEBOOK	Social Media - Event Promotion	\$ 5.00
X0000000000000007154	01/07/2025	COLES	Bag	\$ 46.79
X0000000000000007146	02/07/2025	FACEBOOK	Social Media - Event Promotion	\$ 6.00
X0000000000000007145	03/07/2025	FACEBOOK	Social Media - Event Promotion	\$ 7.00
X0000000000000007157	03/07/2025	COLES	Milk & Tea - Civic Centre	\$ 35.95
X0000000000000007144	04/07/2025	FACEBOOK	Social Media - Event Promotion	\$ 8.00
X0000000000000007143	05/07/2025	FACEBOOK	Social Media - Alvin Promotion	\$ 9.00
X0000000000000007286	15/07/2025	SPOTIFY	Music Streaming	\$ 13.99
EFT80869	18/07/2025	Civil Operations Supervisor	PAYMENT	\$ 1,448.72
X0000000000000006994	18/06/2025	BUNNINGS	Recap Saw Blade	\$ 33.68
X0000000000000006995	19/06/2025	BUNNINGS	Tex Screws	\$ 14.24
X0000000000000007017	23/06/2025	PINDAN PRINTING KOLORS	Corflute Signs for Traffic Management	\$ 479.04
X0000000000000007016	23/06/2025	WOOLWORTHS	Food for Staff Working Away at Port Smith Road	\$ 354.41

PAYMENTS BY EFT, CHEQUE, PAYROLL, TRUST, CREDIT CARDS & DIRECT DEBITS - JULY 2025				
PAYMENT #	Date	Name	Description	Amount
MUNICIPAL & TRUST ELECTRONIC TRANSFERS - JULY 2025				
X0000000000000007052	23/06/2025	BROOME BOLT SUPPLIES	Drill Bits for Sign Maintenance	\$ 75.35
X0000000000000007051	24/06/2025	BROOME BOLT SUPPLIES	Cutting Disks for Grinder	\$ 121.00
X0000000000000007059	24/06/2025	BROOME BOLT SUPPLIES	Refund for Wrong Item Purchased	-\$ 121.00
X0000000000000007161	30/06/2025	GERALDINE NOMINEES PL	Over Size Sign- Low Loader	\$ 150.57
X0000000000000007159	01/07/2025	GERALDINE NOMINEES PL	Loading Signs- Low Loader	\$ 94.59
X0000000000000007160	01/07/2025	BROOME BOLT SUPPLIES	Loading Chains- Low Loader	\$ 246.84
EFT80870	18/07/2025	Director Corporate Services	PAYMENT	\$ 971.72
X0000000000000007162	09/07/2025	MICROSOFT	Microsoft Licensing- Store, Secure, Network	\$ 681.63
X0000000000000007239	10/07/2025	SHELL REDDY EXPRESS BROOME	Fuel Expense- DCS Vehicle	\$ 290.09
EFT80871	18/07/2025	Director Infrastructure	PAYMENT	\$ 464.95
X0000000000000007117	30/06/2025	JOHN HARRIS	Council Expenses- Peninsula Trip	\$ 160.00
X0000000000000007118	30/06/2025	ARDYALON INCORPORATED	Meeting Expenses- Peninsula Trip	\$ 304.95
EFT80872	18/07/2025	EXECUTIVE ASSISTANT TO THE CHIEF EXECUTIVE OFFICER	PAYMENT	\$ 14,644.58
X0000000000000007198	17/06/2025	BROOME CCI	Catering- State of Budget with Min Step Dawson	\$ 308.15
X0000000000000007018	19/06/2025	QANTAS AIRWAYS LIMITED	CTM Cr Male WALGA Awards- Flights	\$ 601.22
X0000000000000007378	19/06/2025	BROOME CCI	Ticket- State of Budget Luncheon	\$ 61.63
X0000000000000007214	20/06/2025	CORPORATE TRAVEL MANAGER	CTM Service Fee Library Staff- Accommodation	\$ 5.96
X0000000000000007039	20/06/2025	CONFERENCE CHARGE	CTM Cr Mitchell & CEO DNA Conference- Accommodation	\$ 2,594.88
X0000000000000007215	20/06/2025	CORPORATE TRAVEL MANAGER	CTM Services Fee- Shire President Cr Mitchell WALGA RACA WA Flights	\$ 5.96
X0000000000000007371	20/06/2025	CORPORATE TRAVEL MANAGER	CTM Service Fee- Shire President Cr Mitchell RACA WA Accommodation	\$ 5.96
X0000000000000007040	23/06/2025	CORPORATE TRAVEL MANAGER	CTM LOGO Contractor- Accommodation	\$ 3,195.00
X0000000000000007041	23/06/2025	CORPORATE TRAVEL MANAGER	CTM Port Hedland Study Tour- Car Hire	\$ 221.12
X0000000000000007042	23/06/2025	CORPORATE TRAVEL MANAGER	CTM Port Hedland Study Tour- Car Hire	\$ 12.05
X0000000000000007043	23/06/2025	CORPORATE TRAVEL MANAGER	CTM Service Fee Port Hedland Study Tour- Car Hire	\$ 2.98
X0000000000000007223	27/06/2025	COLES	Drinking Water- Cr & Exec Management Cygnet Bay Trip	\$ 45.80
X0000000000000007217	30/06/2025	QANTAS AIRWAYS LIMITED	CTM CEO RACA WA- Flights	\$ 1,139.75
X0000000000000007218	30/06/2025	QANTAS AIRWAYS LIMITED	CTM CEO WALGA & Developing Northern Australia Conference- Flights	\$ 99.00
X0000000000000007319	30/06/2025	QANTAS AIRWAYS LIMITED	CTM Service Fee- Shire President Cr Mitchell RACA WA Flight Change	\$ 90.13
X0000000000000007372	30/06/2025	CORPORATE TRAVEL MANAGER	CTM Service Fee- TAFE Flights	\$ 5.96
X0000000000000007216	01/07/2025	CYGNET BAY PEARL FARM	Refund- Cr Taylor & Cr Lewis Accommodation Cygnet Bay	-\$ 979.00
X0000000000000007194	08/07/2025	VIRGIN AUSTRALIA	CTM Rates Officer- Flight Changes	\$ 255.75
X0000000000000007219	09/07/2025	CAIRNS AQUARIUM	CEO Cairns Aquarium- Developing Northern Australia Conference	\$ 61.16
X0000000000000007220	09/07/2025	CORPORATE TRAVEL MANAGER	CTM Service Fee- WALGA P&C Seminar Accommodation	\$ 5.96
X0000000000000007221	09/07/2025	CORPORATE TRAVEL MANAGER	CTM Service Fee- WALGA P&C Seminar Accommodation	\$ 5.96
X0000000000000007309	10/07/2025	CORPORATE TRAVEL MANAGER	CTM Cr Male 2025 WALGA Awards- Accommodation	\$ 400.00
X0000000000000007310	10/07/2025	CORPORATE TRAVEL MANAGER	CTM Service Fee Cr Male 2025 WALGA Awards- Accommodation	\$ 12.05
X0000000000000007311	10/07/2025	CORPORATE TRAVEL MANAGER	CTM Service Fee Cr Male 2025 WALGA Awards- Accommodation	\$ 5.40
X0000000000000007224	11/07/2025	COLES	Caterin- Citizenship Ceremony 11 July 2025	\$ 60.27
X0000000000000007199	14/07/2025	CORPORATE TRAVEL MANAGER	CTM CEO WALGA Awards & Developing Northern Australia- Flights	\$ 865.20
X0000000000000007200	14/07/2025	CORPORATE TRAVEL MANAGER	CTM CEO WALGA Awards & Developing Northern Australia- Flights	\$ 99.00
X0000000000000007201	14/07/2025	CORPORATE TRAVEL MANAGER	CTM Service Fee Shire President Cr Mitchell WALGA Awards & Developing Northern Australia	\$ 14.07
X0000000000000007202	14/07/2025	CORPORATE TRAVEL MANAGER	CTM Shire President Cr Mitchell WALGA Awards & Developing Northern Australia- Flights	\$ 42.51
X0000000000000007203	14/07/2025	CORPORATE TRAVEL MANAGER	CTM Service Fee Shire President Cr Mitchell WALGA Awards & Developing Northern Australia	\$ 16.56
X0000000000000007204	14/07/2025	CORPORATE TRAVEL MANAGER	CTM Service Fee CEO WALGA Awards & Developing Northern Australia	\$ 16.56
X0000000000000007205	14/07/2025	CORPORATE TRAVEL MANAGER	CTM Service Fee CEO WALGA Awards & Developing Northern Australia	\$ 29.64
X0000000000000007206	14/07/2025	CORPORATE TRAVEL MANAGER	CTM Shire President Cr Mitchell WALGA Awards & Developing Northern Australia- Flights	\$ 865.20
X0000000000000007207	14/07/2025	CORPORATE TRAVEL MANAGER	CTM CEO WALGA Awards & Developing Northern Australia- Flights	\$ 87.84

PAYMENTS BY EFT, CHEQUE, PAYROLL, TRUST, CREDIT CARDS & DIRECT DEBITS - JULY 2025				
PAYMENT #	Date	Name	Description	Amount
MUNICIPAL & TRUST ELECTRONIC TRANSFERS - JULY 2025				
X0000000000000007208	14/07/2025	CORPORATE TRAVEL MANAGER	CTM Shire President Cr Mitchell WALGA Awards & Developing Northern Australia- Flights	\$ 990.22
X0000000000000007209	14/07/2025	CORPORATE TRAVEL MANAGER	CTM Shire President Cr Mitchell WALGA Awards & Developing Northern Australia- Flights	\$ 99.00
X0000000000000007210	14/07/2025	CORPORATE TRAVEL MANAGER	CTM CEO WALGA Awards & Developing Northern Australia- Flights	\$ 99.00
X0000000000000007211	14/07/2025	CORPORATE TRAVEL MANAGER	CTM CEO WALGA Awards & Developing Northern Australia- Flights	\$ 37.68
X0000000000000007225	14/07/2025	CORPORATE TRAVEL MANAGER	CTM Service Fee Shire President Cr Mitchell WALGA Awards & Developing Northern Australia	\$ 27.35
X0000000000000007377	14/07/2025	CORPORATE TRAVEL MANAGER	CTM CEO WALGA Awards & Developing Northern Australia- Flights	\$ 990.22
X0000000000000007295	14/07/2025	VIRGIN AUSTRALIA	CTM People & Culture Officer WALGA P&C Seminar- Flights	\$ 211.30
X0000000000000007312	15/07/2025	EUROPCAR PREPAID	CTM CEO Developing North Australia Conference- Car Hire	\$ 589.73
X0000000000000007316	15/07/2025	CORPORATE TRAVEL MANAGER	CTM Service Fee CEO 2025 WALGA Awards- Accommodation	\$ 12.05
X0000000000000007317	15/07/2025	CORPORATE TRAVEL MANAGER	CTM CEO RCAWA- Accommodation	\$ 372.00
X0000000000000007318	15/07/2025	CORPORATE TRAVEL MANAGER	CTM Service Fee CEO RCAWA- Accommodation	\$ 5.02
X0000000000000007197	15/07/2025	CORPORATE TRAVEL MANAGER	CTM Service Fee- Executive Assistant Workshop Accommodation	\$ 12.05
X0000000000000007212	15/07/2025	CORPORATE TRAVEL MANAGER	CTM Service Fee- Executive Assistant Workshop Accommodation	\$ 5.02
X0000000000000007213	15/07/2025	CORPORATE TRAVEL MANAGER	CTM Executive Assistant Workshop Accommodation	\$ 372.00
X0000000000000007195	15/07/2025	QANTAS AIRWAYS LIMITED	CTM People & Culture Officer WALGA P&C Seminar- Flights	\$ 556.30
X0000000000000007196	15/07/2025	CORPORATE TRAVEL MANAGER	CTM Service Fee- People & Culture Officer WALGA P&C Seminar	\$ 5.96
EFT80873	18/07/2025	Executive Support Officer- Development Services	PAYMENT	\$ 640.83
X0000000000000007066	27/06/2025	OASIS EATERY	Refreshments- Dampier Council Trip 31 June 2025	\$ 21.00
X0000000000000007067	27/06/2025	OASIS EATERY	Refreshments- Dampier Council Trip 21 June 2026	\$ 21.00
X0000000000000007068	27/06/2025	BARDI ARDYALOOON ST	Refreshments- Dampier Council Trip 19 June 2027	\$ 598.83
EFT80874	18/07/2025	Executive Support Officer- Infrastructure	PAYMENT	\$ 161.97
X0000000000000007113	02/07/2025	GM TAXIPAY	Travel Expense- Learning and Development Training	\$ 55.44
X0000000000000007114	02/07/2025	TERIYAKI EXPRESS	Meal Expense- Learning and Development Training	\$ 16.08
X0000000000000007115	04/07/2025	DELAWARE NORTH RETAIL	Meal Expense- Learning and Development Training	\$ 36.90
X0000000000000007116	04/07/2025	GM TAXIPAY	Travel Expense- Accommodation to Airport	\$ 53.55
EFT80875	18/07/2025	Fleet/Store Administrator	PAYMENT	\$ 4,115.73
X0000000000000006989	18/06/2025	BROOME TOYOTA	Vehicle Service	\$ 290.00
X0000000000000006988	18/06/2025	J BLACKWOOD & SON P/L	EZ Reacher Pick-up Tool	\$ 237.34
X0000000000000007025	20/06/2025	KIM FUEL OIL	Pre Cleaner Bowl	\$ 22.46
X0000000000000007024	23/06/2025	HOLDFAST FLUID POWER	Hydraulic Fittings	\$ 46.24
X0000000000000007022	25/06/2025	PERFORMANCE TINTING	Drivers Side Window Glass	\$ 448.80
X0000000000000007023	25/06/2025	J BLACKWOOD & SON P/L	Sharps Container	\$ 29.58
X0000000000000007054	26/06/2025	LINMAC BEARING EQUIPMENT BROOME	Part- Deck Wheel On Mower	\$ 74.75
X0000000000000007109	01/07/2025	GERALDINE NOMINEES PL	Hydraulic Bottle Jack	\$ 321.23
X0000000000000007112	01/07/2025	KIMBERLEY TRAILER PARTS	Wheel Studs & Nuts	\$ 58.00
X0000000000000007100	01/07/2025	CABLE BEACH TYRE SERVICE PTY LTD	Tyre	\$ 204.00
X0000000000000007098	01/07/2025	J BLACKWOOD & SON P/L	32Ltr Plastic Crate	\$ 22.88
X0000000000000007099	01/07/2025	J BLACKWOOD & SON P/L	Black Machinery Knob	\$ 6.80
X0000000000000007111	03/07/2025	GERALDINE NOMINEES PL	Parts- Hook Truck	\$ 154.58
X0000000000000007101	03/07/2025	BUNNINGS	Workshop Consumables	\$ 43.03
X0000000000000007110	04/07/2025	REPCO	Workshop Consumables	\$ 209.10
X0000000000000007175	07/07/2025	Autopro Broome	Manifold Studs & Nuts	\$ 8.00
X0000000000000007176	08/07/2025	GERALDINE NOMINEES PL	Oversize Banner	\$ 180.39
X0000000000000007177	09/07/2025	LINMAC BEARING EQUIPMENT BROOME	Cylinder Rod	\$ 129.53
X0000000000000007178	10/07/2025	REPCO	Trailer Pin & Clip	\$ 26.00
X0000000000000007191	11/07/2025	GERALDINE NOMINEES PL	Silicone Hose	\$ 111.41
X0000000000000007228	14/07/2025	BUNNINGS	Ratchet Tie Straps	\$ 38.00

PAYMENTS BY EFT, CHEQUE, PAYROLL, TRUST, CREDIT CARDS & DIRECT DEBITS - JULY 2025				
PAYMENT #	Date	Name	Description	Amount
MUNICIPAL & TRUST ELECTRONIC TRANSFERS - JULY 2025				
X0000000000000007229	14/07/2025	KIMBERLEY CAMPING & OUTBACK SUPPLIES	20Ltr Jerrycan & Tap	\$ 38.90
X0000000000000007230	14/07/2025	REPCO	Jerrycan Holder	\$ 119.00
X0000000000000007179	14/07/2025	J BLACKWOOD & SON P/L	Stock Items- Depot Store	\$ 404.40
X0000000000000007192	14/07/2025	BUNNINGS	Sanding & Painting Equipment	\$ 87.93
X0000000000000007193	14/07/2025	BUNNINGS	Replacement Drill Bits	\$ 31.93
X0000000000000007231	14/07/2025	BROOME BOLT SUPPLIES	Replacement Drill Bits & Wire Rope Grips	\$ 29.26
X0000000000000007234	15/07/2025	NWH Solution Pty Ltd	Reinforced Hose	\$ 5.90
X0000000000000007235	15/07/2025	STREETER & MALE HARDWARE	12.5Mm Clear Tubing	\$ 5.65
X0000000000000007232	15/07/2025	NORTH WEST TRIM AND SHADE	10Mm Stainless Steel Cable	\$ 151.80
X0000000000000007233	15/07/2025	BUNNINGS	Cleaning Product- Depot	\$ 49.49
X0000000000000007246	16/07/2025	DEPARTMENT OF TRANSPORT	Registration	\$ 461.70
X0000000000000007241	17/07/2025	RED DIRT AUTO ELECTRICAL	Headlight Globe	\$ 67.65
EFT80876	18/07/2025	Horticulture Supervisor	PAYMENT	\$ 386.32
X0000000000000006993	19/06/2025	STREETER & MALE HARDWARE	Red Mulch- BRAC Roundabout	\$ 242.00
X0000000000000007296	15/07/2025	J BLACKWOOD & SON P/L	Respirator	\$ 32.70
X0000000000000007297	15/07/2025	BUNNINGS	Drill Bits, String Line, Stanley Knives & Blades	\$ 111.62
EFT80877	18/07/2025	Library Coordinator	PAYMENT	\$ 232.63
X0000000000000007003	20/06/2025	My Post Business	Interlibrary Loan Postal Charge	\$ 10.95
X0000000000000007107	03/07/2025	COLES	Catering- Library Events	\$ 83.34
X0000000000000007106	04/07/2025	DYMOCKS ONLINE	Book For The Collection	\$ 54.94
X0000000000000007108	05/07/2025	BIRDLIFE AUSTRALIA	Annual Magazine Renewal For Collection	\$ 79.00
X0000000000000007158	07/07/2025	Office National Broome	Lever Arch File- Library	\$ 4.40
EFT80878	18/07/2025	Manager - Community Facilities	PAYMENT	\$ 912.95
X0000000000000007005	20/06/2025	COLES	Coffee & Tea- BRAC	\$ 76.55
X0000000000000007004	20/06/2025	BUNNINGS	Straps- BRAC	\$ 12.66
X0000000000000007019	20/06/2025	BROOME BOLT SUPPLIES	Bolts- BRAC Tennis Nets	\$ 11.00
X0000000000000007020	23/06/2025	UNITED BROOME	Batteries- Group Fitness Microphone	\$ 32.70
X0000000000000007084	27/06/2025	BUNNINGS	Reflective Tape- BRAC	\$ 22.00
X0000000000000007122	04/07/2025	NORTH WEST LOCKSMITH	Keys- Medlend Pavilion	\$ 135.00
X0000000000000007123	04/07/2025	BUNNINGS	Chain & Clip For Pavilion Isolation Valve	\$ 17.33
X0000000000000007222	09/07/2025	PAC AUSTRALIA	Civic Centre Coordinator Conference Fee	\$ 605.71
EFT80879	18/07/2025	Manager People and Culture	PAYMENT	\$ 352.16
X0000000000000007069	25/06/2025	COLES	Cultural Awareness Morning Tea	\$ 80.00
X0000000000000007070	25/06/2025	COLES	Cultural Awareness Morning Tea	\$ 21.36
X0000000000000007096	03/07/2025	COLES	Consumables- CEO Office	\$ 16.35
X0000000000000007097	03/07/2025	COLES	Catering- Staff Away Day	\$ 7.85
X0000000000000007163	10/07/2025	WOOLWORTHS	Catering- Staff Away Day	\$ 226.60
EFT80880	18/07/2025	Marketing and Communications Officer	PAYMENT	\$ 685.78
X0000000000000007168	24/06/2025	FACEBOOK	Facebook Advertisement Invoice	\$ 64.19
X0000000000000007165	28/06/2025	CAMPAIGN MONITOR	Monthly Campaign Monitor Invoice - July	\$ 419.10
X0000000000000007167	03/07/2025	NEWS PTY LIMITED	The Australian Subscription	\$ 32.00
X0000000000000007166	04/07/2025	CANVA	Canva Monthly Invoice	\$ 20.99
X0000000000000007173	08/07/2025	WETRANSFER	WeTransfer Invoice	\$ 34.00
X0000000000000007238	15/07/2025	PRINTING IDEAS	Printing- BRAC Promo Booklets	\$ 115.50
EFT80881	18/07/2025	Operations Coordinator	PAYMENT	\$ 768.85
X0000000000000007164	27/06/2025	STREETER & MALE HARDWARE	Washers- Repair Bin Cage Napier Terrace	\$ 13.50
X0000000000000007226	11/07/2025	BUNNINGS	Cold Mix- Pothole Repair	\$ 89.85

PAYMENTS BY EFT, CHEQUE, PAYROLL, TRUST, CREDIT CARDS & DIRECT DEBITS - JULY 2025				
PAYMENT #	Date	Name	Description	Amount
MUNICIPAL & TRUST ELECTRONIC TRANSFERS - JULY 2025				
X0000000000000007227	15/07/2025	WWW.PARKERSWA.COM	Bollard Replacement- Cable Beach	\$ 665.50
EFT80882	18/07/2025	Parks Coordinator	PAYMENT	\$ 132.33
X0000000000000007278	09/07/2025	GALVINS PLUMBING SUPPLIES	Repairs Fresh Water Line- Irrigation Compound	\$ 132.33
EFT80883	18/07/2025	Parks and Gardens Supervisor	PAYMENT	\$ 281.20
X0000000000000006991	18/06/2025	BROOME CRETE	River Sand- Surf Club Lawn	\$ 101.20
X0000000000000007089	01/07/2025	BROOME SCOOTERS	Environment Crew Brush Cutter Cord	\$ 175.00
X0000000000000007189	02/07/2025	NWH Solution Pty Ltd	Parts- Bulk Spray Pack	\$ 5.00
EFT80884	18/07/2025	Property Maintenance Officer	PAYMENT	\$ 3,877.26
X0000000000000007007	19/06/2025	BROOME BOLT SUPPLIES	Repairs Outdoor Showers- BRAC	\$ 208.01
X0000000000000007062	23/06/2025	BUNNINGS	Repairs Outdoor Showers- BRAC	\$ 57.17
X0000000000000007064	24/06/2025	TRADELINK	Repairs Outdoor Showers- BRAC	\$ 924.69
X0000000000000007063	24/06/2025	BUNNINGS	Kitchen GPO Install- Depot	\$ 56.12
X0000000000000007065	25/06/2025	TRADELINK	Replace Damaged Toilet Seats- Medlend Pavillion	\$ 274.67
X0000000000000007181	25/06/2025	BUNNINGS	Building Repairs- Medlend Pavillion	\$ 80.47
X0000000000000007331	26/06/2025	BUNNINGS	Repairs Outdoor Showers- BRAC	\$ 64.66
X0000000000000007335	27/06/2025	BUNNINGS	Partition Materials- Administration Office	\$ 34.24
X0000000000000007151	30/06/2025	J BLACKWOOD & SON P/L	Stair Nosing As Required From Safe Work- Museum	\$ 415.80
X0000000000000007150	30/06/2025	CARPET PAINT AND TILE	Kitchen Tiling- Depot	\$ 1,082.00
X0000000000000007332	02/07/2025	NORTH WEST LOCKSMITH	Rekey Front & Store Doors- Staff Housing	\$ 70.00
X0000000000000007182	02/07/2025	BUNNINGS	Building Repairs- Administration Office	\$ 174.89
X0000000000000007183	02/07/2025	BUNNINGS	Ceiling Panel Repairs- Administration Office	\$ 67.19
X0000000000000007184	02/07/2025	BUNNINGS	Office Fit Out- Administration Office	\$ 72.80
X0000000000000007185	07/07/2025	NORTRUSS BUILDERS SUPPLIES	Partition Door- Administration Office	\$ 25.65
X0000000000000007186	08/07/2025	BUNNINGS	Building Repairs- Civic Centre	\$ 178.50
X0000000000000007187	08/07/2025	BUNNINGS	Toilet Repairs- Library	\$ 40.40
X0000000000000007188	10/07/2025	NORTH WEST LOCKSMITH	Key Cutting- Town Beach Café	\$ 50.00
EFT80885	18/07/2025	Senior Customer Service Officer	PAYMENT	\$ 644.94
X0000000000000006992	19/06/2025	WOOLWORTHS	Catering- Nintex Training	\$ 42.68
X0000000000000007055	24/06/2025	DEPARTMENT OF TRANSPORT	Shire of Broome- Licence Plates	\$ 200.00
X0000000000000007103	30/06/2025	COLES	Catering- Nintex Training	\$ 47.15
X0000000000000007104	01/07/2025	KMART	Air Fryer- Function Room Kitchen	\$ 140.00
X0000000000000007105	02/07/2025	COLES	Catering- CEO60	\$ 158.11
X0000000000000007190	14/07/2025	WOOLWORTHS	Batteries- Administration Office	\$ 57.00
EFT80886	18/07/2025	Senior Property & Leasing Officer	PAYMENT	\$ 151.70
X0000000000000007056	20/06/2025	LANDGATE	Copy of MO- Broome Golf Club	\$ 63.20
X0000000000000007119	28/06/2025	KMART	Kitchen Items- Staff Housing	\$ 67.50
X0000000000000007120	28/06/2025	WOOLWORTHS	Amenities- Staff Housing	\$ 14.25
X0000000000000007121	30/06/2025	KMART	Kitchen Items- Staff Housing	\$ 6.75
EFT80887	18/07/2025	Sport & Recreation Facility Coordinator	PAYMENT	\$ 322.17
X0000000000000007076	18/06/2025	Office National Broome	Stationary- BRAC	\$ 34.20
X0000000000000007169	03/07/2025	BROOME POST SHOP	Postage- Return Pump	\$ 41.90
X0000000000000007142	04/07/2025	WOOLWORTHS	Paper Carry Bag	\$ 64.65
X0000000000000007170	10/07/2025	WOOLWORTHS	Milk- BRAC	\$ 6.00
X0000000000000007171	10/07/2025	WOOLWORTHS	Kiosk Stock- BRAC	\$ 10.40
X0000000000000007172	10/07/2025	WOOLWORTHS	School Holiday Program Lunches	\$ 6.00
X0000000000000007323	11/07/2025	BUNNINGS	Cable Ties- BRAC	\$ 11.74
X0000000000000007324	14/07/2025	WOOLWORTHS	Kiosk Stock- BRAC	\$ 26.05

PAYMENTS BY EFT, CHEQUE, PAYROLL, TRUST, CREDIT CARDS & DIRECT DEBITS - JULY 2025				
PAYMENT #	Date	Name	Description	Amount
MUNICIPAL & TRUST ELECTRONIC TRANSFERS - JULY 2025				
X0000000000000007326	16/07/2025	WOOLWORTHS	Kiosk Stock- BRAC	\$ 6.00
X0000000000000007325	16/07/2025	Office National Broome	Stationary- BRAC	\$ 115.23
EFT80888	18/07/2025	Waste Education Officer	PAYMENT	\$ 821.76
X0000000000000007053	23/06/2025	KMART	Scales- DIY Workshops	\$ 23.00
X0000000000000007074	28/06/2025	COLES	Refreshments- Clean Up Event	\$ 15.30
X0000000000000007094	30/06/2025	BROOME NATURAL WELLNESS	Lip Gloss Workshop	\$ 17.95
X0000000000000007095	01/07/2025	TEMU.COM	Lip Balm Workshop Containers	\$ 41.83
X0000000000000007092	03/07/2025	WOOLWORTHS	Catering - Lip Balm Workshop	\$ 69.30
X0000000000000007093	03/07/2025	BUNNINGS	Brushes- Bees Wax Food Wraps Workshop	\$ 13.10
X0000000000000007174	04/07/2025	BROOME CCI	Golf Day- Networking Activity	\$ 560.29
X0000000000000007236	16/07/2025	COLES	Catering- DIY Workshop at the Library	\$ 80.99
EFT80889	18/07/2025	Waste Supervisor	PAYMENT	\$ 1,246.71
X0000000000000006990	19/06/2025	COLES	Catering- Waste Lunch	\$ 18.31
X0000000000000007088	25/06/2025	KIMBERLEY FUEL & OIL SERVICES	Grease Guns & Fittings	\$ 484.00
X0000000000000007153	03/07/2025	AMPOL BROOME	Petrol- Air Compressor	\$ 13.18
X0000000000000007152	10/07/2025	CARPET PAINT AND TILE	Paint- Walk Way	\$ 159.00
X0000000000000007252	14/07/2025	BUNNINGS	Concrete- Gate House Bollards	\$ 53.28
X0000000000000007250	17/07/2025	J BLACKWOOD & SON P/L	Hand Cleaner	\$ 75.42
X0000000000000007251	17/07/2025	J BLACKWOOD & SON P/L	Waste Facility PPE	\$ 443.52
EFT80890	18/07/2025	Work Health, Safety and Wellbeing Officer	PAYMENT	\$ 878.17
X0000000000000007048	24/06/2025	BUNNINGS	Gas Bottle- Depot	\$ 31.50
X0000000000000007049	24/06/2025	TENDERSPOT MEAT CO	Catering- Depot	\$ 309.02
X0000000000000007050	24/06/2025	COLES	Catering- Depot	\$ 152.00
X0000000000000007091	02/07/2025	BROOME POST SHOP	Rewards Voucher	\$ 367.60
X0000000000000007131	10/07/2025	WOOLWORTHS	Catering- Depot	\$ 18.05
MUNICIPAL CREDIT CARD TOTAL:				\$ 40,093.25

PAYMENTS BY EFT, CHEQUE, PAYROLL, TRUST, CREDIT CARDS & DIRECT DEBITS - JULY 2025				
PAYMENT #	Date	Name	Description	Amount
MUNICIPAL & TRUST ELECTRONIC TRANSFERS - JULY 2025				
MUNICIPAL DIRECT DEBIT - JULY 2025				
DD #	Date	Name	Description	Amount
DD34651.1	18/07/2025	COCA COLA AMATIL (HOLDINGS) LTD	Kiosk Supplies- BRAC	\$ 4,001.50
DD34651.2	04/07/2025	COCA COLA AMATIL (HOLDINGS) LTD	Kiosk Supplies- BRAC	\$ 2,086.10
DD34587.1	10/07/2025	FORMS EXPRESS PTY LTD	Transaction Fees- Rates	\$ 126.98
DD34647.1	30/07/2025	HORIZON POWER (ELECTRICITY USAGE)	Electricity Usage	\$ 817.02
DD34647.2	22/07/2025	HORIZON POWER (ELECTRICITY USAGE)	Electricity Usage	\$ 12,146.30
DD34647.3	17/07/2025	HORIZON POWER (ELECTRICITY USAGE)	Electricity Usage	\$ 61,680.37
DD34647.4	16/07/2025	HORIZON POWER (ELECTRICITY USAGE)	Electricity Usage	\$ 22,755.12
DD34647.5	11/07/2025	HORIZON POWER (ELECTRICITY USAGE)	Electricity Usage	\$ 243.41
DD34647.6	29/07/2025	HORIZON POWER (ELECTRICITY USAGE)	Electricity Usage	\$ 259.75
DD34647.7	24/07/2025	HORIZON POWER (ELECTRICITY USAGE)	Electricity Usage	\$ 930.63
DD34573.1	01/07/2025	SUPER EMPLOYEE PAYMENT DEFINITIV	Superannuation Fortnight Ending 24/06/25	\$ 99,724.58
DD34615.1	08/07/2025	SUPER EMPLOYEE PAYMENT DEFINITIV	Superannuation Fortnight Ending 08/07/25	\$ 100,468.61
DD34636.1	25/07/2025	SUPER EMPLOYEE PAYMENT DEFINITIV	Superannuation Fortnight Ending 25/07/25	\$ 101,514.59
DD34659.1	31/07/2025	WATER CORPORATION	Water Use & Service Charge	\$ 3,958.84
DD34659.10	08/07/2025	WATER CORPORATION	Water Use & Service Charge	\$ 22,879.94
DD34659.11	07/07/2025	WATER CORPORATION	Water Use & Service Charge	\$ 1,301.95
DD34659.12	04/07/2025	WATER CORPORATION	Water Use & Service Charge	\$ 903.90
DD34659.2	30/07/2025	WATER CORPORATION	Water Use & Service Charge	\$ 20,955.82
DD34659.3	29/07/2025	WATER CORPORATION	Water Use & Service Charge	\$ 6,462.67
DD34659.4	25/07/2025	WATER CORPORATION	Water Use & Service Charge	\$ 4,879.71
DD34659.5	23/07/2025	WATER CORPORATION	Water Use & Service Charge	\$ 254.75
DD34659.6	14/07/2025	WATER CORPORATION	Water Use & Service Charge	\$ 5,131.50
DD34659.7	11/07/2025	WATER CORPORATION	Water Use & Service Charge	\$ 4,864.05
DD34659.8	10/07/2025	WATER CORPORATION	Water Use & Service Charge	\$ 15,935.26
DD34659.9	09/07/2025	WATER CORPORATION	Water Use & Service Charge	\$ 9,269.14
DD34656.1	23/07/2025	WESTERN AUSTRALIAN TREASURY CORPORATION	GFEE Loan 203 Cable Beach Stage 1	\$ 24,483.38
MUNICIPAL DIRECT DEBIT TOTAL:				\$ 528,035.87

MUNICIPAL ELECTRONIC TRANSFER TOTAL \$ 4,634,889.06

MUNICIPAL CHEQUES TOTAL \$ 4,895.35

PAYROLL TOTAL \$ 877,394.96

TRUST CHEQUE TOTAL \$ -

MUNICIPAL CREDIT CARD TOTAL \$ 40,093.25

MUNICIPAL DIRECT DEBIT TOTAL \$ 528,035.87

TOTAL PAYMENTS JUNE 2025 \$ 6,085,308.49

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.

9.4.3 MONTHLY FINANCIAL REPORT JULY - 2025

LOCATION/ADDRESS:	Nil
APPLICANT:	Nil
FILE:	FRE02
AUTHOR:	Accountant
CONTRIBUTOR/S:	Manager Financial Services
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 July 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 July 2025 Monthly Financial Report provides an overview of operating and capital project progress.

It should be noted that the Attachments may refer to or require final figures from 2024/2025 that are still to be finalised and subject to Audit. When reading the Attachment, particularly the Statement of Financial Position and Net Current Assets, Councillors should be aware that that these numbers will be subject to change.

Below are the key indicators of the 2025/26 final budget position:

Budget Year Elapsed	8%
Total Rates levied	100%
Total Operating Revenue (excluding Rates and Profit on asset disposals)	30%
Total Operating Expenditure (excluding Loss on asset disposals)	7%
Total Capital Revenue	27%
Total Capital Expenditure	2%

For activity categories where progress notably differs from the 8% budget year elapsed, high-level explanations for the variances are provided.

Operating Revenue

Grants Subsidies and Contributions

\$126,301 greater than estimated YTD income (139.33% variance). The Shire received funding from Main Roads WA of approximately \$200,000 in July which was budgeted for receipt later in the year. Other timing variances also exist relating to the receipt of smaller operating grants. Timing Variance.

Interest Revenue

\$117,400 less than estimated YTD income (55.97% variance). Interest revenue on reserve funds is tracking under budget due to term deposit interest income not accounted for until maturity. Timing Variance.

Fees and Charges

\$4,303,000 in fees and charges revenue relating to kerbside collections has been recognised in July, in line with rates being levied. Whilst this revenue is consistent with budgeted expectations, it contributes to the disparity in operating revenue versus the percentage of the year elapsed in the table above. Timing Variance.

Operating Expenditure

Materials and Contracts

\$282,415 less than estimated YTD expenditure (18.18% variance). Timing of invoices received for kerbside collections and recycling has resulted in a variance of \$177,000. Similarly, a timing difference of \$85,000 has arisen as engagement of IT contractors has not aligned with budgeted timeframes. Timing variance.

Other Expenditure

Community Development Fund contributions of approximately \$90,000 have been paid this year, with the budget having spread this expense across the whole year. Timing variance.

Capital Revenue

Proceeds from capital grants, subsidies and contributions

\$13,376,173 greater than estimated YTD income. Revenue relating to the Cable Beach Walmanyjun Stage 2 Foreshore Redevelopment has been received in advance of budgeted timeframes. Recognition of revenue for this project will be reviewed subsequently, in line with construction milestones and relevant accounting standards.

Capital Expenditure

Payments for construction of infrastructure

\$2,654,738 less than estimated YTD expense (72.07% variance). Variance relates to timing of invoices received from key contractor in the Cable Beach Walmanyjun Stage 2 Foreshore Redevelopment.

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 2025/2026 financial year. These statements are impacted by the estimated closing position as of 30 June 2025, that may change due to year-end accruals and non-cash adjustments. The final closing position and statements for 2024/2025 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 10 - A well-informed and engaged community.

Objective 10.1. Provide community with excellent customer service, relevant, timely information and effective engagement.

VOTING REQUIREMENTS

Simple Majority

REPORT RECOMMENDATION:

That Council adopts the Monthly Financial Activity Statement Report for the period ended 31 July 2025 as attached.

Attachments

1. Monthly Statement of Activity July 2025



SHIRE OF BROOME

MONTHLY FINANCIAL REPORT

(Containing the required statement of financial activity and statement of financial position)

For the period ended 31 July 2025

LOCAL GOVERNMENT ACT 1995

LOCAL GOVERNMENT (FINANCIAL MANAGEMENT) REGULATIONS 1996

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SHIRE OF BROOME
STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 31 JULY 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	30,427,031	30,427,031	30,227,031	30,326,175	99,144	0.33%	
Grants, subsidies and contributions	2,979,405	2,979,405	90,646	216,947	126,301	139.33%	▲
Fees and charges	12,596,615	12,596,615	5,232,251	5,429,341	197,090	3.77%	
Interest revenue	2,582,313	2,582,313	209,759	92,359	(117,400)	(55.97%)	▼
Other revenue	1,142,115	1,142,115	124,346	127,233	2,887	2.32%	
Profit on asset disposals	214,410	214,410	0	0	0	0.00%	
	49,941,889	49,941,889	35,884,033	36,192,055	308,022	0.86%	
Expenditure from operating activities							
Employee costs	(21,194,246)	(21,194,246)	(1,899,948)	(1,712,546)	187,402	9.86%	
Materials and contracts	(14,370,581)	(14,370,585)	(1,553,587)	(1,271,172)	282,415	18.18%	▲
Utility charges	(2,652,516)	(2,652,516)	(216,043)	(197,500)	18,543	8.58%	
Depreciation	(15,833,748)	(15,833,748)	(1,319,479)	0	1,319,479	100.00%	▲
Finance costs	(440,171)	(440,171)	(2,956)	(24,483)	(21,527)	(728.25%)	▼
Insurance	(898,526)	(898,526)	(449,263)	(426,450)	22,813	5.08%	
Other expenditure	(1,707,894)	(1,707,894)	(82,866)	(159,726)	(76,860)	(92.75%)	▼
Loss on asset disposals	(262,363)	(262,363)	0	0	0	0.00%	
	(57,360,045)	(57,360,049)	(5,524,142)	(3,791,877)	1,732,265	31.36%	
Non cash amounts excluded from operating activities	2(c) 15,881,701	15,881,701	1,319,479	0	(1,319,479)	(100.00%)	▼
Amount attributable to operating activities	8,463,545	8,463,541	31,679,370	32,400,178	720,808	2.28%	
INVESTING ACTIVITIES							
Inflows from investing activities							
Proceeds from capital grants, subsidies and contributions	48,251,874	48,251,874	6,667	13,382,840	13,376,173	200632.56%	▲
Proceeds from disposal of assets	1,014,638	1,014,638	0	0	0	0.00%	
Proceeds from self supporting loans	145,323	145,323	0	0	0	0.00%	
	49,411,835	49,411,835	6,667	13,382,840	13,376,173	200632.56%	
Outflows from investing activities							
Right of use assets recognised	(27,882)	(27,882)	0	0	0	0.00%	
Payments for property, plant and equipment	(7,730,280)	(7,754,780)	(375,000)	(410,360)	(35,360)	(9.43%)	
Payments for construction of infrastructure	(55,426,943)	(55,402,443)	(3,683,705)	(1,028,967)	2,654,738	72.07%	▲
	(63,185,105)	(63,185,105)	(4,058,705)	(1,439,327)	2,619,378	64.54%	
Non-cash amounts excluded from investing activities	2(d) 0	0	0	1,490	1,490	0.00%	
Amount attributable to investing activities	(13,773,270)	(13,773,270)	(4,052,038)	11,945,003	15,997,041	394.79%	
FINANCING ACTIVITIES							
Inflows from financing activities							
Leases liabilities recognised	27,882	27,882	0	0	0	0.00%	
Proceeds from new borrowings	2,234,782	2,234,782	0	0	0	0.00%	
Transfer from reserves	4,814,943	4,814,943	0	0	0	0.00%	
	7,077,607	7,077,607	0	0	0	0.00%	
Outflows from financing activities							
Payments for principal portion of lease liabilities	(162,848)	(162,848)	(41,299)	(41,299)	0	0.00%	
Repayment of borrowings	(910,108)	(910,108)	0	0	0	0.00%	
Transfer to reserves	(3,567,276)	(3,567,276)	0	(40,844)	(40,844)	0.00%	
	(4,640,232)	(4,640,232)	(41,299)	(82,143)	(40,844)	(98.90%)	
Amount attributable to financing activities	2,437,375	2,437,375	(41,299)	(82,143)	(40,844)	(98.90%)	
MOVEMENT IN SURPLUS OR DEFICIT							
Surplus or deficit at the start of the financial year	2(a) 2,872,350	2,872,350	2,872,350	11,204,177	8,331,827	290.07%	▲
Amount attributable to operating activities	8,463,545	8,463,541	31,679,370	32,400,178	720,808	2.28%	
Amount attributable to investing activities	(13,773,270)	(13,773,270)	(4,052,038)	11,945,003	15,997,041	394.79%	▲
Amount attributable to financing activities	2,437,375	2,437,375	(41,299)	(82,143)	(40,844)	(98.90%)	▼
Surplus or deficit after imposition of general rates	0	0	30,458,383	55,467,215	25,008,832	82.11%	▲

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 JULY 2025

	Actual 30 June 2025	Actual as at 31 July 2025
	\$	\$
CURRENT ASSETS		
Cash and cash equivalents	59,765,655	58,986,241
Trade and other receivables	3,275,507	49,904,176
Other financial assets	(46,898)	(46,898)
Inventories	37,732	35,170
Other assets	303,322	490,411
TOTAL CURRENT ASSETS	63,335,318	109,369,100
NON-CURRENT ASSETS		
Trade and other receivables	134,560	134,560
Other financial assets	1,999,256	1,999,256
Property, plant and equipment	87,025,697	87,436,057
Infrastructure	332,304,401	333,333,366
Right-of-use assets	224,113	224,113
TOTAL NON-CURRENT ASSETS	421,688,027	423,127,352
TOTAL ASSETS	485,023,345	532,496,452
CURRENT LIABILITIES		
Trade and other payables	3,903,098	5,634,488
Other liabilities	6,934,991	6,934,991
Lease liabilities	6,819	(34,480)
Employee related provisions	2,006,753	2,006,753
Other provisions	103,000	103,000
TOTAL CURRENT LIABILITIES	12,954,661	14,644,752
NON-CURRENT LIABILITIES		
Lease liabilities	288,194	288,194
Borrowings	10,067,498	10,067,498
Employee related provisions	352,567	352,567
Other provisions	4,190,943	4,190,943
TOTAL NON-CURRENT LIABILITIES	14,899,202	14,899,202
TOTAL LIABILITIES	27,853,863	29,543,954
NET ASSETS	457,169,482	502,952,498
EQUITY		
Retained surplus	162,935,462	208,677,636
Reserve accounts	40,715,903	40,756,745
Revaluation surplus	253,518,117	253,518,117
TOTAL EQUITY	457,169,482	502,952,498

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 JULY 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 14 August 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
- Measurement of employee benefits
- Measurement of provisions
- Estimation uncertainties and judgements made in relation to lease accounting

SHIRE OF BROOME
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 31 JULY 2025

2 NET CURRENT ASSETS INFORMATION

(a) Net current assets used in the Statement of Financial Activity

	Amended Budget Opening 1 July 2025	Actual as at 30 June 2025	Actual as at 31 July 2025
Note	\$	\$	\$
Current assets			
Cash and cash equivalents	59,765,655	59,765,655	58,986,241
Trade and other receivables	3,275,507	3,275,507	49,904,176
Other financial assets	(46,898)	(46,898)	(46,898)
Inventories	37,732	37,732	35,170
Other assets	303,322	303,322	490,411
	63,335,318	63,335,318	109,369,100
Less: current liabilities			
Trade and other payables	(3,903,098)	(3,903,098)	(5,634,488)
Other liabilities	(6,934,991)	(6,934,991)	(6,934,991)
Lease liabilities	(6,819)	(6,819)	34,480
Employee related provisions	(2,006,753)	(2,006,753)	(2,006,753)
Other provisions	(103,000)	(103,000)	(103,000)
	(12,954,661)	(12,954,661)	(14,644,752)
Net current assets	50,380,657	50,380,657	94,724,348
Less: Total adjustments to net current assets	2(b) (41,728,505)	(39,176,480)	(39,257,132)
Closing funding surplus / (deficit)	8,652,152	11,204,177	55,467,216

(b) Current assets and liabilities excluded from budgeted deficiency

Adjustments to net current assets			
Less: Reserve accounts	(43,267,928)	(40,715,903)	(40,756,746)
Less: Financial assets at amortised cost - self supporting loans	46,898	46,898	46,898
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	6,819	6,819	(34,480)
- Current portion of employee benefit provisions held in reserve	1,470,140	1,470,140	1,471,630
Total adjustments to net current assets	2(a) (41,728,505)	(39,176,480)	(39,257,132)

(c) Non-cash amounts excluded from operating activities

	Amended Budget Estimates 30 June 2026	YTD Budget Estimates 31 July 2025	YTD Actual 31 July 2025
	\$	\$	\$
Adjustments to operating activities			
Less: Profit on asset disposals	(214,410)	0	0
Add: Loss on asset disposals	262,363	0	0
Add: Depreciation	15,833,748	1,319,479	0
Total non-cash amounts excluded from operating activities	15,881,701	1,319,479	0

(d) Non-cash amounts excluded from investing activities

Adjustments to investing activities			
Right of use assets received	27,882		
Adjustment to self supporting loan receipts to be corrected	0	0	
Movement in current other provision associated with restricted cash	0	0	1,490
Total non-cash amounts excluded from investing activities	27,882	0	1,490

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 JULY 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			
Grants, subsidies and contributions	126,301	139.33%	▲
The Shire received Main Roads funding of approximately \$200,000 which was budgeted for receipt later in the year. Other timing variances exist relating to the receipt of smaller operating grants.		Timing	
Interest revenue	(117,400)	(55.97%)	▼
Interest revenue on reserve funds is tracking under budget due to term deposit interest income not accounted for until maturity.		Timing	
Expenditure from operating activities			
Materials and contracts	282,415	18.18%	▲
Timing of invoices received for kerbside collections and recycling has resulted in a variance of \$177,000. Similarly, a timing difference of \$85,000 has arisen as engagement of IT contractors has not aligned with budgeted timeframes.		Timing	
Depreciation	1,319,479	100.00%	▲
Depreciation expense for July will be posted at the completion of the audit of the 2024-25 Annual Report.		Timing	
Finance costs	(21,527)	(728.25%)	▼
Variance relates to fees on WA Treasury Corporation loans which will be posted into the previous financial year once all year end reconciliations are completed.		Timing	
Other expenditure	(76,860)	(92.75%)	▼
Timing variance. Community Development Fund contributions of approximately \$90,000 have been paid this year, with the budget having spread this expense across the whole year.		Timing	
Inflows from investing activities			
Proceeds from capital grants, subsidies and contributions	13,376,173	200632.56%	▲
Revenue relating to the Cable Beach Walmanyjun Stage 2 Foreshore development has been received in advance of budgeted timeframes. Recognition of revenue for this project will be reviewed subsequently, in line with construction milestones and relevant accounting standards.		Timing	
Outflows from investing activities			
Payments for construction of infrastructure	2,654,738	72.07%	▲
Variance relates to timing of invoices received from key contractor in the Cable Beach Walmanyjun Stage 2 Foreshore redevelopment. A detailed breakdown of capital purchases can be found at Supplementary Note 5.		Timing	
Surplus or deficit at the start of the financial year	8,331,827	290.07%	▲
Surplus or deficit after imposition of general rates	25,008,832	82.11%	▲

SHIRE OF BROOME
SUPPLEMENTARY INFORMATION
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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 JULY 2025

1 KEY INFORMATION

Funding Surplus or Deficit Components				
Funding surplus / (deficit)				
	Amended Budget	YTD Budget (a)	YTD Actual (b)	Var. \$ (b)-(a)
Opening	\$2.87 M	\$2.87 M	\$11.20 M	\$8.33 M
Closing	\$0.00 M	\$30.46 M	\$55.47 M	\$25.01 M
Refer to Statement of Financial Activity				
Cash and cash equivalents		Payables		Receivables
	\$58.99 M	% of total	\$5.63 M	% Outstanding
Unrestricted Cash	\$18.23 M	30.9%	Trade Payables	\$1.74 M
Restricted Cash	\$40.76 M	69.1%	0 to 30 Days	67.4%
			Over 30 Days	32.6%
			Over 90 Days	2.4%
Refer to 3 - Cash and Financial Assets		Refer to 7 - Payables		Refer to 6 - Receivables
Key Operating Activities				
Amount attributable to operating activities				
Amended Budget	YTD Budget (a)	YTD Actual (b)	Var. \$ (b)-(a)	
\$8.46 M	\$31.68 M	\$32.40 M	\$0.72 M	
Refer to Statement of Financial Activity				
Rates Revenue		Grants and Contributions		Fees and Charges
YTD Actual	\$30.33 M	% Variance	YTD Actual	\$0.22 M
YTD Budget	\$30.23 M	0.3%	YTD Budget	\$0.09 M
			139.3%	
Refer to 10 - Grants and Contributions		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)	
(\$13.77 M)	(\$4.05 M)	\$11.95 M	\$16.00 M	
Refer to Statement of Financial Activity				
Proceeds on sale		Asset Acquisition		Capital Grants
YTD Actual	\$0.00 M	%	YTD Actual	\$1.03 M
Amended Budget	\$0.53 M	(100.0%)	Amended Budget	\$55.43 M
Refer to 6 - Disposal of Assets		Refer to 5 - Capital Acquisitions		Refer to 5 - Capital Acquisitions
Key Financing Activities				
Amount attributable to financing activities				
Amended Budget	YTD Budget (a)	YTD Actual (b)	Var. \$ (b)-(a)	
\$2.44 M	(\$0.04 M)	(\$0.08 M)	(\$0.04 M)	
Refer to Statement of Financial Activity				
Borrowings		Reserves		Lease Liability
Principal repayments	\$0.00 M	Reserves balance	\$40.76 M	Principal repayments
Interest expense	(\$0.02 M)	Net Movement	\$0.04 M	(\$0.04 M)
Principal due	\$10.07 M			Interest expense
				\$0.00 M
				Principal due
				\$0.34 M
Refer to 8 - Borrowings		Refer to 4 - Cash Reserves		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 JULY 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 JULY 2025

3 CASH AND FINANCIAL ASSETS AT AMORTISED COST

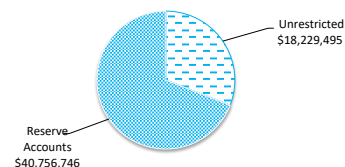
Description	Classification	Unrestricted	Reserve Accounts	Total	Trust	Institution	Interest Rate	Maturity Date
		\$	\$	\$	\$			
Cash on hand	Cash and cash equivalents	4,050	0	4,050	0	On Hand	Nil	On Hand
Municipal Bank Account	Cash and cash equivalents	2,380,446	0	2,380,446	0	CommBank	3.35%	At Call
Business Online Saver	Cash and cash equivalents	15,312,333	0	15,312,333	0	CommBank	3.70%	At Call
Reserve Bank Account	Cash and cash equivalents	0	6,756,746	6,756,746	0	CommBank	3.70%	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	332,328	0	332,328	0	CommBank	3.70%	At Call
Term Deposit	Cash and cash equivalents	0	34,000,000	34,000,000	0	Westpac	4.27%	23/01/2026
Total		18,229,495	40,756,746	58,986,241	0			
Comprising								
Cash and cash equivalents (including Financial Assets - Term Deposits)		18,229,495	40,756,746	58,986,241	0			
		18,229,495	40,756,746	58,986,241	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.



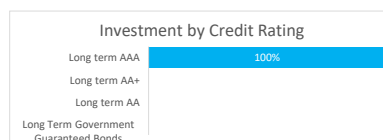
Term deposit information

Investment Type	Institution	Rating	Interest rate	Deposit Date	Maturity	Investment Term (days)	Investment \$	Forecast interest \$
Reserve Funds	WBC	AAA	4.27%	23/07/2025	23/01/2026	184	34,000,000	731,866
Municipal Funds								
Weighted average Interest rate			4.27%	Total			34,000,000	731,866

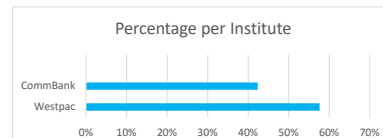
Investment Policy Reporting

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.

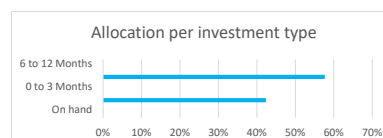
Credit Rating	Maximum % in credit rating category	Shire of Broome allocation
Long term AAA	100%	100%
Long term AA+	50%	0%
Long term AA	25%	0%
Guaranteed Bonds	100%	0%



Institution	Maximum % in authorised institute	Shire of Broome allocation
Westpac	100%	58%
CommBank	100%	42%



Institution	Allocation per investment type
On hand	0.01%
At call	42.35%
0 to 3 Months	0.00%
3 to 6 Months	57.64%
6 to 12 Months	0.00%



SHIRE OF BROOME
SUPPLEMENTARY INFORMATION
FOR THE PERIOD ENDED 31 JULY 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 Public Open Space	188,086	6,321	0	194,407	188,086	6,321	0	194,407	189,057	192	0	189,248
Reserve accounts restricted by Council												
Leave reserve	1,387,341	47,401	0	1,434,742	1,387,341	47,401	0	1,434,742	1,470,140	1,490	0	1,471,630
Restricted cash	31,500	421,122	(31,500)	421,122	31,500	421,122	(31,500)	421,122	406,946	0	0	406,946
Community sponsorship	91,675	3,135	0	94,810	91,675	3,135	0	94,810	92,149	93	0	92,242
EDL sponsorship	56,174	1,869	(25,000)	33,043	56,174	1,869	(25,000)	33,043	83,102	84	0	83,186
Developer Contributions - Footpaths	557,065	66,730	(260,777)	363,018	557,065	66,730	(260,777)	363,018	677,122	686	0	677,808
Developer Contributions - Drainage	93,975	32,150	0	126,125	93,975	32,150	0	126,125	64,305	65	0	64,370
Road reserve	3,457,260	506,658	(182,987)	3,780,931	3,457,260	506,658	(182,987)	3,780,931	3,386,231	3,431	0	3,389,662
Public Art Reserve	6,991	239	0	7,230	6,991	239	0	7,230	7,027	7	0	7,034
BRAC (Leisure Centre) Reserve	23,025	812	0	23,837	23,025	812	0	23,837	23,144	23	0	23,167
Public Open Space	5,474,894	1,074,689	(417,253)	6,132,330	5,474,894	1,074,689	(417,253)	6,132,330	5,870,820	5,949	0	5,876,769
Drainage reserve	1,852,014	63,343	(4,434)	1,910,923	1,852,014	63,343	(4,434)	1,910,923	1,837,868	1,862	0	1,839,730
Plant reserve	2,592,590	88,861	(55,747)	2,625,704	2,592,590	88,861	(55,747)	2,625,704	2,387,101	2,419	0	2,389,520
Buildings reserve	4,818,853	328,299	(2,220,810)	2,926,342	4,818,853	328,299	(2,220,810)	2,926,342	4,084,843	4,139	0	4,088,982
Refuse site reserve	2,355,388	45,547	(1,367,135)	1,033,800	2,355,388	45,547	(1,367,135)	1,033,800	2,367,557	2,399	0	2,369,956
Regional resource recovery park reserve	16,167,085	516,319	(87,500)	16,595,904	16,167,085	516,319	(87,500)	16,595,904	14,033,428	14,220	0	14,047,648
IT & equipment reserve	1,480,741	245,811	(82,800)	1,643,752	1,480,741	245,811	(82,800)	1,643,752	1,266,175	1,283	0	1,267,458
Kimberley zone reserve	0	0	0	0	0	0	0	0	115,968	118	0	116,086
Resilience Reserve	200,471	6,876	0	207,347	200,471	6,876	0	207,347	100,989	102	0	101,091
Carpark reserve	710,606	51,902	0	762,508	710,606	51,902	0	762,508	523,144	530	0	523,674
Footpath reserve	1,722,194	59,192	(79,000)	1,702,386	1,722,194	59,192	(79,000)	1,702,386	1,728,787	1,752	0	1,730,539
	43,267,928	3,567,276	(4,814,943)	42,020,261	43,267,928	3,567,276	(4,814,943)	42,020,261	40,715,903	40,844	0	40,756,746

**SHIRE OF BROOME
SUPPLEMENTARY INFORMATION
FOR THE PERIOD ENDED 31 JULY 2025**

INVESTING ACTIVITIES

5 CAPITAL ACQUISITIONS

Capital acquisitions	Original Budget	Amended		YTD Actual	YTD Variance
	Budget	Budget	YTD Budget		
	\$	\$	\$	\$	\$
Buildings - non-specialised	3,878,793	3,878,793	25,000	42,841	17,841
Furniture and equipment	174,187	174,187	0	4,195	4,195
Plant and equipment	3,701,800	3,701,800	350,000	357,272	7,272
Acquisition of property, plant and equipment	7,754,780	7,754,780	375,000	404,308	29,308
Infrastructure - roads	7,360,802	7,360,803	124,808	97,655	(27,153)
Infrastructure - recreation areas	47,409,078	47,409,078	3,540,850	931,312	(2,609,538)
Infrastructure - other	632,562	632,562	18,047	6,051	(11,996)
Acquisition of infrastructure	55,402,442	55,402,443	3,683,705	1,035,018	(2,648,687)
Total of PPE and Infrastructure.	63,157,222	63,157,223	4,058,705	1,439,327	(2,619,378)
Total capital acquisitions	63,157,222	63,157,223	4,058,705	1,439,327	(2,619,378)
Capital Acquisitions Funded By:					
Capital grants and contributions	48,171,874	48,171,874	6,667	13,382,829	13,376,162
Borrowings	2,234,782	2,234,782	0	0	0
Other (disposals & C/Fwd)	1,014,638	1,014,638	0	0	0
Reserve accounts	4,534,954	4,534,954	0	0	0
Developer Contributions - Footpaths	80,000	0	0	0	0
Contribution - operations	7,120,974	7,110,762	4,052,038	(11,943,502)	(15,995,540)
Capital funding total	63,157,222	63,067,010	4,058,705	1,439,327	(2,619,378)

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 JULY 2025

INVESTING ACTIVITIES

5 CAPITAL ACQUISITIONS (CONTINUED) - DETAILED

	Account Description	Adopted Budget	Amended Budget	YTD Budget	YTD Actual	Variance (Under)/Over
		\$	\$	\$	\$	\$
Buildings - non-specialised						
	Town Beach Kiosk Cap Build New Const-Cap Exp-Other Build Lea	22,945	22,945	0	0	0
	Brac Gym And Fitness Facility - Detailed Design / Tender Package- Cap Ex	0	0	0	8,410	(8,410)
	Pavillion Build New Const Stg 2 - Brac Ovals - Cap Exp	13,200	13,200	0	0	0
	Toilet Block Renewal Town Beach Inc Furn & Services - Build Cap Exp	15,000	15,000	0	0	0
	Building Renewal - Cap Exp - Brac Aquatic	234,250	234,250	0	0	0
	Shire Staff Housing Building Renewal - Staff Housing	20,000	20,000	0	0	0
	Visitor Centre Renewal (Inc plant & Furn) - Cap Bldg Exp	60,000	60,000	0	0	0
	Shire Office Build Haas St Renewal - Cap Exp - Corp Gov	90,000	90,000	15,000	0	15,000
	Cable Beach Restaurant Facilities Building Renewal (Inc Plant & Furn)-Cap Exp	350,000	350,000	0	0	0
	Museum Precinct Master Plan	68,430	68,430	0	10,457	(10,457)
	Brac Building Renewal - Cap Exp - Brac Dry	10,000	10,000	10,000	9,000	1,000
	Admin Building - Packaged Plant- Cap Exp	1,946,260	1,946,260	0	0	0
	Depot Building Const Renewal - Cap Exp - Depot Operations	35,000	35,000	0	4,405	(4,405)
	Brac Building Upgrade - Cap Exp - Brac Dry	320,000	320,000	0	0	0
	Library Fixed Plant & Equipment New - Cap Exp - Libraries	10,213	10,213	0	0	0
	KRO2 Building Renewal - Cap Exp - Office Prop Leased	31,512	31,512	0	0	0
	Town Beach Cafe Redevelopment - Cap Exp	589,983	589,983	0	0	0
	Building Upgrade - Crib Room & Office Space - Cap Exp - San Gen Refuse	0	0	0	10,570	(10,570)
	Depot Security Gates Upgrade	62,000	62,000	0	0	0
	Total Buildings - non-specialised	3,878,793	3,878,793	25,000	42,841	(17,841)
Furniture and equipment						
	Exhibition Infrastructure For Kimberley Artwork Grant - Cap Exp	70,687	70,687	0	0	0
	Equip & H'Ware > \$5000 Cap Exp - IT	53,500	53,500	0	4,195	(4,195)
	Mola Mapping	50,000	50,000	0	0	0
	Total Furniture and equipment	174,187	174,187	0	4,195	(4,195)
Plant and equipment						
	Vehicle & Mob Plant New Cap Exp - Comm Services	58,000	58,000	0	0	0
	Vehicle & Mobile Plant Renewal (Replace) Cap Exp- Emerg & Rang Serv	83,000	83,000	0	0	0
	Vehicle & Mobile Plant New - Cap Exp- IT	30,000	30,000	0	0	0
	Vehicle & Mobile Plant New - Cap Exp - Depot Ops	219,534	219,534	0	0	0
	Vehicle & Mob Plant New - Cap Exp - Works Ops	57,460	57,460	0	0	0
	Vehicle & Mob Plant Renewal(Replacement)-Cap Exp- Sanit Gen Refuse	296,890	296,890	0	0	0
	Vehicle & Mobile Plant Renewal (Replacement) Cap Exp - Dev Services	0	0	0	7,803	(7,803)
	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	30,792	(30,792)
	Vehicle & Plant Renewal(Replacement) - Cap Exp - P&G Operations	950,662	950,662	0	0	0
	Vehicle & Mobile Plant Renewal(Replacement)- Cap Exp - Eng Office	140,000	140,000	0	0	0
	Vehicle & Mob Plant Renewal(Replacement) - Cap Exp - Works Ops	923,254	923,254	350,000	318,677	31,324
	Mobile Plant & Equipment Renewal (Replacement) - Cap Exp - Sanitation Other	860,000	860,000	0	0	0
	BRAC Booster Pump	0	0	0	0	0
	Total Plant and equipment	3,701,800	3,701,800	350,000	357,272	(7,272)
Infrastructure - roads, footpaths & bridges						
	Urban Maint Reseals Renewal Works Cap Exp	1,392,364	1,392,364	140	0	140
	Road Upgrade - Cb East Intersection (Brac) (Cap Ex)	517,500	517,500	0	0	0
	Drainage Renewals Per Amp - Grate Replacement (Cap Ex)	34,000	34,000	0	0	0
	Road Safety - Streets Alive - Robinson And Weld Street (Cap Ex)	98,750	98,750	0	1,055	(1,055)
	Brac Parking Improvements/Sealing (Cap Ex)	504,033	504,033	14,834	0	14,834
	Footpath Network Expansion - Dakas (Cap Ex)	15,600	15,600	0	0	0
	Town Beach To Demco Pathway (Cap Ex)	35,174	35,174	0	527	(527)
	Frederick St Footpath Construction - Jewell To The Boulevard	300,000	300,000	25,000	52,641	(27,641)
	Various Footpath Renewals - Cap Exp .	410,233	410,233	34,186	0	34,186
	Black Spot - Fairway Drive Traffic Calming Device	35,939	35,940	2,995	31,109	(28,114)
	Frederick St Roundabout - Brac Entry	90,152	90,152	7,513	1,871	5,642
	Old Broome Road	3,140,140	3,140,140	40,140	7,250	32,890
	De Marchi Road Black Spot - Cap Exp	30,000	30,000	0	3,203	(3,203)
	State Blackspot - Frederick Street Off-Street Carpark Cap (Broome Shs) Exp	243,640	243,640	0	0	0
	Footpaths - Various	246,672	246,672	0	0	0
	Broome North Subdivision - New Footpath Construction	14,105	14,105	0	0	0
	Sanctuary Road - Idl - 01 Cap Ex Grant Exp	240,000	240,000	0	0	0
	Japanese Cemetery New Infra By P & G - Cap Exp	12,500	12,500	0	0	0
	Total Infrastructure - roads, footpaths & bridges	7,360,802	7,360,803	124,808	97,655	27,153
Infrastructure - recreation areas						
#DIV/0!	Cable Beach Stage 1 - Other	0	0	0	1,480	(1,480)
	Cable Beach Stage 1 Bbrf Grant Expenditure	250,000	250,000	0	0	0
	Cable Beach Stage 1 Lotterywest Grant Expenditure	30,000	30,000	0	0	0
	Cable Beach Stage 1 Loan Expenditure	150,000	150,000	0	51,356	(51,356)
	Cable Beach Stage 2 - Head Contract	40,534,156	40,534,156	3,377,846	697,622	2,680,224
	Cable Beach Stage 2 - Cultural Monitor & Specialist Consulamts	250,000	250,000	17,725	7,040	10,685
	Cable Beach Stage 2 - Shire Landscaping And Misc Items	391,388	391,388	15,948	58,027	(42,079)
	Cable Beach Stage 2 - Art And Interpretation	935,000	935,000	77,917	7,585	70,332

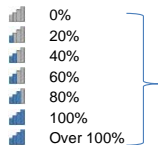
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SHIRE OF BROOME
SUPPLEMENTARY INFORMATION
FOR THE PERIOD ENDED 31 JULY 2025

INVESTING ACTIVITIES

5 CAPITAL ACQUISITIONS (CONTINUED) - DETAILED

Account Description	Adopted Budget	Amended Budget	YTD Budget	YTD Actual	Variance (Under)/Over
Cable Beach Stage 2 – Marketing, Community Engagement, Place Activation And Ever	325,000	325,000	27,006	9,130	17,876
Cable Beach Stage 2 – Threatened Ecological Community Boardwalk And Path	200,000	200,000	16,667	0	16,667
Cable Beach Stage 2 – Commercial Spaces	100,000	100,000	0	0	0
Cable Beach Stage 2 – Foreshore Access Path	376,938	376,938	2,063	791	1,272
Cable Beach Stage 2 – Cctv & Smart Vehicle Monitoring	300,000	300,000	0	0	0
Cable Beach Stage 2 – Contingency And Misc Costs	2,181,602	2,181,602	0	17,535	(17,535)
Town Beach Renewal Works - Infra Cap Exp	5,750	5,750	0	0	0
Haynes Oval Reserve Renewal Of Infrastructure- Cap Exp	14,950	14,950	0	0	0
Sunset Park Renewal Infra - Cap Exp - Parks And Ovals	26,763	26,763	0	0	0
Brolga Park Renewal Infra - Cap Exp - Parks & Ovals	14,030	14,030	0	0	0
Solway Park Renewal Infra - Cap Exp - Pks & Ovals	38,088	38,088	0	0	0
Cygnnet Park Infrastructure Renewal - Cap Exp	85,445	85,445	0	0	0
25-26 Amp Pos Renewal- Brac (Cap Ex)	399,395	399,395	0	0	0
Sugar Glider Park Renewal Infra - Cap Exp - Parks & Ovals (Cap Ex)	7,130	7,130	0	0	0
25-26 Amp Pos Renewal - Herbert St Reserve (Cap Ex)	7,130	7,130	0	0	0
25-26 Amp Pos Renewal - Januburu Park (Cap Ex)	8,280	8,280	0	0	0
25-26 Amp Pos Renewal - Koel Park (Cap Ex)	7,130	7,130	0	0	0
25-26 Amp Pos Renewal - Sibosado Park (Cap Ex)	7,015	7,015	0	0	0
Brac Oval Upgrade Of Infra - Cap Exp	322,286	322,286	5,678	0	5,678
Cable Beach Foreshore Upgrade	190,080	190,080	0	67,146	(67,146)
Cable Beach Waterpark Detailed Design 23-24 Expenditure	36,250	36,250	0	1,600	(1,600)
Haynes Oval Infra Upgrade Const By P&G - Cap Exp - Pks & Ovl	30,000	30,000	0	0	0
Chippindale Park Renewal Infra - Cap Exp - Parks & Ovals	21,167	21,167	0	0	0
Male Oval Renewal Infra - Cap Exp - Parks & Ovals	113,800	113,800	0	0	0
Tolentino Park Infrastructure Renewal - Cap Exp	33,305	33,305	0	0	0
Depot Other Infra Renewal Const - Cap Exp - Depot Ops	17,000	17,000	0	12,000	(12,000)
Total Infrastructure - recreation areas	47,409,078	47,409,078	3,540,850	931,312	2,609,538
Infrastructure - other					
Mobile Garbage Bin Replacement - Cap Exp - San Gen Refuse	216,562	216,562	18,047	0	18,047
Street Lighting At Various Locations - Renewal	228,500	228,500	0	0	0
Sam Male Luggger Restoration- Cap Ex	100,000	100,000	0	0	0
Community Recycling Centre - Rrp - Cap Exp	87,500	87,500	0	6,051	(6,051)
Total Infrastructure - other	632,562	632,562	18,047	6,051	11,996
Capital expenditure total	63,157,222	63,157,223	4,058,705	1,439,327	5,238,757
Capital expenditure total	-63,157,223	-63,157,223	-4,058,705	-1,439,327	
Level of completion indicators	-1	0	0	-0	



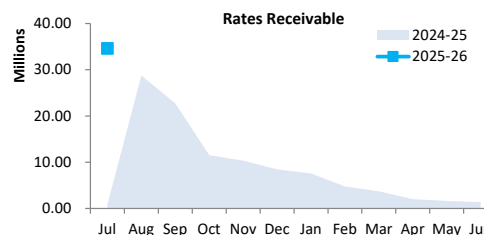
Percentage Year to Date Actual to Annual Budget expenditure where the expenditure over budget highlighted in red.

**SHIRE OF BROOME
SUPPLEMENTARY INFORMATION
FOR THE PERIOD ENDED 31 JULY 2025**

OPERATING ACTIVITIES

6 RECEIVABLES

Rates receivable	30 Jun 2025	31 Jul 2025
	\$	\$
Opening arrears previous year	1,052,012	1,382,568
Levied this year	28,795,118	30,326,175
Less - collections to date	(28,464,562)	2,897,744
Net rates collectable	1,382,568	34,606,487
% Collected	95.4%	(9.1%)



Receivables - general	Credit	Current	30 Days	60 Days	90+ Days	Total
	\$	\$	\$	\$	\$	\$
Trade receivables	(99,385)	13,860,087	253,654	636,350	104,933	14,755,638
Percentage	(0.7%)	93.9%	1.7%	4.3%	0.7%	
Balance per trial balance						
Trade receivables						14,846,859
Infringement Debtors						292,654
GST receivable						353,103
Receivables for employee related provisions						49,347
Allowance for credit losses of other receivables						(244,274)
Total receivables general outstanding						15,297,689

Amounts shown above include GST (where applicable)

Note: two key receivables - capital grant funding for the Walmanyjun Cable Beach Stage two project totalling approximately \$13.2m was received in early August.

KEY INFORMATION

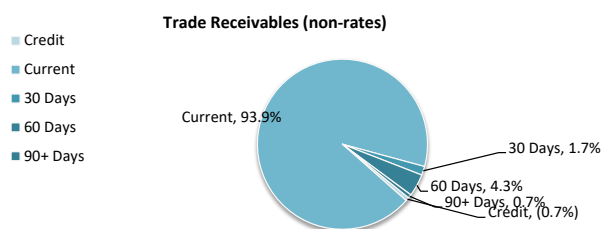
Trade and other receivables include amounts due from ratepayers for unpaid rates and service charges and other amounts due from third parties for goods sold and services performed in the ordinary course of business.

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 JULY 2025**

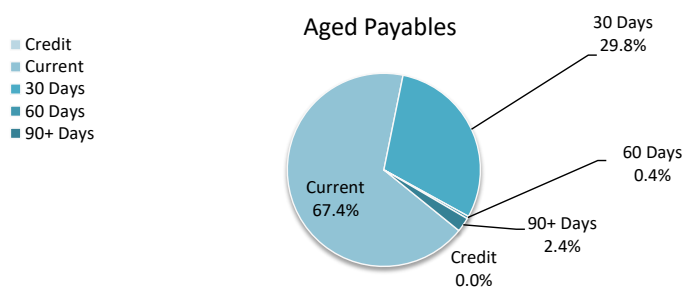
OPERATING ACTIVITIES

7 PAYABLES

Sundry creditors	Credit	Current	30 Days	60 Days	90+ Days	Total
	\$	\$	\$	\$	\$	\$
Sundry creditors	0	1,170,877	518,138	7,510	41,747	1,738,272
Percentage	0.0%	67.4%	29.8%	0.4%	2.4%	
Balance per trial balance						
Sundry creditors						1,738,272
Building Services Levy						58,291
Prepaid rates						96,405
Accrued payroll liabilities						(58)
ATO liabilities						1,279,740
Bonds and deposits held						858,568
Accrued liabilities						1,603,270
Total payables general outstanding						5,634,488
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 JULY 2025

FINANCING ACTIVITIES

8 BORROWINGS

Repayments - borrowings

Information on borrowings Particulars	Loan No.	1 July 2025	New Loans		Principal Repayments		Principal Outstanding		Interest Repayments	
			Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget
		\$	\$	\$	\$	\$	\$	\$	\$	\$
Town Beach Redevelopment	197	1,005,011	0	0	0	(93,378)	1,005,011	911,633	(3,635)	(22,906)
Chinatown Revitalisation Project Stage 1	196	718,588	0	0	0	(174,611)	718,588	543,977	(2,775)	(17,791)
Chinatown Revitalisation Project Stage 2	198	1,358,587	0	0	0	(111,877)	1,358,587	1,246,710	(4,906)	(35,459)
Chinatown Contingency	201	1,533,765	0	0	0	(97,418)	1,533,765	1,436,347	(5,480)	(82,516)
Broome Life Saving Club	200	157,960	0	0	0	0	157,960	157,960	0	0
Cable Beach Stage 1	203	613,153	0	0	0	(49,261)	613,153	563,892	(82)	(32,438)
Shire Key Worker Accommodation	202	2,827,600	0	0	0	(238,240)	2,827,600	2,589,360	(380)	(157,945)
Cable Beach Stage 2			0	2,234,782	0	0	0	2,234,782	0	0
		8,214,664	0	2,234,782	0	(764,785)	8,214,664	9,684,661	(17,258)	(349,055)
Self supporting loans										
Broome Golf Club	199	1,057,692	0	0	0	(49,169)	1,057,692	1,008,523	(3,837)	0
Broome Life Saving Club		795,142	0	0	0	(96,154)	795,142	698,988	(3,387)	0
		1,852,834	0	0	0	(145,323)	1,852,834	1,707,511	(7,224)	0
Total		10,067,498	0	2,234,782	0	(910,108)	10,067,498	11,392,172	(24,482)	(349,055)
Current borrowings		622,607					0			
Non-current borrowings		9,444,891					10,067,498			
		10,067,498					10,067,498			

All debenture repayments were financed by general purpose revenue.
Self supporting loans are financed by repayments from third parties.

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 JULY 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	0.068550	5,127	236,192,152	16,190,972	200,000	16,390,972	16,113,705	99,143	16,212,848
GRV - Vacant	0.186300	180	4,166,568	776,232	0	776,232	776,232	0	776,232
GRV - Commercial	0.122890	567	66,843,411	8,214,387	0	8,214,387	8,214,387	0	8,214,387
GRV - Tourism	0.139510	623	25,615,781	3,573,657	0	3,573,657	3,573,657	0	3,573,657
Unimproved value									
UV - Rural	0.009050	54	20,530,000	185,797	0	185,797	185,797	0	185,797
UV - Mining	0.171740	30	1,366,168	234,626	0	234,626	234,626	0	234,626
UV - Commercial Rural	0.047960	22	8,674,826	416,045	0	416,045	416,045	0	416,045
Sub-Total		6,603	363,388,906	29,591,716	200,000	29,791,716	29,514,449	99,143	29,613,592
Minimum payment									
				Minimum Payment \$					
Gross rental value									
GRV - Residential	1,401	82	1,344,480	114,882	0	114,882	114,882	0	114,882
GRV - Vacant	1,318	168	903,948	221,424	0	221,424	221,424	0	221,424
GRV - Commercial	1,401	18	126,571	25,218	0	25,218	25,218	0	25,218
GRV - Tourism	1,401	227	729,998	318,027	0	318,027	318,027	0	318,027
Unimproved value									
UV - Rural	1,401	5	246,300	7,005	0	7,005	7,005	0	7,005
UV - Mining	929	25	66,255	23,225	0	23,225	23,225	0	23,225
UV - Commercial Rural	1,401	2	28,300	2,802	0	2,802	2,802	0	2,802
Sub-total		527	3,445,852	712,583	0	712,583	712,583	0	712,583
Concession						(77,267)			(77,267)
Total general rates		7,130	366,834,758	30,304,299	200,000	30,504,299	30,227,032	99,143	30,326,175

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SHIRE OF BROOME
SUPPLEMENTARY INFORMATION
FOR THE PERIOD ENDED 31 JULY 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	1,449,096	0	1,449,096	0	1,449,096	0
WA Grants Commission	Financial Assistance Grant - Roads	726,700	0	726,700	0	726,700	0
Department of Health	Broome CLAG Funding	11,600	967	11,600	0	11,600	0
Rio Tinto - Pilbara Iron Company Pty Ltd	Youth Partnership Agreement 2022-2025	80,000	5,833	80,000	0	80,000	0
Department of Local Government, Sport and Cultural Industries	In the House	70,000	5,833	70,000	0	70,000	0
Main Roads WA	Street Lighting Subsidy	48,000	0	48,000	0	48,000	0
Main Roads WA	Direct Grant	202,110	0	202,110	0	202,110	199,932
Department Of Justice	A Sporting Chance	45,000	10,000	45,000	0	45,000	0
Library Various grants		38,994	1,575	38,994	0	38,994	14,720
Department of Planning, Lands and Heritage	Coastal Management Plan Assistance Program 2024-25	107,500	0	107,500	0	107,500	0
Department of Planning, Lands and Heritage	Inclusion Development Fund	1,000	83	1,000	0	1,000	0
Department of Primary Industries and Regional Development	Animal Welfare Program	23,798	23,798	23,798	0	23,798	0
Waste Management Grant	Waste Management	14,500	1,208	14,500	0	14,500	0
Mental Health Commission	Installation of needle disposal units	112,458	22,492	112,458	0	112,458	0
Various	Cable Beach Waterpark Detailed Design Income	46,149	18,649	46,149	0	46,149	0
TOTALS		2,979,405	90,646	2,979,405	0	2,979,405	216,947

SHIRE OF BROOME
SUPPLEMENTARY INFORMATION
FOR THE PERIOD ENDED 31 JULY 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	30,000	0	30,000	0	30,000	0
Main Roads	RPG Stewart St, Port Guy intersection	2,164,035	0	2,164,035	0	2,164,035	0
Main Roads	RTR/RPG Cable Beach Stage 1 - Cable Beach Road West	775,979	0	775,979	0	775,979	0
Lotterywest	Cable Beach Stage 1 Cable Beach Stage 1	1,532,000	0	1,532,000	0	1,532,000	1,372,686
Community Sporting & Recreation Facilities	BRAC Tennis Court Surface Renewal	110,000	0	110,000	0	110,000	0
Various	Cable Beach (Walmanyjun) Foreshore	42,175,321	0	42,175,321	0	42,175,321	11,990,463
Roebuck Estate Development Pty Ltd	Drainage Headworks WAPC 155527 STAGE 11C 2022	30,000	2,500	30,000	0	30,000	0
Roebuck Estate Development Pty Ltd	Footpath Contribution WAPC 155527 STAGE 11C 2022	50,000	4,167	50,000	0	50,000	0
Regional Bikeways Grant- Non Op Inc - Footpaths		661,657	0	661,657	0	661,657	0
Department of Planning, Lands, and Heritage	Sanctuary Road Detailed Design	240,000	0	240,000	0	240,000	930
Broome Civic Centre Capital Grants - Cap Inc - Bme Civic Centre		34,132	0	34,132	0	34,132	0
Town Team Movement Ltd	Streets Alive Grant	98,750	0	98,750	0	98,750	18,750
Lotterywest	Cable Beach Waterpark Detailed Design	350,000	0	350,000	0	350,000	0
TOTALS		48,251,874	6,667	48,251,874	0	48,251,874	13,382,829

SHIRE OF BROOME
SUPPLEMENTARY INFORMATION
FOR THE PERIOD ENDED 31 JULY 2025

BUDGET AMENDMENTS

Amendments to original budget since budget adoption. Surplus/(Deficit)

	Description	Classification	Nature & Type	Non Cash	Increase in	Decrease in	Amended
				Adjustment	Available	Available	Budget Running
				\$	Cash	Cash	Balance
					\$	\$	\$
Budget adoption							
Nil							0

10. REPORTS OF COMMITTEES

There are no reports in this section.

11. NOTICES OF MOTION WITH NOTICE

12. NOTICES OF MOTION WITHOUT NOTICE

13. BUSINESS OF AN URGENT NATURE

14. MEETING CLOSED TO PUBLIC

This item and any attachments are 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”.

14.1 LSS035 - REQUEST FOR ABATEMENT OF RENT

LOCATION/ADDRESS:	Part of Lot 2789, Res 36477
APPLICANT:	Hyde Park Management Limited
FILE:	LSS035
AUTHOR:	Director Infrastructure
CONTRIBUTOR/S:	Nil
RESPONSIBLE OFFICER:	Director Infrastructure
DISCLOSURE OF INTEREST:	Nil

SUMMARY:

The Shire has received a request from the Lessee to consider abatement of rent. This report presents the Lessee's request and officer recommendation for Councils consideration.

This item and any attachments are 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”.

14.2 RFQ 25-14 - SUPPLY AND DELIVERY OF 1 LANDFILL COMPACTOR

LOCATION/ADDRESS:	Nil
APPLICANT:	Nil
FILE:	RFQ25-14
AUTHOR:	Manager Waste Services
CONTRIBUTOR/S:	Senior Procurement & Risk Officer
RESPONSIBLE OFFICER:	Director Infrastructure
DISCLOSURE OF INTEREST:	Nil

SUMMARY:

This report considers the submissions received for RFQ 25-14 Supply and Delivery of 1 Landfill Compactor and seeks Council's endorsement of the recommendation contained within Confidential Attachment 1.

15. MEETING CLOSURE
