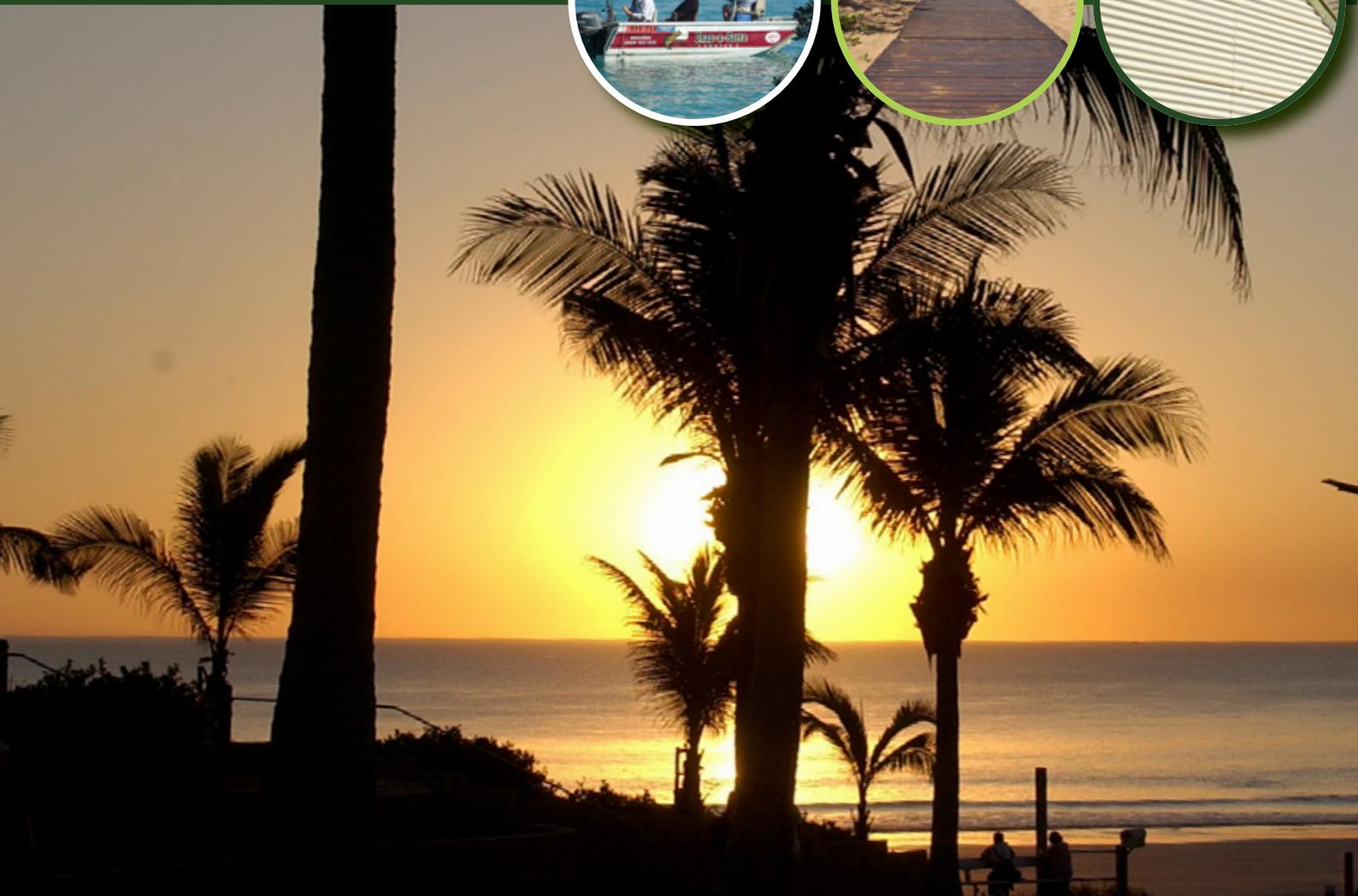


Kimberley

Broome

Regional HotSpots Land Supply Update



Disclaimer

This document has been published by the Western Australian Planning Commission. Any representation, statement, opinion or advice expressed or implied in this publication is made in good faith and on the basis that the government, its employees and agents are not liable for any damage or loss whatsoever which may occur as a result of action taken or not taken, as the case may be, in respect of any representation, statement, opinion or advice referred to herein. Professional advice should be obtained before applying the information contained in this document to particular circumstances.

© State of Western Australia

Published by the

Western Australian Planning Commission

Albert Facey House

469 Wellington Street

Perth WA

6000

Published November 2008

ISBN 0 7309 9654 9

website: www.wapc.wa.gov.au

email: corporate@wapc.wa.gov.au

tel: 08 9264 7777

fax: 08 9264 7566

TTY: 08 9264 7535

infoline: 1800 626 477

Western Australian Planning Commission owns all photography in this document unless otherwise stated. This document is available in alternative formats on application to WAPC Communication Services.

Broome

Introduction

This document forms part of a series of documents prepared by the Department for Planning and Infrastructure (DPI) in conjunction with LandCorp, for the Western Australian Planning Commission (WAPC). These documents provide a snapshot of land supply in regional centres experiencing land and housing supply pressures as a result of growth in the resource and/or other industry sectors.

The document has been prepared as part of the country land development program and is the result of consultation with a number of stakeholders, including local governments and servicing authorities. Information is provided on the status of major projects and current and anticipated lot creation activity. Major issues constraining development are also identified.

What is driving growth?

Broome has experienced population growth significantly higher than that of the State for a number of years. This can be attributed to a number of factors, including the rapid growth of the tourism industry and the growth of government services. Tourism growth is creating significant employment opportunities, leading to demand for additional housing (especially rental accommodation). Other industry sectors active in Broome include the retail, aquaculture, agriculture and resource support industries.

A number of projects to exploit the Browse Basin oil and gas resources are currently under consideration. The Browse Basin reserves are located more than 400 kilometres north of Broome, and 250 kilometres from the mainland. To date, there has been significant proponent interest in establishing extraction and processing operations to develop the area's rich gas reserves. As is the common trend, many of the reserves are held in a joint venture arrangement consisting of a number of major companies. Some of these companies are currently undertaking detailed investigations, while others continue to investigate reserves and sure up ways forward to commercialise their interests.

The State government recently released the Northern Development Taskforce's Site Evaluation Report on the potential locations for the processing of Browse Basin gas in the Kimberley. Of the four sites identified for further studies (Gourdon Bay, James Price Point, North Head and Anjo Peninsula), three of these are within close proximity to Broome. These options will create land supply impacts for Broome, and progress will need to be monitored.

The Broome Port is also being investigated in terms of its capacity to handle increased activity if development of the Browse Basin proceeds.

Proponent / project	Location	Construction workforce ¹	Permanent workforce ¹	Estimated start / finish
Projects under consideration				
Inpex Ichthys gas field	Browse Basin	2 000	500	First LNG shipment scheduled for 2012
Woodside Energy Ltd Scott Reef/Brecknock gas field (joint venture operation with BHP Billiton, BP, Chevron and Shell with Woodside acting as operator)	Browse Basin	3 000	600	LNG production expected to commence 2013-2015

Proponent / project	Location	Construction workforce ¹	Permanent workforce ¹	Estimated start / finish
Projects under consideration				
Shell Development (Australia) Pty Ltd Permit area WA-371-P	Browse Basin	unknown	350 (200 Perth based)	Drilling under way
Total workforce (projects under consideration)		5 000 (minimum)	1 450 (minimum)	
Source: Prospect magazine (June 2008 - August 2008), Department of Industry and Resources (2008) 1 Workforce is the anticipated number of people who will be employed by a project during construction or operational (permanent) phases. These figures may differ to the number at commencement of the project and should be read as indicative. In some cases workforces may be split across various project elements and therefore various locations.				

What are the population projections for this area?

The DPI, in its role as the State's demographer, forecasts estimated resident population throughout the State for the WAPC. These are based on assumptions about fertility, mortality and migration. In some specific cases such as Ravensthorpe and East Pilbara some economic developments have been factored into the forecast.

There is significant population pressure in Broome caused by service populations such as tourists and seasonal workforces, which are not represented by the WAPC forecasts. For example, of the 17 356 persons enumerated on census night 2006, 10 421 persons were counted as residents and 6 935 (40 per cent of persons enumerated) were counted as visitors. An additional 1 126 (11 per cent) residents of Broome were counted elsewhere in Australia on census night. There was a similar difference between the resident workforce (5 388 persons) and the workforce counted on the night (7 186 persons) which suggests that about one third of the visitor population were there for work purposes. This additional service population is significant, and generates impacts for the delivery of services in the area. These impacts may be different to impacts generated by the resident population.

Population figures in this document reflect the best available data. The use and interpretation of this data is complex (see Australian Bureau of Statistics information paper – catalogue 3107.0.55.006, Population Concepts, 2008) and will be subject to ongoing review.

Local government	Projected popln. 2008 ¹	Projected popln. 2013 ¹	Projected popln. 2018 ¹	Projected popln. 2028 ¹	Average annual growth 2008-2013 (per cent)	Average annual growth 2008-2018 (per cent)	Average annual growth 2008-2028 (per cent)
Broome	16 600	19 000	21 900	28 000	2.7	2.8	2.6
Derby/West Kimberley	10 500	12 600	14 300	17 200	3.7	3.1	2.5
Halls Creek	5 000	5 700	6 600	8 300	2.7	2.8	2.6
Wyndham-East Kimberley	9 100	10 200	11 200	13 300	2.3	2.1	1.9
Total Kimberley	41 200	47 500	54 000	66 800	2.9	2.7	2.4
Total Western Australia	2 112 700	2 276 900	2 441 000	2 730 400	1.5	1.5	1.3
Source: Western Australia Tomorrow, Western Australian Planning Commission (2005) 1 Projection for resident population							

Population data published by the Australian Bureau of Statistics for the Shire of Broome is detailed below. Data for the estimated resident population, place of usual residence and place of enumeration is shown. Further information on these different count methods are shown on page four of this document.

The Shire of Broome had an estimated resident population of 15 259 persons in 2007. Broome accounted for more than 88 per cent (11 547 persons) of the shire's population in the 2006 census (place of usual residence). However, the number of persons present in Broome on census night 2006 (place of enumeration) was significantly larger, with 17 356 persons recorded. This figure includes residents, tourists, visitors and service populations. The majority of the shire's population reside in Broome.

Local government (lg)	Estimated resident population 2007	Census population 2006 (place of usual residence)
Shire of Broome	15 259	13 060
Source: Australian Bureau of Statistics Catalogue 3218.0 Regional Population Growth Australia (March 2008) Catalogue 2068.0 Census Tables (June 2007)		

Locality	Census locality population 2006 (place of usual residence)	Locality population 2006 (per cent of lg)
Broome	11 547	88.4
Beagle Bay community	199	1.5
Bidayadanga community	426	3.3
Djarindjin/Lombadina community	263	2.0
Source: Australian Bureau of Statistics Catalogue 2068.0 Census Tables (June 2007)		

The graph below shows the number of persons present in Broome for each of the census years 1991-2006. Place of usual residence data at the level of urban centres/localities was not available prior to the 2006 census.

**Broome urban centre - population by census year
(place of enumeration)**



Estimated resident population (ERP) - Available for local government areas only, this figure represents the number of people counted in an area on 30 June. It is calculated by:

- adding the people who were temporarily absent from the area on census night;
- subtracting the overseas visitors counted in the area on census night;
- augmenting the figure for estimated net undercount in the census;
- adjusting for difference between census night and 30 June; and
- updating each year using administrative data from a variety of sources.

ERPs are the official population figures for Australia. They are widely used as a basis for Government decision-making, including the allocation of seats in federal parliament and distribution of Commonwealth grants.

Net undercount - Immediately following the census, the Australian Bureau of Statistics (ABS) conducts a post-enumeration survey in randomly selected households to get a picture of the net undercount. This factors in the human error associated with collection of census data. Factors contributing to undercount include geographic location, ethnicity, people travelling, errors with the census form, confidentiality. People may also be counted more than once if they were away from home on census night, but were included on the census form at their usual residence. In the 2006 census the estimated net undercount in WA was 3.2 per cent. This figure was 4.4 per cent for the balance of Western Australia, and 2.7 per cent for Perth.

Place of enumeration - this count includes every person who spent census night in Australia based on where they were on census night. The figure includes residents, tourists, visitors and service populations. This data is available for towns, localities and postcode areas.

Place of usual residence - the number of people who state an area on the basis of where they usually live, rather than where they were on census night. This can be a subjective measure as it depends where people consider their home to be. This data is available for towns, localities and postcode areas.

Service populations - people who demand goods or services from providers of such commodities. Such persons may be permanent or temporary residents of the area from which the service is sought, or they may be daytime visitors (including commuters), overnight or short-term visitors to the area or fly-in fly-out workers. Service populations are not counted separately at the census but may represent up to 25 per cent (as in the Pilbara region) of the number of people enumerated in a town or locality on census night.

How much residential zoned land is available?

An analysis was undertaken to determine the area of developed and undeveloped zoned land in Broome. The analysis focused on undeveloped greenfield areas, and as such, single vacant lots within the existing urban front have been classified as developed.

Areas of undeveloped residential zoned land are located in Djugun (B03 – Roebuck Estate) and Cable Beach (B05 – Sunset Park Estate). These sites are being developed incrementally. More than 400 ha of land is zoned development in Broome, including sites containing uses such as the airport and racecourse. Other areas zoned development include west Roebuck Estate, stage 4 of the Januburu Six Seasons Estate (B01B) and area 5D and 5E.

A number of local planning scheme amendments have been initiated to rezone additional areas to residential or development zones. Additional areas for long-term urban development have also been identified in the Broome Planning Steering Committee report. A number of these sites will require resolution of issues before development can proceed.

Zone	Developed (ha)	Undeveloped (ha)
Residential R5	0.3	0
Residential R10	38.2	0
Residential R10/20	140.5	0
Residential R12.5	58.5	11.6
Residential R15	29.5	3.5
Residential R20	19.2	3.7
Residential R25	1.1	0
Residential R30	3.0	0
Residential R40	7.2	0.6
Residential R50	6.2	0
Development	247.9	163.5
Total	551.6	182.9

Source: Department for Planning and Infrastructure internal databases (2008)

Can demand be met?

- It is anticipated that, subject to sites B26 and B27 being developed, demand can be met in the medium term to 2012. However, should employment for development associated with Browse Basin be based in or close to Broome, supply will be constrained.
- Beyond the residential development sites identified, land supply options are extremely limited and will not cater for longer term demand. Due to airport and floodplain constraints, consideration may need to be given to the development of a satellite suburb remote from the Broome townsite.
- Infill development (through initiation of scheme amendments) in established areas of Broome will facilitate the development of a small number of additional dwellings.
- At this stage, Broome’s capacity to cater for major new land releases is extremely limited, with any major new land release subject to native title negotiations. Global negotiations with the Rubibi native title holders are ongoing.
- There is strong demand for industrial land with few lots currently available. Release of additional land in the Blue Haze industrial area or close to the new airport site on Broome Road will require resolution of native title issues before development can proceed.

The following table provides a summary of recent and forthcoming residential lot creation activity in Broome:

Residential lots created ¹ (2001-02 to 2005-06)	Residential lots created ¹ (2006-07)	Residential lots created ¹ (2007-08)	Residential lots with current conditional approval ²	Proposed LandCorp releases (next 2 years) ³
538	291	118	351	82
Source: Western Australian Planning Commission internal databases (2008) 1 Number of residential lots (final approvals) created as a result of subdivision (ie – does not include survey or vacant lot stratas) 2 These are approvals for which construction or servicing has not yet commenced, or is currently under way. Calculated as at 30 September 2008. 3 Subject to demand and resolution of development issues.				

- The majority of residential lots created since 2001-02 were in Sunset Beach Estate, Roebuck Estate and Old Broome Estate. Residential lots in the Januburu Six Seasons Estate have been released in stages commencing in 2005.
- The majority of the lots with current conditional approval relate to Roebuck Estate (B03) and Januburu Six Seasons Estate stage 4 (B01B). Stage 4 of the Six Seasons Estate includes 82 lots which will yield in excess of 150 dwelling units.

What are the challenges for land release and housing supply?

- Native title and indigenous heritage issues.
- Capacity constraints in the building and construction industry.
- Water and sewer service capacity constraints to meet anticipated demand.
- Managing the safety and efficiency at the northern and southern sections of Broome Highway to cater for increased travel demand and the conflict between local and regional traffic, including heavy freight vehicles to the port.

What is Government doing?

The State government is developing the Royalties for Regions fund. The fund, equivalent to 25 per cent of annual mining and petroleum royalties collected by the State, will be allocated to new infrastructure projects and services in regional areas of Western Australia. The fund will be delivered through three new funds: the Regional Infrastructure and Headworks Fund, the Country Local Government Fund and the Regional Community Services Fund. Legislation is currently being drafted, and a funding blueprint is expected to be released before the end of 2008.

Regional initiatives

- The Northern Development Taskforce has been established to coordinate the issues in regard to selection and development of a suitable location or locations for the processing of Browse Basin gas reserves. The taskforce will set the framework for how the State will protect and manage the indigenous heritage, environment and tourism values of the area while facilitating industrial development. A site evaluation report on the potential locations for the processing of Browse Basin gas in the Kimberley was released in mid-October 2008 (Managed by DOIR).
- Preparing a Dampier Peninsula Strategic Plan to reflect the long-term land use, infrastructure provision and access to the area, providing a sustainable framework for guiding decisions about beneficial economic, social and environmental outcomes. Initial consultation has been undertaken and a discussion paper providing background information and identifying key issues has been prepared as well as a Record of Consultation (DPI, WAPC).
- Developing a Kimberley Regional Water Plan. The plan will consolidate available water information, identify water management issues and report on actions to be implemented in the region. It is anticipated that a draft will be released for public comment in late 2009 (DoW).

- Investigating the potential for oil and gas production and supply base facilities across the region.
- The Office of Development Approvals Coordination (ODAC) is working with proponents and agencies to progress resource projects in the region. ODAC aims to streamline the approvals processes for industrial and resource development projects by coordinating the statutory approvals process for very large or complex approvals. This work complements the project facilitation services available through DOIR.

Local initiatives

- Undertaking Broome Global Negotiations with the native title claimants in Broome to resolve native title issues across the town (Office of Native Title, DPI).
- Progressing local planning scheme amendments and further planning (where possible) to facilitate land release (DPI, LC, SoB).
- Investigating opportunities to facilitate infill development (LC, SoB).
- Addressing the lack of affordable employee housing by initiating projects such as the Foundation Housing project whereby a not-for-profit company can construct dwellings and lease these to local businesses at affordable rates. This project is being led by the Office of the Minister for Planning and Infrastructure (DPI).
- Preparing a local tourism strategy (SoB).
- Preparing a local housing strategy. The draft strategy was released for public comment during August and September 2008 (SoB).
- The future tourism accommodation needs for Broome was investigated as part of the Broome Accommodation Study Future Needs Analysis published in November 2006. A number of strategically important areas/sites have been identified (Tourism WA).
- Commencing construction of a second wastewater treatment plant to cater for future growth. The site is on Crab Creek Road, 10 kilometres north-east of the Broome townsite (WC).
- Addressing power capacity constraints for developments north of the airport with a proposed new substation (scheduled for completion in 2011-12). Generation capacity upgrades are currently being negotiated to match expected load increases (HP).
- Delivering additional accommodation for government employees in Broome by tendering for the construction of two homes in 2007-08 and planning for the purchase of two to three group housing sites in 2008-09. Six recently completed two bedroom units were also recently spot purchased to meet additional demand (GROH).
- Undertaking a major \$42 m redevelopment of Broome Regional Resource Centre, including construction of a new \$9.4m 14 bed mental health unit (DoH).
- Identifying projects such as upgrades to the Broome Court in agency 10 year capital investment plans. The project is currently unfunded but is likely to commence in the medium term (DoAG).
- Undertaking construction of the Broome Police Complex stage 2. Stage one of the project, replacement of the Broome police station, was completed in July 2008. The second stage involves the replacement of the Kimberley District Office which will be linked to the new station. Stage 2 is scheduled for completion in early 2009 (Police).
- Continuing to monitor the condition and operation of the regional road network to identify road network improvement requirements (MRWA).
- Investigating the capacity of Broome Port to handle increased activity as a result of development of the Browse Basin (DPI).
- Monitoring school site requirements. It is anticipated that Cable Beach Primary School can accommodate any additional students as a result from development of identified areas in Cable Beach south. However, if areas 5D and 5E are developed, the capacity of this school may need to be reviewed. While Roebuck Primary School has some spare capacity, a new primary school site will be required in the Broome North area to accommodate students from identified projects B26 and B27. It is expected that the existing Broome Senior High School will be able to cater for the secondary requirements of all students in Broome (DET).

Consultation

This document was prepared in consultation with the following local and state government agencies and infrastructure providers/agencies:

- Department of Corrective Services (DCS)
- Department of Education and Training (DET)
- Department of Environment and Conservation (DEC)
- Department of Health (DoH)
- Department of Housing and Works (DHW)
- Department of Industry and Resources (DOIR)
- Department of the Attorney General (DoAG)
- Department of Water (DoW)
- Government Regional Officers' Housing (GROH)
- Horizon Power (HP)
- LandCorp (LC)
- Main Roads Western Australia (MRWA)
- Shire of Broome (SoB)
- Water Corporation (WC)
- Western Australia Police (Police)

Broome

Regional HotSpots Land Supply Update | Identified Project Areas



0 500 1,000 metres

Produced by Infrastructure Planning and Coordination branch, Department for Planning and Infrastructure.

Base information supplied by the Western Australian Land Information Authority, GL248-2007-2.

Date: 24/10/2008

Legend

- Intended land use**
- industrial
 - residential
 - residential/tourism
 - tourism
 - health facility
 - tertiary school
 - special school
 - primary school
 - high school
 - district high school
 - vacant lots (Sept 2008)
 - airport
 - power station
 - wastewater treatment plant
 - wastewater treatment plant buffer
 - local road (local government control)
 - State road (Main Roads control)
 - town centre/local centre/mixed use zone
 - industry/light and service industry zones
 - suburb boundary
 - cadastre
 - residential final approvals (from 1 July 2006 to 30 June 2008)
 - area of interest



Januburu Six Seasons Stage 4
 * current conditional approval for remaining stage
 * stage 4 civil works commenced April 2008
 * stages 4 will yield more than 150 dwelling units
 * ballot for stage 4 lots held on 30 August 2008
 * portion of lots to be sold by private treaty

Reid Road/Nightingall Drive (B33/34)
 * local scheme amendments initiated to rezone these areas for residential uses

Area 5D & 5E
 * development subject to resolution of native title and aboriginal heritage issues
 * development of this area highly unlikely at this stage
 * requires further planning
 * significant potential lot yield

Bilingurr
 * identified as future urban expansion area
 * area could yield >900 dwellings
 * development subject to Broome native title negotiations

Cable Beach/Bilingurr
 * this area referred to as 'Broome North'

Fairway Drive
 * identified for future tourism development
 * development subject to resolution of native title

Cable Beach Road
 * identified as possible strategic tourism location
 * possible resort, cultural and ecotourism uses
 * development subject to resolution of native title

Lot 3150
 * identified as next major land supply area
 * development of residential lots plus local retail centres
 * development subject to Broome native title negotiations
 * amendment no. 42 initiated to rezone to development (adopted by council)

Blue Haze Industrial Area
 * zoned light and service industry
 * existing lots not serviced
 * development subject to Broome native title negotiations

Roebuck Estate (B03)
 * further structure planning required for western portion

Broome Airport
 * relocation of airport to identified site will present Broome with long term opportunities for housing, commercial, civic, cultural and recreational needs
 * likely timeframe beyond 10 years
 * shire and airport currently preparing a plan for the future development and relocation of the airport

Reserve 43465 Kerr Street
 * local scheme amendment (no. 41) initiated to rezone to residential R50
 * to be developed and managed by Foundation Housing (not-for-profit) for affordable employee housing
 * could accommodate 50-100 workers in a mix of single and shared accommodation units

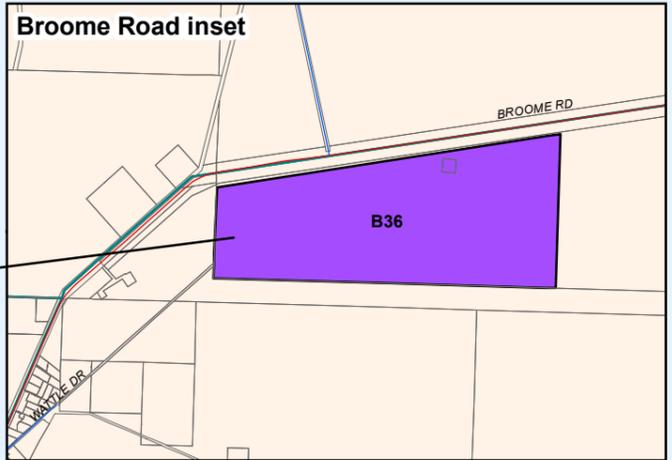
Tropicana Inn
 * development of 238 new rooms

Broome
 * much of the dwelling stock in this area built in the 1960s/70s/80s
 * rezoning would facilitate infill opportunities in this area

Existing LIA
 * rezoning would expand the range of uses and allow showrooms in select locations
 * amendments to allow odour-sensitive land uses within wastewater treatment plant buffer not supported by Water Corporation

Roebuck Bay Golf Course
 * potential of this site investigated but development would be contentious

Broome Road
 * area identified for future industrial uses
 * zoned industry
 * requires resolution of native title



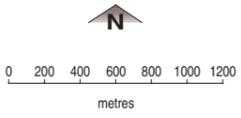
Note:
 The extent and timing of project areas are indicative only. No onus is placed on the landowner or relevant agency to comply with these representations. Proposals for development on each site must still follow relevant planning procedures.

Broome

Regional HotSpots Land Supply Update | Local Planning Schemes



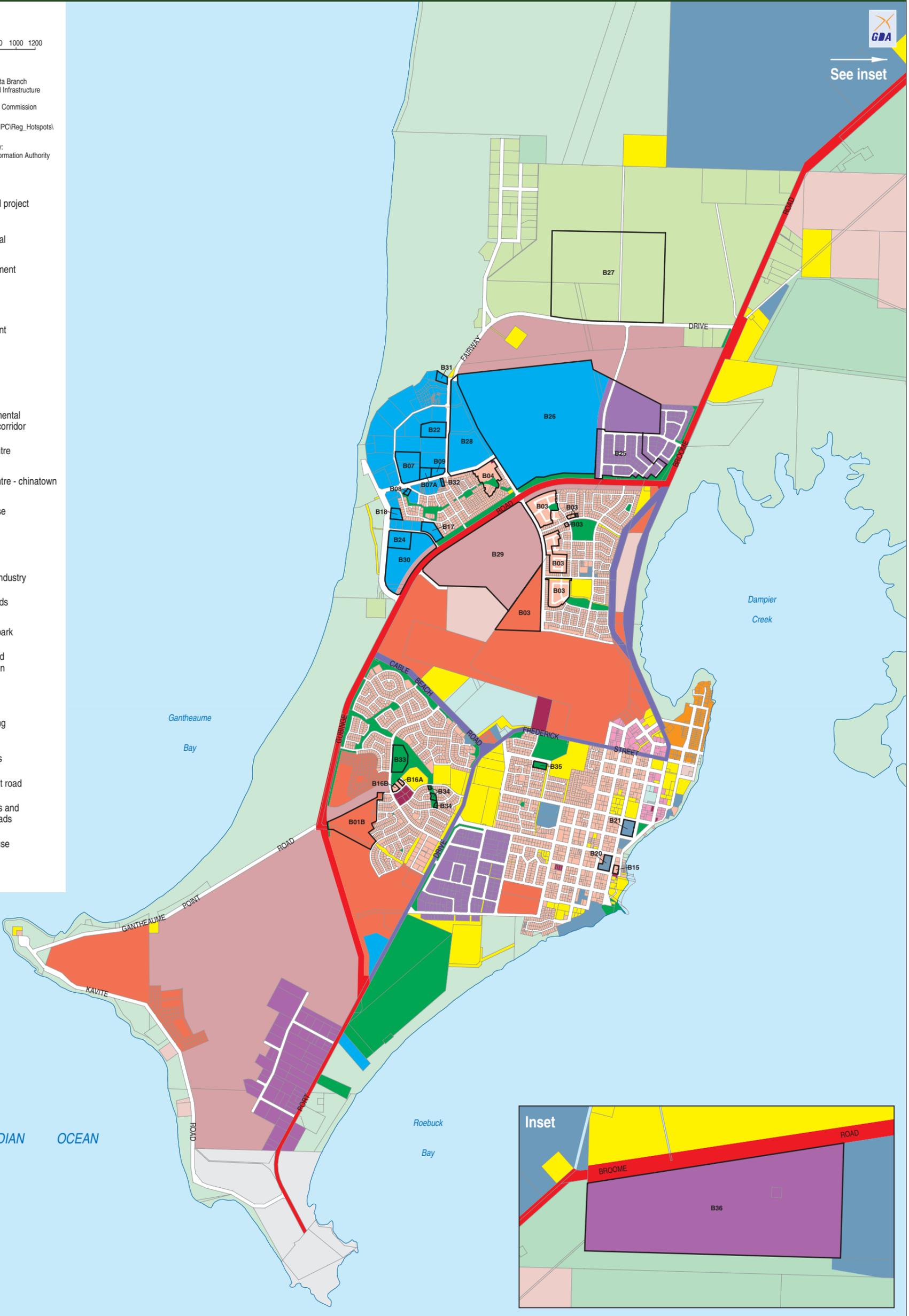
See inset



Mapping and GeoSpatial Data Branch
 Department for Planning and Infrastructure
 Produced on behalf of:
 Western Australian Planning Commission
 July 2008
 ntw-map9\Projects\polurb\IPC\Reg_Hotspots\
 tps\broome\broome_tps.dgn
 Base information supplied by:
 Western Australian Land Information Authority
 GL248-2007-2

Legend

- B30 identified project areas
- residential
- development
- port
- settlement
- civic and cultural
- tourist
- environmental cultural corridor
- local centre
- town centre - chinatown
- mixed use
- industry
- light and service industry
- local roads
- coastal park
- parks and recreation
- general rural
- rural living
- public purposes
- important road
- highways and major roads
- special use
- ocean



Broome project summaries (as at 30 September 2008)

Project ID	Location ¹	Tenure ²	Purpose	Zoning / planning			Area / yield			Approvals ³		Anticipated release ⁴			Issues / comments
				Current zoning	Amendment required / initiated	Other planning under way	Area (ha)	Yield (lots)	Yield (units)	Current subdivision / strata approvals	Subdivision / strata approvals pending	Short term (0-2 yrs)	Medium term (2-5 yrs)	Long term (5 yrs+)	

Government owned land

B01B	Lot 9002 Reid Road, Lot 302 Woods Drive	WA Land Authority	Residential	Development	Yes (post subdivision)	ODP endorsed	15.2	82	154	82	0	82	0	0	Januburu Six Seasons Estate stage 4. Remaining stage has conditional subdivision approval. Stage 4 civil works commenced April 2008. Stage 4 includes a number of group housing sites ranging from R30 – R50. Ballot held on 30 August 2008.
B16A	Lot 104 Bernard Way	Housing Authority	Residential	Residential R40	No		0.2	1	7	0	0	7	0	0	DHW project to construct 7 grouped dwellings. Anticipated completion late 2008.
B25	Various Lots Tanami Drive/Ivy Road	State of WA (UCL)	Industrial	Light and service industry	No		26.8	100	100	0	0	Stage 1: 2-3yrs (subject to resolution of issues)			Identified in Broome Planning Steering Committee report as future industry area (extension to Blue Haze industrial area). Existing lots not serviced. Development subject to Broome native title negotiations
B26	Lot 3150 Fairway Drive, Lot 3132 Broome Road	State of WA (UCL)	Residential	Tourist	Yes (amendment 42 initiated -> development)		175.1	900	900	0	0	Stage 1: 2-3yrs (subject to resolution of issues)			Identified in Broome Planning Steering Committee report as future urban expansion area. Likely to be next major land supply area. Development subject to Broome native title negotiations. Local scheme amendment (no. 42) initiated to rezone to development. Amendment adopted by council on 26 th August 2008.
B27	Lot 304 & 687 Fairway Drive, Lot 3091 Buckleys Road	State of WA (UCL)	Residential	Rural living	Yes (not initiated)		110.7	900	900	0	0	0	0	900	Identified in Broome Planning Steering Committee report as future urban expansion area. Development subject to Broome native title negotiations. Project requires further planning. Water and wastewater planning is also required.
B28	Lot 3128, 3129 & 3130 Fairway Drive	State of WA (UCL)	Tourism	Tourist	No		27.6	Not determined		0	0	To be determined			Identified in Broome Planning Steering Committee report for tourism uses. Development subject to resolution of native title. Local scheme amendment (no. 42) initiated to rezone to development.
B29	Gubinge Road	State of WA (UCL)	Residential	Environmental cultural corridor	Yes (not initiated)		75.6	700	700	0	0	0	0	700	Identified in Broome Planning Steering Committee report as future urban expansion area (aboriginal needs housing). Aboriginal Lands Trust land. Development subject to Broome native title negotiations.
B30	Murray Road / Cable Beach Road	State of WA (UCL)	Tourism	Tourist	No		17.7	Not determined		0	0	To be determined			Identified in Broome Planning Steering Committee report for tourism uses. Development subject to Broome native title negotiations. Possible resort, cultural and ecotourism uses.
B33	Lot 2441 Reid Road (CR 41551)	State of WA	Residential	Parks & recreation	Yes (amendment 49 initiated -> residential R40)		4.0	20	50	0	0	Stage 1: 2-3yrs (subject to resolution of issues)			Local scheme amendment (no. 49) initiated to rezone portion of reserve to residential R40.

1 CR = Crown reserve

2 UCL = unallocated Crown land

3 Refers to the number of lots/units with current subdivision or strata approval, and the number of lots/units for which a subdivision/strata application has been lodged but which is yet to be determined (pending). Does not include local government development approvals.

4 In some cases the anticipated release of lots is yet to be determined. This could be for reasons such as market conditions, demand/supply of services or a requirement to resolve issues and constraints.

Project ID	Location ¹	Tenure ²	Purpose	Zoning / planning			Area / yield			Approvals ³		Anticipated release ⁴			Issues / comments
				Current zoning	Amendment required / initiated	Other planning under way	Area (ha)	Yield (lots)	Yield (units)	Current subdivision / strata approvals	Subdivision / strata approvals pending	Short term (0-2 yrs)	Medium term (2-5 yrs)	Long term (5yrs+)	
B34	Lot 2241 Nightingall Drive (CR 40224)	State of WA	Residential	Parks & recreation	Yes (amendment 41 initiated -> residential R30 but withdrawn)		0.7	8	19	0	0	Stage 1: 2-3yrs (subject to resolution of issues)			Local scheme amendment (no. 41) initiated to rezone portion of reserve to residential R30. This site withdrawn from amendment 41.
B35	Lot 3074 Kerr Street (CR 43465)	State of WA	Residential	Parks & recreation	Yes (amendment 41 initiated -> residential R50)		0.9	1	24	0	0	24	0	0	Site is an undeveloped reserve. To be developed by Foundation Housing (not-for-profit group) who will lease the units to local businesses at affordable rates. Project could accommodate 50-100 workers in a mix of single and shared accommodation units. Local scheme amendment initiated (no. 41) to rezone to residential R50.
B36	Lot 301 Broome Road (CR 25716)	State of WA	Industrial	Industry	No		401.7	Not determined		0	0	Stage 1: 3-4 yrs (subject to resolution of issues)			Identified in Broome Planning Steering Committee report for industrial uses (Broome Road industrial area). Area will likely cater for longer-term industrial growth. Site is appropriately zoned but requires resolution of native title. Water and wastewater planning required.

Privately owned land

B03	Lot 9034 & 9037 Jigal Drive	Roebuck Estate Development Pty Ltd	Residential	Residential R12.5, Residential R15, Residential R30, Development	Yes (post subdivision for western portion)		37.3	330	330	255	0	80	120	130	Roebuck Estate. Western portion subject to separate development plan (~130 lots).
B04	Lot 9010 Sanctuary Road	Sunset Park Estate Pty Ltd	Residential	Residential R12.5 Residential R15	No		5.9	48	48	49	0	48	0	0	Sunset Park Estate. Conditional approvals in place.
B07	Lot 2245 & 2246 Millington Road, Lot 6 Sanctuary Road	Hyde Park Management Pty Ltd, Castlepeak Pty Ltd	Residential/ tourism	Tourist	No		7.3	1	310	0	0	0	310		Proposal includes short stay tourism accommodation (~250 units) in addition to residential (~60 units) and retail/commercial units. Draft Millington Road Development Plan prepared and released for public comment.
B07A	Lot 1 Sanctuary Road	QBSD Pty Ltd	Residential/ tourism	Tourist	No		1.3	1	52	0	0	To be determined			Project has development approval for 52 units (40 short stay, 12 long stay).
B08	Lot 302 Challenor Drive	Black Pearl Developments Pty Ltd	Tourism	Tourist	No		0.3	1	26	0	0	26	0	0	Project has development approval for 26 units. Project currently on hold.
B09	Lot 2 Sanctuary Road	Palmlaw Pty Ltd	Residential/ tourism	Tourist	No		1.0	1	40	0	0	To be determined			
B15	Lot 300 Robinson Street	Seaview WA Pty Ltd	Residential	Residential R40	No		0.5	1	17	0	0	To be determined			Old shopping centre site. Awaiting further details on proposal.

1 CR = Crown reserve
 2 UCL = unallocated Crown land
 3 Refers to the number of lots/units with current subdivision or strata approval, and the number of lots/units for which a subdivision/strata application has been lodged but which is yet to be determined (pending). Does not include local government development approvals.
 4 In some cases the anticipated release of lots is yet to be determined. This could be for reasons such as market conditions, demand/supply of services or a requirement to resolve issues and constraints.

Project ID	Location ¹	Tenure ²	Purpose	Zoning / planning			Area / yield			Approvals ³		Anticipated release ⁴			Issues / comments
				Current zoning	Amendment required / initiated	Other planning under way	Area (ha)	Yield (lots)	Yield (units)	Current subdivision / strata approvals	Subdivision / strata approvals pending	Short term (0-2 yrs)	Medium term (2-5 yrs)	Long term (5yrs+)	
B16B	Lot 101 & 102 Bernard Way	Broome Resort Development Corporation Pty Ltd, Ravebay Holdings Pty Ltd, Reg Properties Pty Ltd	Residential	Residential R40	No		0.4	1	18	0	0	18	0	0	Construction anticipated to commence November 2008. Application lodged to amalgamate lots.
B17	Lot 2234 & 2235 Murray Road	Pinctada Resort Property Pty Ltd, Yallas Pty Ltd	Residential/ tourism	Tourist	No		2.5	1	71	0	0	71	0	0	Project has development approval for 71 units (Pinctada Resort). Currently under construction (completion anticipated 2009).
B18	Lot 2230 Cable Beach Road	Cratburn Pty Ltd	Tourism	Tourist	No		1.3	1	79	0	0	79	0	0	Project has development approval. Construction likely to commence in 2008. Bon Ton Resort.
B20	Lot 11 & 12 Guy Street, Lot 13 Robinson Street, Lot 263, 264 & 265 Saville Street	Tropicana Enterprises Pty Ltd	Tourism	Special use - motel	No		1.6	1	238	0	0	115	123	0	Redevelopment of Tropicana Inn Project has development approval. Anticipated completion for stage 1 December 2008. Development has 3 stages.
B21	Lot 2 Louis Street	Tahl Northern Hotels Pty Ltd	Tourism	Special use – hotel/motel	No		2.0	1	68	0	0	68	0	0	Mercure Inn Continental redevelopment. Project includes the construction of 68 additional rooms. Currently under construction and very close to completion.
B22	Lot 995 Fairway Drive	Brykom Pty Ltd	Residential/ tourism	Tourist	No		4.1	1	222	0	0	To be determined			Project has development approval.
B24	Lot 2785 Murray Road	Kapanya Investments Pty Ltd	Residential/ tourism	Tourist	No		4.2	1	125	0	0	125	0	0	Palm Grove Holiday Park resort redevelopment. Stage 1 consists of 125 strata self contained units. Stage 1 has development approval, with construction anticipated to commence in 2008. Remaining stages to be determined. Rapley Wilkinson/PRD Nationwide joint venture.
B31	Lot 3 Coucal Street	Cahouna Pty Ltd, Treleaven A J, Treleaven D P	Tourism	Tourist	No		1.0	Not determined		0	0	To be determined			Sojourn Broome (former proposal was for development for tourism purposes). Site currently for sale. An application to establish temporary workforce accommodation on this site has been received by the shire.
B32	Lot 42 Sanctuary Road	Sanctuary Apartments Pty Ltd	Tourism	Tourist	No		0.2	1	42	0	0	42	0	0	Development of 42 single bedroom short stay units.

1 CR = Crown reserve
 2 UCL = unallocated Crown land
 3 Refers to the number of lots/units with current subdivision or strata approval, and the number of lots/units for which a subdivision/strata application has been lodged but which is yet to be determined (pending). Does not include local government development approvals.
 4 In some cases the anticipated release of lots is yet to be determined. This could be for reasons such as market conditions, demand/supply of services or a requirement to resolve issues and constraints.