



THE
KIMBERLEY
REGIONAL GROUP

KIMBERLEY Investment Prospectus 2023-24





Acknowledgement of Country

The Kimberley Regional Group would like to acknowledge the traditional owners of Kimberley region of WA and pay respect to Elders past, present and emerging and to extend that respect to all Aboriginal and Torres Strait Islander people across Australia.

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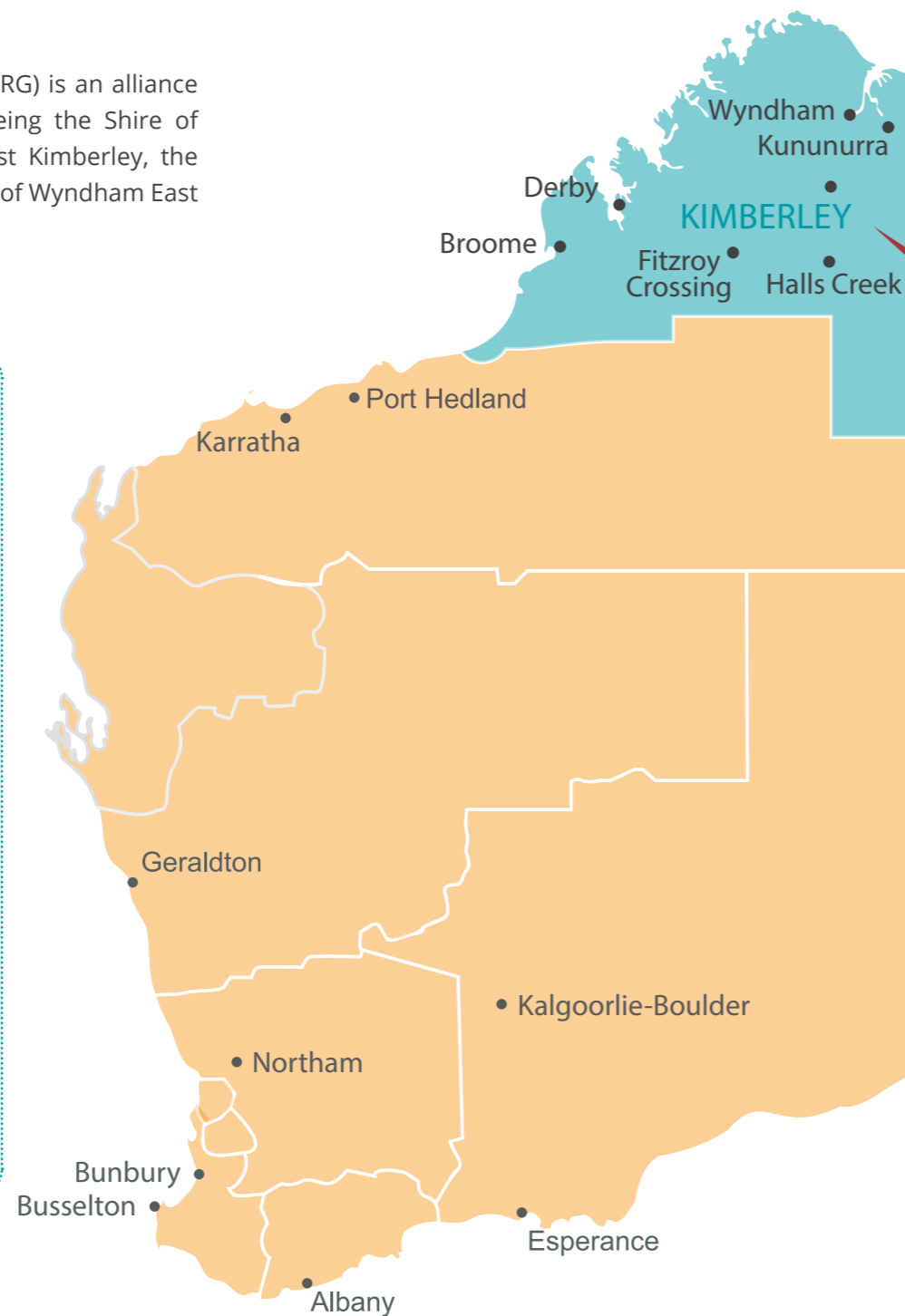
THE KIMBERLEY REGIONAL GROUP

The Kimberley Regional Group (KRG) is an alliance of the four Kimberley Shires; being the Shire of Broome, the Shire of Derby West Kimberley, the Shire of Halls Creek and the Shire of Wyndham East Kimberley.



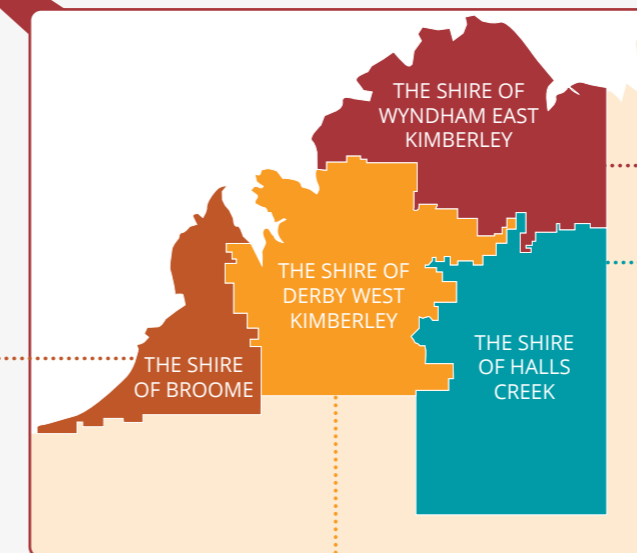
- » 427.5KM²
- » 39K POPULATION
- » \$6.5BN ECONOMIC OUTPUT
- » > 15.6K JOBS
- » >10K PRIVATE DWELLINGS
- » > 150 ABORIGINAL COMMUNITIES
- » > 40% ABORIGINAL AND TORRES STRAIT ISLANDERS*

* ABS 2022



The Shire of Wyndham East Kimberley

The Shire of Wyndham East Kimberley covers some 112,066 km² and includes Wyndham Port, the town of Kununurra and the Ord River Scheme. The region is home to 7.5k people. It is renowned for its unspoilt natural beauty and attractions including the eastern end of the Gibb River Road, El Questro Wilderness Park, Lake Argyle, as well as conservation and marine parks.



The Shire of Halls Creek

The Shire of Halls Creek has significant resource sector opportunities including, gold, copper and dysprosium. With a population of around 3.6k people, with 74 percent identifying as Aboriginal, the Shire covers an area of 133,046km² including large Aboriginal communities, the World Heritage listed Punalulu National Park and Lake Gregory along with notable pastoral interests.

The Shire of Derby West Kimberley

The Shire of Derby-West Kimberley has a population of around 7.1k people and covers approximately 119,731km². Spanning from Derby on the coast to Fitzroy Crossing and beyond, the Shire includes much of the Fitzroy River (Martuwarra) catchment along with popular tourist attractions such as the western end of the Gibb River Road, Tunnel Creek, Windjana Gorge and the Horizontal Falls.

The Shire of Broome

The Shire of Broome covers approximately 56,000km² and has a coastline of 900km stretching across much of the Dampier Peninsula and including the world-famous Cable Beach. Home to 17k residents, the Shire also caters for an impressive 205k visitors each year.

Working collaboratively, the KRG's vision is to maintain and enhance the Kimberley's rich diversity and livability; focusing on an inclusive community free of disadvantage and placed to effectively engage in economic opportunity whilst respecting the history, heritage and environment.

INVESTMENT FOR ECONOMIC GROWTH

The KRG recognises the growing potential of the Kimberley as an investment hub:

- The region's diverse natural beauty attracts national and international tourists to its rugged ranges, long golden beaches, and spectacular tropical gorge country
- The agricultural sector continues to diversify with significant irrigated agricultural production through the Ord River Scheme, along with the pastoral industry, aquaculture, and dryland horticulture
- The mining and extraction industries and construction are major contributors to the region's diverse economy. The resources sector offers prospects with the growing market for tech-metals and other products such as onshore oil and gas, stimulating exploration and extraction in the region.

- The growth of Aboriginal businesses in particular in the tourism, cultural industries, pastoral industry and construction sector, provides enormous opportunity to drive economic opportunity for Aboriginal people.

The four Shires have an excellent record of project planning and delivery. As a Group, they are committed to working in partnership with government, industry, business, the community sector and other key stakeholders to leverage expertise and investment, to diversify the economy, drive sustainable business growth and to harness the strengths of the region to provide opportunity for all.

Infrastructure investments, both committed and planned, will increase the viability of these sectors on the global stage.



REGIONAL LIVEABILITY

The attraction and retention of a local workforce is critical to economic growth and, fundamental to this, is the liveability of Kimberley towns and communities. This includes access to the education, health, and social infrastructure and services to support individuals and families and their diverse interests. Also important is addressing the significant social and economic challenges facing many Kimberley people, by ensuring that all residents have access to the services and support they require, along with jobs and economic opportunities to thrive.

The 2023 Kimberley floods highlighted fit-for-purpose shortfalls in economic and social infrastructure and services. Thousands of homes were damaged, and people displaced from their communities. Damage to roads, in particular the Great Northern Highway, and the loss of the only bridge at Fitzroy Crossing, linking the East to the West Kimberley and onto Perth, will continue to cause significant supply chain disruptions. Road freight, diverted via South Australia and the Northern Territory from Perth, significantly impacts industry, small business and local communities.

As the flood recovery relied on air transport, airstrips were found not fit for purpose, putting lives at risk and delaying goods and services crucial for recovery. Food security for the East Kimberley became a significant issue long after the weather events. Flooding in the Northern Territory prevented road access from eastern Australia, effectively turning the East Kimberley into an island.

As Kimberley communities rebuild, there is an opportunity to deliver long-term cost effective infrastructure that is more disaster resilient. Also to ensure that local communities, businesses and service providers are more resilient and better able to mobilise to cope with and recover from disasters in partnership with Local, State and Federal government and other key partners.

ABOUT THIS PROSPECTUS

The four Kimberley Shires have developed a range of strategic, targeted projects to drive jobs and investment growth; delivering economic and social benefits across the Kimberley.

These projects are consistent with the Kimberley Regional Group Strategic planning framework and align with major State and Federal Government policy priorities and initiatives. The projects provide a diversified program of works that stretch across the region.

The investments made today will deliver dividends both now and into the future. These projects will create new jobs, apprenticeships and traineeships. Building a local skilled workforce, and Aboriginal economic participation, will be at the heart of the work, mitigating against skills shortages for future project delivery.

With abundant land, sunshine, wind and tides there is a real opportunity to address climate change through the use of renewable energy and sustainable technologies across all projects, delivering environmentally, socially and culturally responsible growth.

The projects in this Investment Prospectus have been grouped into two categories - economic and social whilst noting that there can be overlap.

Whilst all projects will deliver economic benefits, those classified as Economic Projects will deliver economic growth and create further economic opportunities for business and industry

Social projects focus on infrastructure that primarily benefits local people and communities. This is critical to attracting and retaining a local workforce across industry, business, government and the community services sector.

ECONOMIC PROJECTS

Economic projects in this prospectus will unlock regional opportunities, creating new jobs, growing the local economy, and our Gross Regional Product.

Tourism, mining, agriculture and pastoralism sector, cultural industries, and community services are key industries driving regional growth.

Infrastructure investment will ensure supply chain resilience, reduce the cost of doing business in the region, and encourage business to grow and deliver new investment. This investment will create pipelines of work, creating new jobs and facilitating investment into a local skilled workforce. The 2023 floods in the Kimberley and Northern Territory, which led to roads being impassable, reinforced the need for better transport infrastructure to ensure supply chain resilience. For example, the Tanami Road upgrade, which has now achieved \$500m of Federal and State funding will deliver an alternative, fit for purpose route into the East Kimberley from southeast Australia.

Airports and ports are a gateway for people, goods and services both in and out of, and across, the Kimberley. The East Kimberley Regional Airport is critical transport infrastructure.

Investment in the regional airport will support local business across all sectors, including agriculture, tourism, defence and community services.

It will create better connectivity within the region, Australia and internationally. The Derby wharf precinct provides important maritime connectivity between Derby, surrounding towns and tourism destinations.

The wharf is critical for the transport of mineral commodities, for tourism operators and provides important recreational activities for local people. New infrastructure investment at Cable Beach, an iconic national and international tourism destination, will deliver benefits across the Kimberley, by providing increasing regional visitation, a better visitor experience, with positive flow-on effects to regional jobs and businesses.

Affordable and key worker housing is a critical enabler and driver of the economy. Housing construction not only creates new skills and jobs but housing is fundamental to the attraction and retention of a local workforce. There is a substantial shortfall of homes across the Kimberley, and Shires are keen to partner with government and industry to deliver new houses and accommodation options to meet current and future need.

TANAMI ROAD UPGRADE (ONGOING) – TRANSPORT HUB

The Tanami Road remains the highest priority project for the Kimberley Regional Group. Initial funding was announced by State and Federal Governments in 2019 with works commencing in 2021. In 2022, the Federal Government and State Government announced \$434.2m and \$108.6m respectively for the upgrading and sealing of Tanami Road which connects the Great Northern Highway at Halls Creek and Stuart Highway near Alice Springs.

This project will deliver significant freight cost improvements, reducing the distance to the south-east of Australia by 1100km. Agricultural interests across the Kimberley will benefit by the reduction in costs associated with accessing markets as well as the reduced cost of inputs such as fertilizers. The Tanami Road upgrades will also positively impact on the pastoral industry with a potential increase of 100,000 head of cattle when all works are completed.

Tourism in the Kimberley will benefit through the creation of a more direct route for private vehicles and tourism buses travelling from the south-east of Australia and may potentially encourage longer visitation periods in the Kimberley region with the resulting higher expenditure on accommodation and tourism experiences leading to local jobs and business growth.

The Tanami Road also services an Aboriginal population of approximately 2000 people including residents in Balgo, Billiluna and Mulan. A recent inquiry into food prices in remote communities found that transport costs were a major factor in unsustainably high costs. Improvements to the Tanami Road will help address this imbalance and will also reduce the costs of other services as travel times and risks associated with flooding are mitigated.

Since the funding for the Tanami Road was announced, two new exploration corridors were identified by the Federal Government. The \$125m “Exploring the Future” program was based on expert advice from Geoscience Australia as having high potential for new energy, minerals and groundwater resource discoveries. This will complement projects already underway including those for dysprosium, gold and potash.

Future development: With the expected increase in road, and particularly freight traffic, Halls Creek are considering the development of a Freight Stop and Warehousing Facility. This project would include road train assembly and lay down areas, road house and warehousing facilities.

PROJECT BENEFITS

- Supports Aboriginal Communities and decreases food and servicing costs.
- Consistent with the \$125m Commonwealth Government Exploring the Future program.
- Services existing mining and extraction activities.
- Enables higher stock levels and extended pastoral season activities.
- Provides significant numbers of construction jobs and opportunities for local businesses.
- Is a route of national significance, reducing Australia’s viable south-east/north-west linkage by 1100km.
- Discounted benefits of \$755million (adjusted for CPI from original calculation).



CRITICAL ROUTE



CONSTRUCTION JOBS

20 x 10yrs
(IN-HOUSE) +
ADDITIONAL
CONTRACTORS

PROJECT VALUE

\$542.8M

CURRENT FUNDING

\$434.2M
FEDERAL
\$108.6M
STATE

EAST KIMBERLEY REGIONAL AIRPORT AND BUSINESS PRECINCT

The Shire owns and operates the East Kimberley Regional Airport (EKRA) and has a 4-stage aspiration for its development over the next 4 years.

Stage 1: Upgrade of existing runway aprons and three short taxiways.

Status: Business Case, Cost Benefit Analysis and preparation of detailed engineering designs complete. Funding secured and upgrades expected to commence 2023

Stage 2: Extension of existing runway to cater for Code 4C aircraft (e.g. A320, B737) and construction of a new apron

Reasoning: While Virgin Australia currently utilises its B737-800 aircraft on its Perth to Kununurra route, this service operates under considerable pavement concessions. Incoming 737s are able to land with full PAX, as the aircraft is light due to fuel burn on the trip; however, these aircraft are unable to take off fully laden due to runway length, high humidity and high temperatures. Due to apron congestion, it is also necessary to construct a new apron for Code 4C aircraft. Detailed engineering designs and costings, at considerable cost to the Shire, have been completed for this project. A business case and cost benefit analysis has also been completed for the entire airside infrastructure upgrade.

Funding required \$35m

PROJECT BENEFITS

- Short-term economic stimulus of approximately \$3.38 million in construction wages.
- Benefit cost ratio of 5.5:1.
- Economic benefits of around \$435M in Net Present Value terms.
- Indigenous jobs and business development outcomes.
- Forward defence response base potential.
- Significant increase in domestic and international import and export air freight capacity.
- Connectivity improvements increase liveability, tourism and attraction and retention of skilled workers.

Stage 3: Construction of a new arrivals terminal

Reasoning: The current restricted capacity of the terminal building puts considerable pressure on providing positive passenger experience due to extreme overcrowding. It is proposed that a second terminal building be constructed as an arrivals terminal. The current terminal will then become a departures terminal. Concept plans for the building and preliminary building costs determined.

Funding required \$15m

Stage 4: Business Precinct Stage 1 of 3

There is considerable interest from the private sector for the Shire to develop a Business Precinct at the EKRA. The Shire expects to undertake this task in three stages, with Stage 1 consisting of around 15 blocks, to be commenced once funding is secured. Stages 2 and 3 of this project will be longer term outcomes. Stage 1 blocks have been surveyed.

Status: Funding sought for Stage 1 of the Business Precinct development only - Stages 2 and 3 are for future consideration.

Funding Required: \$20m



CONSTRUCTION JOBS

60 DIRECT
10 INDIRECT

LONG TERM JOBS

105 DIRECT
41 INDIRECT

STAGE 2, 3 & 4

\$35M
AIRSIDE
\$35M
LANDSIDE

DERBY WHARF PRECINCT MASTERPLAN AND REDEVELOPMENT

The Shire of Derby/West Kimberley has prioritised a master-plan for the Derby Wharf Precinct as its key project recognising the ecological, cultural and recreational benefits for the entire Kimberley region. It is envisaged that the subsequent developments will provide for increased tourism opportunities in the region and provide considerable opportunities for Aboriginal employment and engagement.

The SDWK envisages that the masterplan – encompassing advanced design, a business case, planning and consultation – would be shovel-ready for funding opportunities by 2023/24.

The Derby Wharf precinct is already an iconic tourism draw card, with the significant tidal movements that the area experiences attracting many domestic and international travellers to experience the King tides every April – the second biggest tides in the world. The Shire of Derby West Kimberley currently receives just 12 percent* of the revenue from the West Kimberley tourism market.

PROJECT BENEFITS

- Improved economic viability for the communities of Derby and Fitzroy Crossing.
- Increased retail and tourism activation.
- Showcases Aboriginal cultural and heritage values.
- Improved Kimberley visitor experience, increasing product quality.
- Improved recreation amenity for attraction and retention of regional population.
- \$45m private sector port investment with \$20m confirmed.
- Export of 150,000 - 300,000 of LTR ilmenite with a 42-year mine life.

There is significant opportunity for growth through an improved visitation experience, supporting business and providing jobs in an area that had a pre-COVID unemployment rate of 32.5 percent.**

Furthermore, although high-quality port facilities across the Kimberley are of vital importance to the future economy of the region, the aging Derby Port infrastructure is at risk of hampering development. The master-plan is intended to include:

- tourism facilities and a King Sound Interpretive Cultural Centre;
- foreshore enhancement;
- improved boat ramp facilities; and
- parking, road access and land assembly considerations.



PLANNING FOR DEVELOPMENT



PROJECT VALUE	POTENTIAL ADDITIONAL INVESTMENT	POTENTIAL ADDITIONAL VISITATION EXPENDITURE
\$2M	\$50M	\$32.8M

* Local Government Area Profiles (SDWK and Shire of Broome) Tourism Research Australia, Austrade, 2018 (current edition).
 ** Key Labour Market Indicators, National Skills Commission, Australian Government, March 2020.
 *** Based on increasing the total west Kimberley market, with Derby's share increasing, by the equivalent of the existing market, from 12% to 20%.



SANCTUARY ROAD – CARAVAN PARK, KEY WORKER AND OVER 55'S: BROOME

The Sanctuary Road housing and accommodation redevelopment is one of the Shire of Broome's highest priority projects. It is shovel ready and will help to alleviate the current housing and accommodation crisis, and drive regional economic growth.

The project involves developing Lot 3130 Sanctuary Road into a caravan park. The park will encompass tourist camping and caravan sites, an over 55's residential village and key working housing. The fully flexible site and unit design will allow the purpose of the accommodation to be altered over time dependent on local demand and supply.

Broome has a significant housing shortfall. The shortfall of long-term rentals for key workers and short-term accommodation is impacting on local business and community service providers and their ability to attract and retain staff. While the median rent of a Broome suburb is \$887/week, at the same time there is a shortfall of at least 400-500 caravan sites during the tourist season, impacting

on the economic benefits of tourism to the region. Currently, there are no dwellings suitable for over 55's and retirees – demand is estimated at 60 dwellings for over 65s and 100 would be required to meet demand for over 55s.

The Shire of Broome is seeking funding for headworks, site preparation, connections, road works and other preliminaries. Once the site work is completed, the project will be released to private investors for operation and development over a long-term lease.

Sanctuary Park will bring a significant boost to the economy of Broome and the Kimberley. Over the 3-year construction period it will have a total GRP impact of \$14m in Broome and \$62.5m in WA. At year 10, it will create an estimated 191 full time jobs.

PROJECT BENEFITS

- For each dollar invested \$1.34 will be returned to the community over the life of the project.
- The project is viable; with grant funding; NPV is positive and the IRR is 16%.
- Creates a unique affordable family holiday destination and increased tourism.
- Provides self-contained housing options for retirees, where currently there are none.
- Provides keys worker housing for severely impacted critical Broome industries.
- Fully flexible, balanced, design approach that can be adapted to housing market fluctuations.
- Grant funding will leverage a private investment development of up to \$65mn.



**DIRECT AND
INDIRECT JOBS**

191

**NET BENEFIT
TO THE COMMUNITY**

\$79.8M

**FUNDING
REQUIRED**

\$15M

KEY WORKER HOUSING AND ACCOMMODATION – KUNUNURRA

Kununurra is experiencing a severe shortage of affordable housing, exacerbated by post COVID rent increases. This has had a significant impact on the region’s economy, particularly in industries such as tourism, hospitality and child care, which are struggling to attract and retain workers due to the lack of affordable housing options.

Despite housing not being the core business of Local Government, the Shire has made the decision to address the market failure by facilitating an increase in affordable housing supply to support local businesses and services and to drive economic prosperity and diversification.

To tackle the housing shortage, the Shire will construct new housing units for affordable housing through two projects:

- **Project 1:** Water Lily Place – up to 16 one- and two-bedroom units to be constructed on Shire owned land. The first priority for the allocation of the housing units will be to child care workers; and
- **Project 2:** Service worker accommodation of up to 40 one- and two-bedroom modular style units. This is part of a larger project which sees construction of an additional 180 operational accommodation units for the Sorby Hills Mine Project (transforming into tourism accommodation after a 10-year

lease period). Some of the service worker accommodation will also be available for use as Government Regional Officer Housing Homes (GROH) housing, freeing up private rentals in the Kununurra area.

The impact of the Affordable Housing shortage:

The lack of affordable homes for key workers is impacting on economic growth. Child care workers are unable to live in town due to the lack of housing options. Without childcare, people are unable to work or to accept jobs in the region.

Worker shortages at the main child care facility in Kununurra have resulted in a waiting list of 140 children, and a current operating capacity limit of 44 percent. This lack of service capacity has forced some families to consider leaving the region or to reduce their working hours; an unacceptable outcome given the current shortage of labour in the area. The child care provider is relying on some fly-in-fly-out workers; however, this arrangement is costly, and not financially sustainable in the medium to long term. Without access to housing, the impact could be the loss of child care facilities in Kununurra. Some of the workers have shown an interest in moving to Kununurra but prohibitive rents and lack of housing stock makes this option untenable.

PROJECT BENEFITS

- Greater economic resilience.
- Workforce attraction and retention.
- Increased services.
- Opportunities for indigenous participation and engagement.
- Flexible design that can be adapted to housing market requirements.



	DIRECT AND INDIRECT JOBS	PROJECT VALUE	FUNDING REQUIRED
PROJECT 1	6 DIRECT; 9 INDIRECT	\$7.9M	\$5M
PROJECT 2	6 DIRECT; 12 INDIRECT AFFORDABLE HOUSING	AFFORDABLE HOUSING \$20M TOTAL \$58M	AFFORDABLE HOUSING \$18M

LOT 567, BLUEBERRY HILL HOUSING PROJECT

The project involves getting Lot 567 development ready as a new residential subdivision in Halls Creek. According to RDA Kimberley, 20% of Households in Halls Creek have more than 6 residents, most if not all of these being occupied by Aboriginal people. It is estimated that the 35 culturally appropriate housing units will provide accommodation for a total of 280 people.

The Subject Land

The subject land is Lot 567 DP069827, commonly referred to as Blueberry Hill, located within the Halls Creek Townsite.

In June 2020, the Shire submitted a Crown Land Enquiry on Lot 567 with the first option being to acquire the land as Freehold. The purpose of acquiring the land being to establish a new residential subdivision. The processing of this Enquiry stalled when a Native Title Claim, Ngarrawanji #3, was lodged over Halls Creek Town, including Lot 567. This claim has since been dismissed, however, the Shire is still waiting for an outcome from the Department of Planning, Lands and Heritage.

PROJECT SCOPE

To get Lot 567 development ready, the Shire requires the following services.

- The preparation of a 'standard structure plan' in accordance with Part 4, Schedule 2 of the Planning and Development (Local Planning Schemes) Regulations 2015.
- The preparation of Local Development Plans within the subject land for the construction of 35 houses for Aboriginal families. This development should take into cognisance the cultural and living requirements of Aboriginal people.
- The development of a business case for the construction of the 35 housing units.

Local Planning Scheme No. 2 - Zoning

Lot 567 is zoned "Urban Development" under the Shire's Local Planning Scheme No. 2. The objectives of the Urban Development zone are,

- 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, community and recreational facilities, and other uses normally associated with residential development.

In 2011, Landcorp, now DevelopmentWA, contracted planning consultants Urbis to do a layout plan of the site. It is the Shire's understanding that DevelopmentWA carried out an in-depth investigation of the site. The Shire has requested for the results of the investigations.



ACCOMMODATION FOR 280 PEOPLE

35 Housing Units

PROJECT COST

LOCAL GOVERNMENT FUNDING

FUNDING REQUIRED

\$26M

\$4M

\$22M

COMMUNITY INFRASTRUCTURE PROJECTS

The Kimberley spans 1000km from east to west. There is no capacity to share social infrastructure across the towns and Shires. Given the vast distance between towns, some Shires need to provide multiple facilities such as libraries, swimming pools, sport and recreational facilities, and waste management facilities to dispersed town centres.

Investment in community infrastructure will enable Shires to deliver better community facilities, making towns more amenable and attractive, and driving economic growth through the attraction and retention of a local workforce.



BROOME BOATING FACILITY

The Broome Boating Facility is essential to address critical safety and access difficulties, particularly associated with boat launching, retrieval and passenger transfer between vessels and shore. Large tides, strong currents, wind and waves can at times create hazardous conditions at the existing exposed beaches and boat ramps where conditions can change very quickly. The boating facility will include:

- The inclusion of four ramp lanes and two floating jetties.
- Sheltering arms adjacent to the ramp and a detached offshore breakwater to screen larger waves.
- A boat ramp toe at approximately +0.5m chart datum which will provide close to all tide access for small draft vessels.
- No dredging is required as part of the construction works.
- 160 trailer parking bays provided on-site, meeting the Australian Standard for a regional launching facility.

Preliminary design work has been undertaken to define the marine structure size, shape and cost. Significant consultation has been undertaken along with investigations and studies to understand the local environmental, cultural and heritage considerations. The project is currently seeking full funding and approvals.

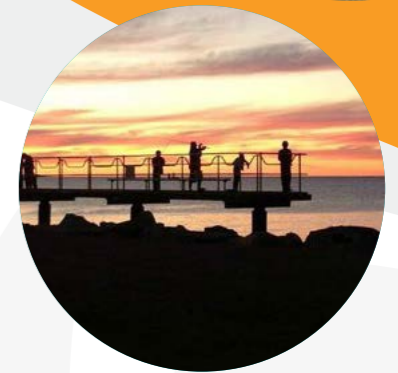
The business case is in development and expectations are that construction costs will be in the order of \$77m in its current format.

PROJECT BENEFITS

- 74% of the community either supportive or highly supportive.
- Safe launching facility for sea rescue desperately needed as volunteer lives are at risk.
- Significantly improved community and visitor safety.
- Improved recreation amenity for attraction and retention of regional population.
- Minimised impacts to environment and culturally sensitive areas.
- \$35 million estimated in economic benefit (based on similar scale project for Bremer Bay Harbour).
- Significant employment generation during 24 month construction period.



RESIDENTIAL ATTRACTOR



DIRECT & INDIRECT JOBS

SIGNIFICANT JOB CREATION

PROJECT VALUE

UP TO \$77M

FUNDING REQUIRED

UP TO \$42M*

* State Government funding Commitment of \$35m

WYNDHAM BOAT RAMP FORESHORE REDEVELOPMENT FACILITY

Wyndham has limited recreational facilities and the boat launching facility, is in urgent need of an upgrade. It is extremely popular with residents of East Kimberley as well as tourists. This project will considerably improve liveability in the town, particularly as the town is expected to undergo considerable economic growth in the short to medium-term.

This facility is also the main launching facility for the volunteer sea rescue boats.

Boat Launching

The boat launching facility includes two ramp lanes and one floating pontoon jetty. The floating pontoon jetty is preferred due to high tide movements in the region and to mitigate the impacts of debris that poses safety issues. The boat launching ramps will also enable safe launch of boats, particularly in this crocodile infested region. The facility will

have a capability for passenger transfer for some larger non-trailerable boats such as tourist charter vessels.

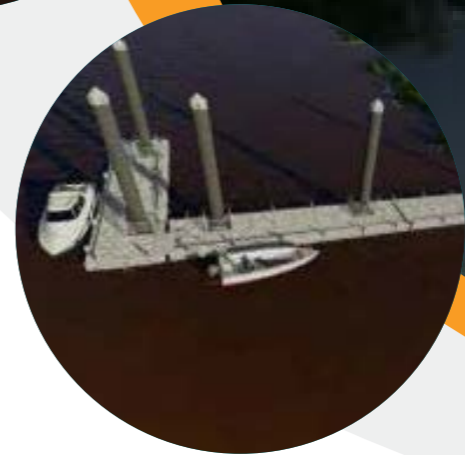
Foreshore Redevelopment

This will integrate with the RSL infrastructure that will be upgraded and preserved for public use. The project provides for approximately 160 parking bays, including trailer parking to meet Australian Standards for such facilities.

Additional features include public amenities (toilets, etc), landscaping and shelters. These will reflect the historical importance of Wyndham Port Township Foreshore and serve as a link to Anthon's Landing (Community Fishing Jetty) to greatly enhance accessibility and function for locals and tourists.

PROJECT BENEFITS

- Delivers critical community infrastructure that will increase participation and physical activity.
- Social benefits including liveability.
- Improves safety, noting the area is a crocodile habitat.
- Enhances accessibility for locals and tourists.
- Provides a safer launch facility for the volunteer Sea Rescue boats.



RESIDENTIAL ATTRACTOR

CONSTRUCTION JOBS

LONG TERM JOBS

PROJECT VALUE

10

2

\$12.5M

FITZROY CROSSING MULTIPURPOSE COMPLEX MASTERPLAN AND DEVELOPMENT

The 2023 flooding across the Fitzroy Valley has had a devastating impact on local communities. Sport and recreational facilities are critical enable the community to come together and enjoy activities in a positive environment.

The Shire is committed to providing its communities and their residents with facilities and services that are commensurate to those of all West Australians; provision of opportunities for emergency safety, recreation, social cohesion, community development and lifespan activities. The further development and proposed upgrades to the existing recreational precinct in Fitzroy Crossing is a pivotal generational project that represents an opportunity to expand Fitzroy Crossing's community and social offerings.

The project is designed to provide the Fitzroy Valley region with social infrastructure that improves the quality of life of its residents, supporting social and emotional wellbeing.

The renewal and expansion of the Fitzroy Recreational Precinct is designed to cater for the growing needs of the community and to give families and young people the opportunity to access

programs and facilities similar to those in less isolated regions. It is proposed that the project will significantly improve the user ability of the facility by providing air conditioning and solar power.

The multipurpose precinct will include:

Meeting rooms and Community Development Space (incorporating storage for Youth Services and Young Years activity by community groups and the not-for-profit sector).

- Two indoor multi courts, event space and spectator seating.
- Kitchen and canteen space and access.
- Improved site location to assist with drainage and the view of the sporting ground.
- Air conditioning and solar power to the building.
- Improved access and linkages to other buildings on site, supporting improved co-location and sporting precinct outcomes.
- Evacuation centre capacity for 200, with full capacity and capability for up to 2 weeks.

PROJECT BENEFITS

- Increased social outcomes, providing for improved emergency management and community resilience.
- Improved community wellbeing and safety.
- Cultural connectivity.
- Improved community capacity.
- Increased opportunities for community services and groups.



IMPROVED WELLBEING AND SAFETY



CONSTRUCTION JOBS

LONG TERM JOBS

PROJECT VALUE

FUNDING REQUIRED

20*

5

\$25M

\$23.5M

** Based on similar projects*

GREAT NORTHERN HIGHWAY TO LOOMA ROAD RECONSTRUCTION & SEAL

The reconstruction and sealing of the Camballin Road and Camballin Myroodah Road (25.45 kms) and the reconstruction of the existing (6.45km) sealed section, will provide all weather access and improve safety to Looma, one of the State's largest Aboriginal Communities which has a base population of 500.

The efficiencies and economic return is significant and has been demonstrated previously with examples such as Bidydanga and Broome Cape Leveque Road.

The project will enable all weather access and increase the community's accessibility to critical medical services, emergency consumables and education.

Aboriginal jobs and training will be provided through existing partnerships with Main Roads and contractors from the Looma Community and surrounds during construction.

PROJECT BENEFITS

- Improve access for Aboriginal Communities and service providers.
- Improve safety for Aboriginal Communities and service providers.
- Reduce delays caused by road closures during the wet season.
- Support economic activity through the provision of a more efficient road network.
- Increase tourism and agriculture opportunities.

Experience gained on the Road Reconstruction and Seal project will provide them with the opportunity to secure jobs on future projects within the region.

Works include:

- Construction and sealing of 25.45km of unsealed section.
- Reconstruction and sealing of the existing 6.45km of sealed section (incorporating Camballin Road and Camballin Myroodah Road sections).
- Widening of single lane culvert over Jarran Creek with improved barrier protection.
- Alignment/geometric and drainage improvements.
- Installation of culverts, grids and floodways.
- Upgrade of the Camballin Road and Great Northern Hwy intersection.
- Safety improvements such as widening of road, increased gravel shoulders and signage.



SUPPORTING EFFICIENCY



CONSTRUCTION JOBS

30

PROJECT VALUE

\$30M

BROOME RECREATION AND AQUATIC CENTRE REDEVELOPMENT

The Broome recreation and Aquatic Centre (BRAC) is located in the centre of the Broome township and is the hub for all sporting and recreational activities. The BRAC consists of two sports fields, a sports pavilion, eight outdoor tennis courts, four outdoor covered basketball / netball courts, a pump track, an indoor recreation centre, and an 8 lane 25 metre pool and integrated leisure pool and skate park.

- gym and group fitness facilities
- indoor air-conditioned playground
- squash courts x 3
- creche
- administration facilities
- main entry, reception and foyer
- kiosk/cafe
- changerooms

It is the largest facility of its type in the Kimberley region, servicing Shire residents and surrounding communities. It is considered the regional centre for sporting events and carnivals.

The aim is to provide a modern, integrated, accessible and functional sporting, aquatic and recreation facility that meets the current and future sport, leisure and social needs of Broome's diverse community and the Kimberley region.

The Shire of Broome has prioritised the redevelopment of BRAC as key community infrastructure project. The redevelopment includes refurbishment and replacement of existing facilities and construction of new facilities to achieve the following spaces:

The redevelopment was listed as a high priority project in the Shire's Sport and Recreation Plan 2021 – 2031 and was also ranked by the community as the number one infrastructure project in the 2022 Community Scorecard Survey.

The Shire has committed \$900,000 to completing detailed designs for the redevelopment and the project is now shovel ready.

PROJECT BENEFITS

- Enhance the liveability to Broome and make it a place where people choose to live, raise a family, invest.
- Improve social, physical and well-being benefits for the community.
- Increase visitation and improve service delivery to the community.
- Increase BRAC's appeal to youth, aboriginal people, families and the broader community.
- Increase revenue opportunities to help offset facility operational costs and improve financial performance and long-term sustainability.



**SUPPORTING
KIMBERLEY
COMMUNITIES**



PROJECT VALUE

\$13.5m

SHIRE COMMITMENT

\$5.5m

CABLE BEACH FORESHORE REDEVELOPMENT

The redevelopment of Cable Beach Foreshore represents a golden opportunity to expand Broome's peak season by stimulating commercial and tourism activation and ensuring one of our high-quality natural assets remains a global drawcard.

Elements include amphitheatre upgrade, foreshore enhancements and landform changes.

A growth in commercial and small business opportunities, enhanced by the promenade development linking together points of interest including tourism, cultural and leisure attractions.

The buried seawall will support coastal management and the reconfiguration of car parking will ease current parking and traffic flow issues.

The Shire of Broome received a Commendation from the Planning Institute Australia's Awards for Excellence for the Cable Beach Foreshore Masterplan.

Stage 1 fully funded \$13m and construction will commence in late 2023. \$10m funding confirmed towards Stage 2.

PROJECT BENEFITS

- Economic contribution \$82.5m
- Realising the potential of a globally recognised tourism location.
- Leverage investment and property development opportunities.
- Environmental management (coastal erosion risk mitigation).
- Cultural connectivity.
- \$10m+ Private Investment estimated to be leveraged.
- 117 FTE Jobs through increased tourism activity.
- \$13.4m direct additional annual visitor expenditure.
- \$99m net present value.
- Economic contribution \$82.5m



**DIRECT AND
INDIRECT JOBS**

174

**PROJECT
VALUE**

\$51M

**FUNDING REQUIRED
FOR STAGE 2**

\$28M

KIMBERLEY Investment Prospectus 2023-24

For further information:

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