



THE
KIMBERLEY
REGIONAL GROUP

KIMBERLEY Investment Prospectus 2024-25





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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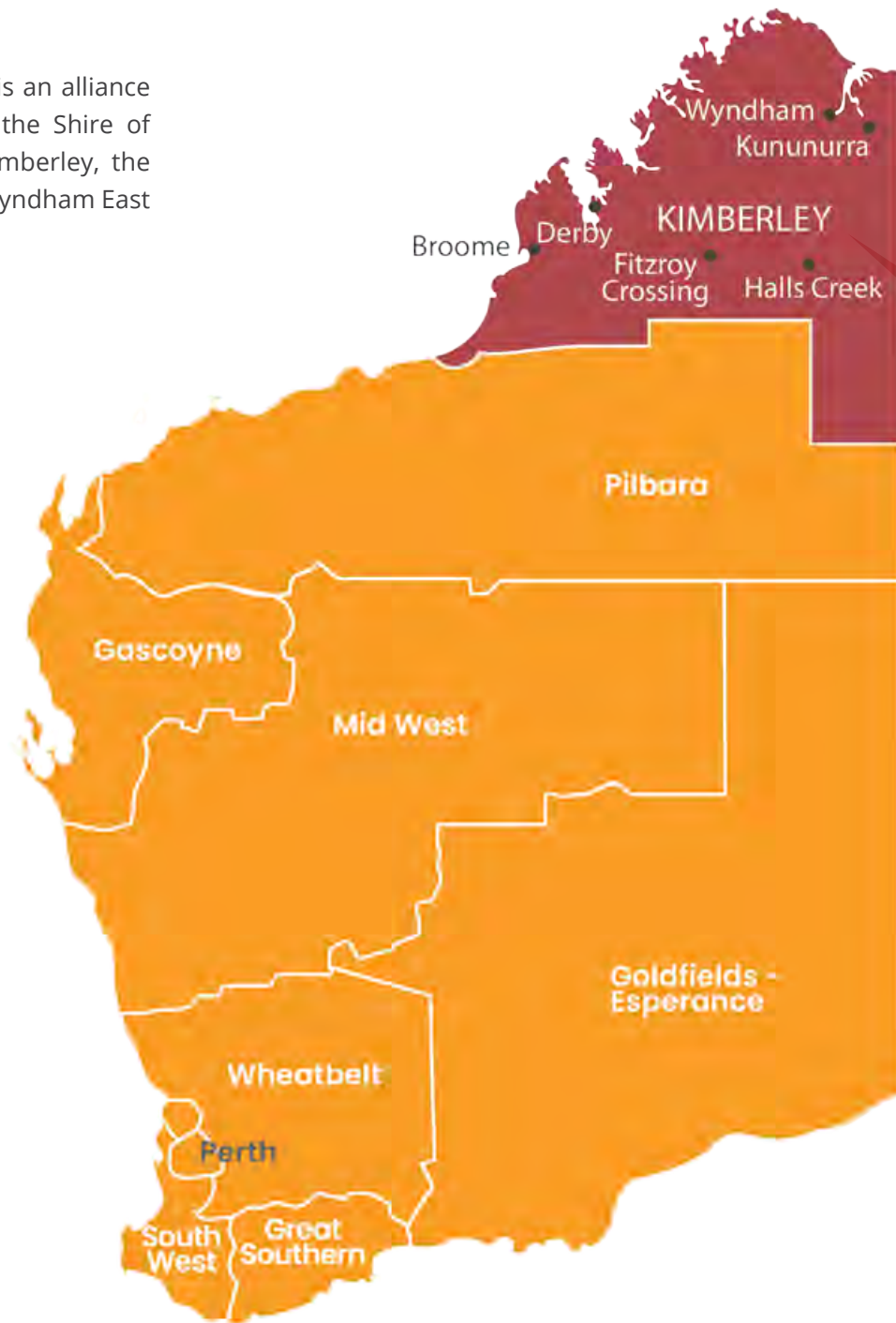
THE KIMBERLEY REGIONAL GROUP

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.



- » 427K KM²
- » 39K POPULATION
- » \$6.5BN ECONOMIC OUTPUT
- » > 15.6K JOBS
- » >10K PRIVATE DWELLINGS
- » > 150 ABORIGINAL COMMUNITIES
- » > 40% ABORIGINAL AND TORRES STRAIT ISLANDERS*

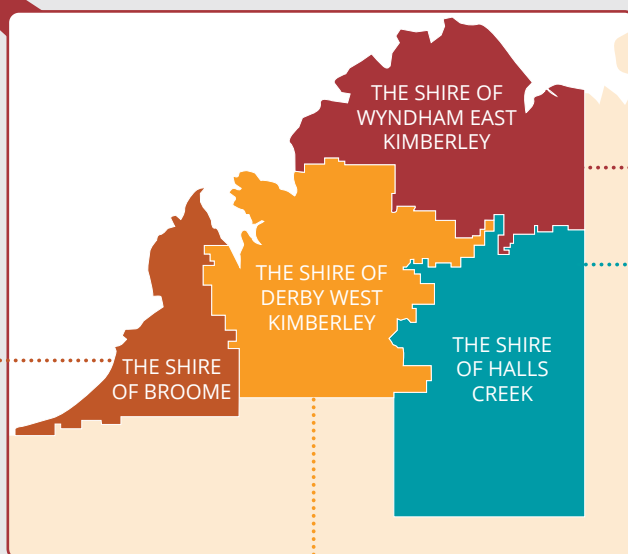
* ABS 2022



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.

The Shire of Wyndham East Kimberley

The Shire of Wyndham East Kimberley covers some 112,066km² 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 Purnululu National Park, Wolfe Creek Meteorite National Park (Kandimalal) and Lake Gregory (Paruku) along with notable pastoral interests.

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 Walmanyjun Cable Beach. Home to 17k residents, the Shire also caters for an impressive 205k visitors each year.

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.



INVESTMENT FOR VALUE CREATION

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 drive economic growth and prosperity for all.

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 and for Western Australia and the nation.

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 deliver local, regional and national benefits.

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.

Projects in this Investment Prospectus have also been chosen due to their priority status when considering their impacts on the economy; regional liveability; closing the gap; and reducing vulnerability through building resilience.



ECONOMIC IMPACT

Economic projects in this prospectus will unlock regional opportunities, creating new jobs, growing the local economy, and impacting on the Kimberley's Gross Regional Product.

Tourism, mining, agriculture and pastoralism sector, cultural industries, Aboriginal business growth 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 achieved Federal and State investment 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.

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

This 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 increased 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, industry and the non-government sector to deliver new houses and accommodation options to meet current and future needs.

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.

As Kimberley communities grow there is an opportunity to deliver appropriate location-based services and climate friendly infrastructure that enables residents to thrive.



CLOSING THE GAP

A vibrant Kimberley region with a strong economy is only possible if the strengths of Aboriginal people and culture are harnessed, and the space and opportunity for Aboriginal people across the Kimberley to have a greater input into matters that directly affect their lives is realised.

The National Agreement on Closing the Gap was established to enable Aboriginal and Torres Strait Islander people and governments to work together to overcome the inequality experienced by Aboriginal and Torres Strait Islander people, and achieve life outcomes equal to all Australians.

Aboriginal people are Councillors on Kimberley Shires, providing strategic direction to Council operations. Councils are a major employer of Aboriginal people, and benefit from the skills of a local workforce who are strongly connected with community. Kimberley Regional Group members are proud to work in partnership with other spheres of government, Aboriginal people, communities, and the Aboriginal community-controlled sector to Close the Gap.

Overcoming inequality between Indigenous and non-Indigenous Australians is an important objective for the Kimberley Regional Group given our commitment to creating a better future for all people in our communities.

Forty-one percent of the Kimberley population are Aboriginal and Torres Strait Islander people, compared to 3.3 percent for Western Australia and 8.4 percent for regional Western Australia. The Aboriginal and Torres Strait Islander population for the Shire of Halls Creek is 77.6 percent and 60 percent in the Shire of Derby West Kimberley. Aboriginal people live in the major towns and on over a hundred Aboriginal communities across

the region, with some communities very remote and large with populations over 500 people. There are over forty language groups across the region reflecting the diversity of Aboriginal peoples.

To thrive, Aboriginal people need access to good services, infrastructure and amenities. The Kimberley region faces huge levels of disadvantage as measured by the Socio-Economic Index for Areas (SEIFA). This Index measures the relative level of advantage or disadvantage based on a range of Census characteristics.

Although the four members of the KRG differ in their SEIFA rating, the Kimberley as a whole ranks in the lowest 5 percent of localities nationally - with the Shire of Halls Creek ranking the lowest for Western Australian municipalities. This is an indication of the low levels of income and education levels and the high levels of unemployment and health and social issues.

There is a long way to go to close the gap in the Kimberley, and local governments play a key role. As the sphere of government closest to the people, Kimberley Regional Group members plays an essential role in supporting and helping to steer the development of policies and programs in partnership with local Aboriginal peoples that address their priorities at the local and regional level.

REDUCING VULNERABILITY AND BUILDING RESILIENCE

The prevalence and intensity of natural disasters is increasing due to climate change. The Kimberley is one of the most cyclone prone regions in Australia and is at risk of increasing vulnerability from the impact of natural disasters, particularly flooding generated from cyclones and tropical lows. Also, bushfires pose a serious threat causing damage to the environment, stock and infrastructure. The KRG face a pressing need to fortify resilience to natural disaster events and to minimise the risk of harm to communities and the environment.

The 2023 Kimberley flood event impacted across the region, isolating major towns and communities, damaging critical economic and social infrastructure and causing significant environmental damage including loss of stock and wildlife. East-West and North-South supply chains were disrupted, leading to food shortages and insecurity. The airports and port infrastructure played a major role in the disaster response and recovery, providing a vital lifeline to isolated communities.

A key learning from the floods was that a community which has access to good services and infrastructure is more resilient and better able to prepare for, respond to and recover from a natural disaster. Also, the importance of engaging and empowering local government and local communities to shape response and recovery in partnership with other spheres of government.

A strong, collaborative approach assisted communities not only recover from the challenges but to emerge stronger, more resilient and better prepared for the future. Up-front strategic and integrated investment in infrastructure and services builds community resilience and delivers long-term return on investment with communities better prepared for, and able to respond and recover quicker from a natural disaster. Also, investment reaps other dividends by facilitating economic development and supporting good social outcomes through new training and employment opportunities.

Government's focus to build back better after the Kimberley floods has helped to mitigate risk and build community resilience. There is an urgent need for increased investment into key infrastructure to increase the region's disaster resilience, including roads, airports and ports, telecommunications, flood warning systems and initiatives to reduce coastal vulnerabilities.



To address food security there is a need for a network of warehousing facilities, with cold and dry storage, at strategic locations.

Fit for purpose multi-purpose evaluation centres are required, along with new investment in social and affordable homes to enable people to evacuate in place. So too is investment in place-based services to support the needs of vulnerable community members such as the elderly, people with disabilities, chronic illness, and substance abuse issues. Kimberley communities do not have access to services to meet current needs and natural disasters create increased risk to already vulnerable people and communities.

A major opportunity to build resilience across the Kimberley is to harness the strengths of Aboriginal peoples' knowledge of country. For example, incorporating traditional fire practices and local understandings of rivers and water ways to better manage bushfires and floods. Additional investment into Aboriginal Community Controlled agencies, Ranger Programs and critical infrastructure, will not only assist with an effective emergency response but build community resilience to mitigate the risk of future disasters.

In line with the National Disaster Risk Reduction Framework and the WA Community Disaster Resilience Strategy, a strategic, integrated package of investment is needed to build disaster resilience. This includes:

- Upgrades to critical road transport infrastructure including bridges, pavement strength, width and seals to improve east-west and north-south connectivity.
- Upgrades to airport, port and barge infrastructure.
- Upgrades to flood warning systems and addressing coastal vulnerabilities.

- Upgrades to water infrastructure to facilitate new housing supply.
- Co-ordinated integrated land use and infrastructure planning.
- Building fit for purpose evacuation facilities at strategic locations.
- Investment in mobile generators and temporary accommodation options.
- Increasing investment in social and affordable homes.
- Developing a strategic regional network of cold and dry warehousing facilities.
- Improving telecommunications infrastructure and services across the region.
- Building on the strengths of Aboriginal knowledge of country and investing in Aboriginal community disaster resilience.
- Increasing place based social and community infrastructure and services to build strong and healthy communities and people.

All of the projects outlined in this Prospectus build strong and resilient communities and drive positive economic and social outcomes. They were developed through engagement with government, local communities, industry and the non-government sector.

These projects align with each Shire's corporate and community plan and economic development strategy.

Also, they align with State and Federal government regional development strategies and will drive the outcomes sought by government to create vibrant, resilient regions with strong economies who are better prepared to withstand the impact of natural disasters.

TANAMI ACTIVATION PLAN, HALLS CREEK

Recent State and Federal investment of \$542.8m to seal the Tanami Road, which connects the Great Northern Highway at Halls Creek with the Stuart Highway in the Northern Territory, will deliver significant economic benefits and greater resilience for this nationally significant east-west road link. A sealed road will deliver improved and safer access to remote Aboriginal communities and mine sites, as well as a more resilient road freight network by providing an alternative route into northern Western Australia from the eastern states. The road will provide safe and year-round access for up to 2,000 people living in Aboriginal Communities within the Shire of Halls Creek, including the communities of Mulan, Mindibungu (Billiluna) and Balgo.

The sealing of the road will increase its status as an interstate trucking route, which will provide significant distance savings for freight transport, and will open up the area for increased natural resource (mining), pastoral industries and industrial projects.

It will increase tourism between the Kimberley and the south east. The road provides the only access to the Wolfe Creek National Park (Kandimala), the world renowned Warlayirti Arts Centre at Balgo, and to parts of the Canning Stock Route including Paruku (Lake Gregory).

The sealing of the road, with good planning, provides an opportunity to facilitate new economic and social benefits for Halls Creek, the surrounding Aboriginal communities and the Kimberley at large. Investment to support planning, local business development and capital infrastructure will ensure local communities benefit from the road's upgrade and create long term opportunities beyond the immediate construction benefits.

A Tanami Activation Plan will ensure that there is engagement with local communities, industry and business to drive regional economic development, in particular for remote communities.

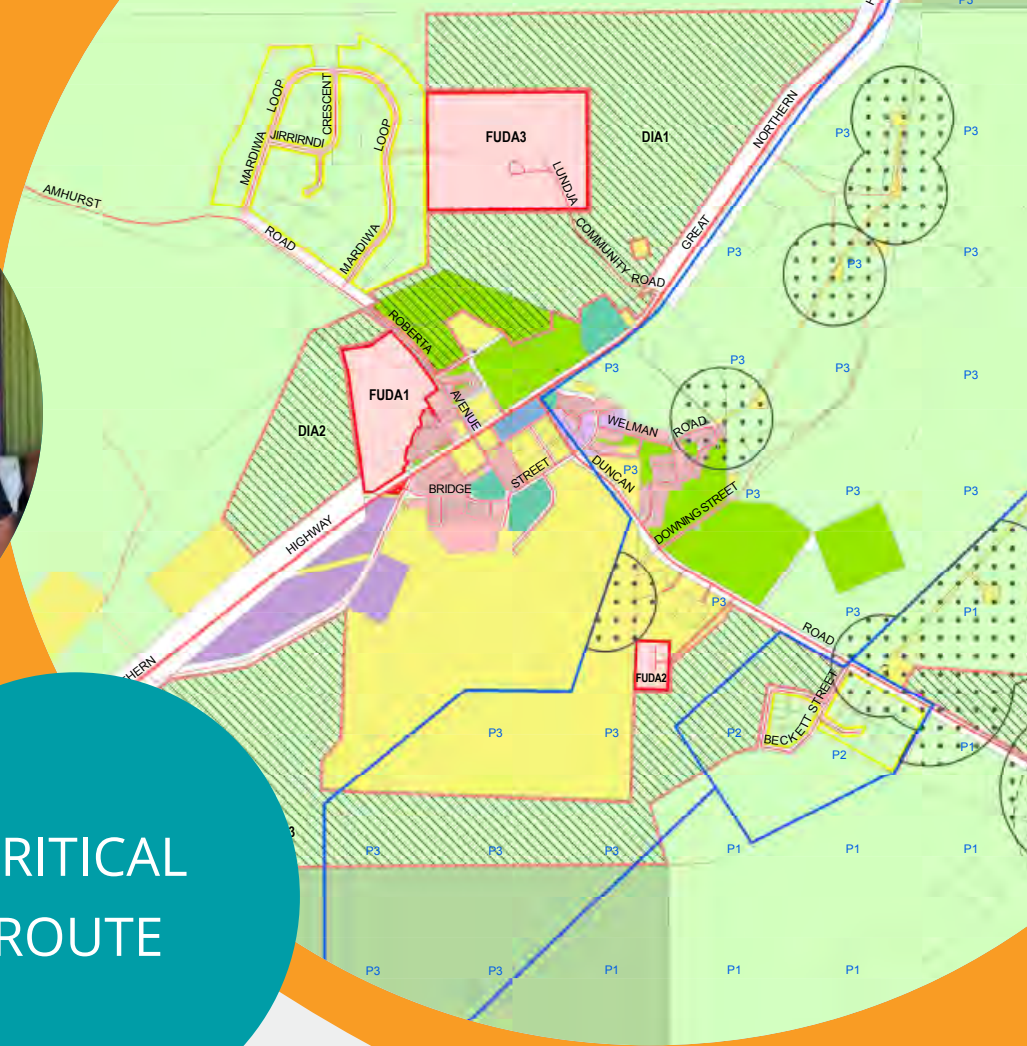
This economic development will lead to new training, development and employment opportunities and assist to close the gap. Seventy four percent of Halls Creek population are Aboriginal people. Most young people in the Shire of Halls Creek are growing up in welfare dependent households. Research by the University of Melbourne shows that children who grow up in poor households perform worse in terms of educational attainment, labour market outcomes, health status and even life satisfaction and well-being, than their peers who grow up in better-off households¹.

Historical injustices such as Stolen Generations, wage theft, and other policies have deeply impacted Aboriginal people in Halls Creek socially, emotionally, and economically. Subsequently inter-generational trauma and entrenched disadvantage and poverty are experienced at significantly higher rates than for the non-Indigenous population².

Preliminary discussions indicate that the following opportunities and options could be developed:

- Freight-stop and warehousing centre in Halls Creek to service increased freight traffic.
- Increased investment in infrastructure and services to address increased visitor numbers i.e. new Visitor Centres, accommodation, cafes, roadhouses.
- A development strategy focussing on Aboriginal employment and enterprise

1. *Breaking Down Barriers Report, Melbourne Institute Breaking-Down-Barriers-Report-1-October-2020.pdf (unimelb.edu.au), p5*
2. <https://www.socialreinvestmentwa.org.au/about-jr>.



CRITICAL ROUTE

development for civil and construction work, the resources sector and pastoral industry.

- Development of a regional tourism strategy and associated marketing, infrastructure and services that incorporates cultural and nature based tourism including.
 - » Indigenous cultural and art tourism.
 - » Nature based tourism at Wolfe Creek Crater (Kandimalal), Paruku (Lake Gregory) and other parts of the Canning Stock Route.
- Increased investment in National Park services including Indigenous Ranger programs.
- Promotion of the opportunities for the resources sector in line with the Federal Government’s “Exploring the Future Program”.
- Potential for increased Australian Defence Force training and presence in the region.

DEVELOPMENT OF AN ACTIVATION PLAN:

\$500K

KEY PARTNER

KIMBERLEY DEVELOPMENT COMMISSION

DEVELOPMENT OF REGIONAL INFRASTRUCTURE AND SERVICES

\$70M

FITZROY CROSSING AIRPORT AND ACCESS ROAD

The Shire of Derby/West Kimberley in collaboration with DFES, Bunuba Dawangarri Aboriginal Corporation (BDAC) and the Fitzroy Valley Recovery Working Group have placed the redevelopment of the Fitzroy Crossing Airport and associated Access Road as a significant priority for the Fitzroy Valley.

A resilient runway and all weather safe road connection between the FX town and the FX Hospital will significantly increase response times and access during emergency response thereby increasing community resilience and state support required.

Implement the WAPC – SDWK - Bunuba endorsed 2009 Fitzroy Futures Town Plan that clearly stipulates on page 20: “ During the wet season, Fitzroy Crossing can become isolated due to floodwaters closing section of the Great Northern Highway. As such, the airport is a very important component of the town’s infrastructure. Within Fitzroy Crossing, there is no all-weather legal access to the airport, and this important emergency response matter that requires resolution.”

PROJECT BENEFITS

- Improve emergency access to emergency medical treatment.
- Improve access to the Junjuwa Community.
- Provide direct and safe access to the School for the Junjuwa children.
- Provide the opportunity to build the project, under FBA management, as an Economic Legacy and Experience Building project for emerging Aboriginal Fitzroy Valley enterprises.
- Provide an estimated 20 to 25 indigenous workers out of 104 currently working for the FBA to participate and collaborate in the construction of the road project.
- Demonstrate a long-held objective of self-reliance “by Aboriginal people for Aboriginal people and the community as a whole”.



**INCREASED
RESPONSE
TIMES**

**PROJECT
VALUE**

**FUNDING
REQUIRED**

\$30M

\$30M

EAST KIMBERLEY REGIONAL AIRPORT – CONSTRUCTION OF A NEW ARRIVALS TERMINAL BUILDING

The current limited capacity of the East Kimberley Regional Airport's terminal building results in significant overcrowding, negatively impacting the passenger experience. With the planned runway extension and anticipated increase in flights and passenger numbers from 2025, these issues are expected to intensify.

To address this, a second terminal building is proposed to serve as an arrivals terminal, allowing the current terminal to function solely as a departures terminal.

PROJECT BENEFITS

- **Enhanced Passenger Experience:** Reduces overcrowding and improves the overall comfort and efficiency of passenger processing.
- **Capacity for Growth:** Accommodates the expected increase in flights and passenger numbers, supporting regional growth.
- **Economic Boost:** Supports tourism and business travel, contributing to the local economy.
- **Operational Efficiency:** Separating arrivals and departures streamlines airport operations and enhances security measures.

STATUS

- Planning for this infrastructure commenced in 2024 for planned construction in 2026.



FUNDING REQUIRED

.....
\$20M

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.

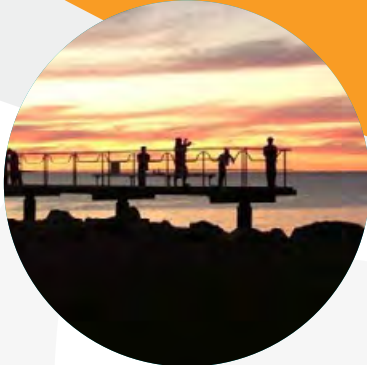
The business case has been completed by the Department of Transport and construction costs have been estimated at \$77m based on the current design.

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**

PROJECT VALUE

FUNDING REQUIRED

**SIGNIFICANT JOB
CREATION**

**UP TO
\$77M**

**UP TO
\$42M***

** State Government funding Commitment of \$35m*

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 economic, 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.

SDWK envisages that the masterplan – encompassing advanced design, a business case, planning and consultation – would be shovel-ready for funding opportunities by 2026.

Whilst 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 Derby Port is strategically located to facilitate the development of significant onshore and offshore hydrocarbon reserves and to benefit from the growing demand for food and resources in Asia and India.

The Derby port has been, and continues to be, a vital link to the significant international trade which occurs from the Port of Yampi Sound (including Cockatoo and Koolan Island). Given its strategic location and its ability to handle bulk commodity exports through barging operations and transshipment, the port is a very likely contender to support economic development in the region.

PROJECT BENEFITS

- Improved economic viability and resilience for the communities of Derby and Fitzroy Crossing.
- Showcases Aboriginal cultural and heritage values.
- \$45m private sector port investment.
- Export of 150,000 - 300,000 of LTR ilmenite with a 42-year mine life.

Whilst it is acknowledged that the primary base in the Kimberley for the support of the Browse Basin exploration will continue to be the Port of Broome, it should be noted however that the Ports of Derby and Yampi Sound are also likely to develop support capacity for this industry – Feasibility planning is underway in this area in the private sector;

- Mt Gibson Iron Ltd continue exporting high grade iron ore from Koolan Island, Port of Derby remains the barge supply base for Yampi Sound and receival point for Barramundi, and;
- During the Response of AGRN 1044 2023 Ex Tropical Cyclone Ellie and Associated Flooding, the Port of Derby was vital to supplying the West and East Kimberley with supplies over a three month period with the North West of the States Road infrastructure severely damaged and inaccessible.
- Buru Energy Ltd continue to drill and explore gas reserves across the West Kimberley.
- 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

\$2M

**POTENTIAL
ADDITIONAL
INVESTMENT**

\$50M

**POTENTIAL ADDITIONAL
VISITATION
EXPENDITURE**

\$32.8M

WYNDHAM BOAT LAUNCHING FACILITY

The existing Wyndham Boat Launching Facility, situated in the Cambridge Gulf, is the sole access point for recreational boat users in the area. Serving both local residents and visitors, this facility is crucial for the East Kimberley community. The facility, originally built in the 1970s and extended in the 1990s, consists of a two-lane boat ramp with a floating access pontoon. Additionally, there is a barge loading ramp located to the south of the boat ramp.

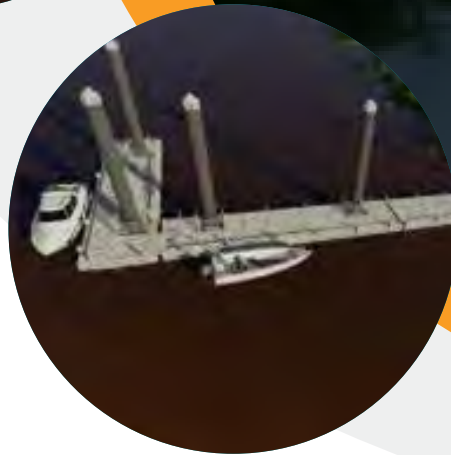
As the existing facility approaches the end of its useful life, replacement or increased maintenance is essential. This project aims to construct a new boat launch facility to replace the aging structure, addressing the pressing concerns of its users.

PROJECT BENEFITS

- **Enhanced Accessibility:** Provides continued access to the Cambridge Gulf for recreational and emergency services.
- **Economic Boost:** Supports local tourism and recreational activities, contributing to the regional economy.
- **Safety and Reliability:** Ensures safe and reliable boat launching for residents and visitors.

STATUS

- The Shire has conducted a design project estimate, which revealed construction costs beyond its funding capacity. The deteriorating structure has required urgent interim works to maintain access for boat users and emergency services. Permanent funding is now essential.
- A cost-benefit analysis has been completed, indicating a net present benefit of \$30,841,829 and a benefit-cost ratio of \$2.10 for every dollar invested over a 20-year period, based on a 7% discount rate.



RESIDENTIAL
ATTRACTOR

FUNDING REQUIRED

.....
\$10.5M

SOCIAL AND AFFORDABLE HOUSING PROJECT – HALLS CREEK

The Shire of Halls Creek has long been aware of a significant demand for additional social housing in Halls Creek and the impacts of inadequate, inappropriate housing and overcrowded conditions contributing to a cycle of disadvantage for First Nations people.

The Shire has developed a Business Case for new housing which involved consultation across the community about their housing needs. In addressing the legacy of past First Nations housing policies, the Shire is keen to ensure that any new housing should reflect the feedback from the community including the need for homes to reflect cultural values and obligations, along with the local climate and environment of the community.

The Shire of Halls Creek Housing Project has proposed developing a pipeline of housing solutions, with the construction of a mix of different housing options on multiple sites over a short (1-3 years), medium (2 – 5 years) and longer term (5 – 7 years) horizon. Projects will provide ongoing opportunities for apprenticeships and training for local people, and work for local businesses.

The Shire seeks a partnership with State and Federal Government, and the non-government sector, to develop these new homes. The following outlines the project stages -

Stage 1 (1 – 3 years) - the in-fill of existing freehold title lots, zoned appropriately, within the town precinct

Stage 2 (2 – 5 years) - the development of larger size brownfield land parcels within the town precinct

Stage 3 (5 – 7 years)- A major development(s) on a greenfield site such as Blueberry Hill.

Stage 1 involves delivery of a pipeline of social housing on multiple infill (R40/50) sites in established residential areas within the Town Precinct.

Two potential approaches could be taken in pursuing this option:

- targeting infill on freehold titled lots within the town of Halls Creek; and/or
- targeting infill on lots in the Aboriginal town-based communities of Mardiwah Loop, Luntja (Red Hill) and Yumali (Nicholson Block).

Stage 2 would be the development of larger sized brownfield land parcels within the town precinct. DevelopmentWA have, and are, investigating some larger parcels of land in town that have potentially been cleared for native title but will still require development applications, planning approvals, native title clearance and heritage surveys

Stage 3 would involve the development of major greenfield sites such as Blueberry Hill. These sites will require more significant investigation to address native title and Aboriginal cultural heritage in partnership with claimants.

Project cost –Stage One

A capital investment of \$20m could deliver around 19 new dwellings, including a mix of 1 to 4 bedroom dwellings, across five sites, providing housing for up to 64 people, depending on household composition.



HOUSING FOR 64 PEOPLE

19 HOMES

PROJECT COST - STAGE 1

\$20M

19 NEW DWELLINGS

64 PEOPLE



SERVICE WORKERS ACCOMMODATION – DERBY AND FITZROY CROSSING

Access to affordable housing has been identified as a key issue impacting economic and service development across the Kimberley and the north west of Australia. The Shire of Derby West Kimberley has a housing crisis which severely negatively impacts on economic growth and improvement in social outcomes for a significant population of First Nations Australians.

Securing affordable housing is a key to attracting and retaining workers in sectors such as health, not-for-profits, essential services, education, tourism, childcare, and hospitality. Individuals in these sectors often earn low or moderate incomes compared to those in the public and mining sectors, and are also more likely to be casual or part-time employees.

The Shire of Derby West Kimberley has made service worker housing a priority over the next five years, to increase liveability and support residential growth across the District.

Housing by the Numbers

- There is a current deficit of 430 service workers across the Shire, without intervention this is expected to increase to 644 by 2031
- Current residential vacancy rates of 0.1% indicate a significant shortfall in supply of rental accommodation
- 51% of Derby Housing stock is pre-1990, of these dwellings 246 were built with fibro/asbestos construction and require replacement as a priority.

- Low property values, supply issues and economy of scale have inhibited new investment.
- This is significantly limiting local service delivery, social servicing and government worker availability exacerbating the social issues of the region.

The SDWK is committed to addressing the market failure by facilitating where possible an increase in affordable housing supply.

It is expected that provision of up to 30 service workers units in the initial stage of the project will reduce the social and community service workers gap by circa 15.6%, alleviating pressure on essential and community services including childcare and not-for-profit sectors. This allows for:

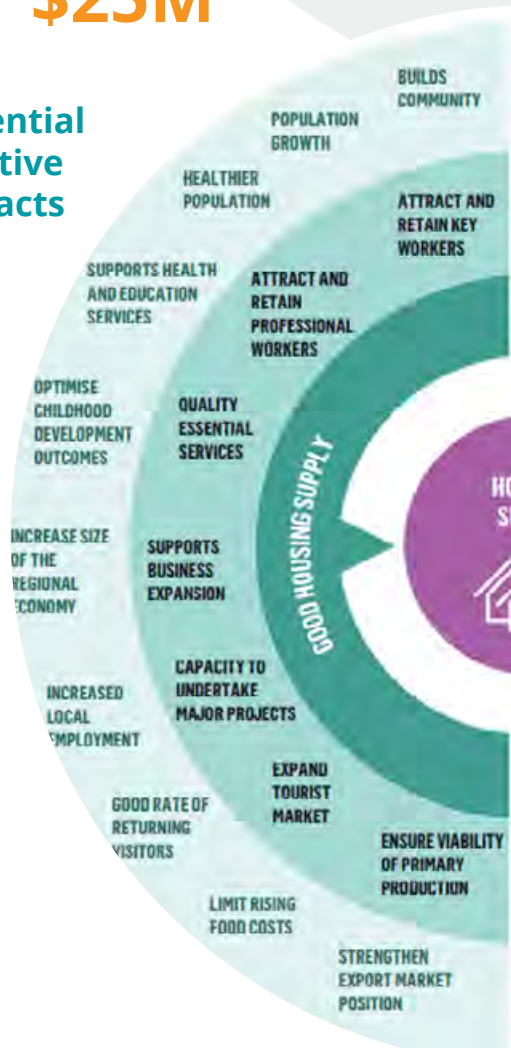
- A more stable and permanent resident population will enable the development and/or reestablishment of community and sporting groups and services in addition to contributing to greater business confidence.
- The project has the potential to further increase community diversity.



FUNDING REQUIRED

\$25M

Potential Positive Impacts



Potential Negative Impacts

HALLS CREEK CULTURAL CENTRE AND MULTI PURPOSE EVACUATION FACILITY

The Socio-Economic Index for Halls Creek shows that it is one of the most disadvantaged areas in Australia, with many people at the lower levels of measurable 'well-being' outcomes, including life expectancy, educational attainment, physical and mental health, education and training and employment.

The Shire has been working with the Jaru and Gija people on the development of a Cultural Centre. A Culture Centre is seen as a place to support a strong moving forward into the future and to support ongoing healing during extremely stressful and traumatising times. It would honour traditional owners and serve to educate local and visiting people about the rich Aboriginal culture and heritage in and around Halls Creek. Also, it will provide direct employment and facilitate new cultural industries.

A new architecturally significant building, encapsulating land and culture, with a birds-eye look and feel. Cultural protocols have been discussed by community.

The building would incorporate a new Visitor/Tourism Centre, and areas for commercial opportunities. Also, it could act as a culturally safe and secure evacuation centre during natural disasters. The Shire has identified appropriate land for the new facility, which will provide ease of access in the centre of town.

There is an increasing prevalence of natural disasters across the Kimberley. When natural disasters damage Country, the harm felt by Aboriginal people can be particularly profound due to the deep connection with land, culture, history and identity. Each wet season sees remote communities south of Halls Creek becoming isolated and results in people being stranded for weeks or months in Halls Creek. The impact of the Fitzroy River flooding in 2023 and the influx

of people evacuating into Halls Creek resulted in an increase in severe overcrowding of houses, and social issues including youth and domestic violence.

The Fitzroy Crossing floods showed the critical need to develop a suitable evacuation centre in the Shire. There is a need to address the ongoing lack of clarity regarding evacuation locations and response and recovery measures. If people are required to leave Country and temporarily relocate to Halls Creek, there needs to be a safe and secure place, appropriate planning and adequate facilities and services to ensure the best possible outcomes for the evacuees and the Shire's residents.

The Centre would be designed as a multi-purpose facility. It would have:

- Meeting rooms and separate indoor and outdoor spaces for men's, women's, elders and youth business
- Court Diversion and Cultural Courts facility
- Tourist information and tourist services and products
- A cafe
- Gija and Jaru language displays
 - » Representations of dreaming, skin names, clans
 - » Land use and places of cultural significance maps
 - » Representations of story lines and song lines
- Facilities required for a safe and secure evaluations – i.e. A kitchen, men and women's accessible ablution facilities, and spaces for people to evacuate overnight during a natural disaster.



PROPOSED SITE:
HALLS CREEK CULTURAL
CENTRE AND MULTI PURPOSE
EVACUATION FACILITY



**FUNDING
REQUIRED**

\$40M

**DIRECT
LOCAL JOBS**

15-30

FITZROY CROSSING MULTIPURPOSE COMPLEX AND EVACUATION CENTRE

The 2023 flooding across the Fitzroy Valley has had a devastating impact on local communities. Evacuation centres are in short supply and over 600 people had to be evacuated during the response phase. This resulted in ongoing months of displacement and resulted in negative socio-economic health outcomes.

Sport and recreational activity centres are critical to enable the community to come together, recreate in a safe environment and build social inclusion and resilience.

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.

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.
- Local Jobs

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).

- Evacuation centre capacity for 250, with full capacity and capability for up to 2 weeks.
- Two indoor multi courts, event space and spectator seating.
- Youth and community hub
- Function/Event Hire
- Administration and Office Space
- Kitchen and canteen space and access.
- Improved site location to assist with drainage and the view of the sporting ground.
- Solar power to the building.
- Improved access and linkages to other buildings on site, supporting improved co-location and sporting precinct outcomes.



**IMPROVED
WELLBEING
AND SAFETY**



**CONSTRUCTION
JOBS**

**LONG TERM
JOBS**

**PROJECT
VALUE**

**FUNDING
REQUIRED**

20

5

\$35.25M

\$35.25M

FITZROY EASTERN FLOOD AND FIRE RESILIENCE HUB

The Shire of Derby/West Kimberley has been working together with long term Fitzroy Valley residents, Local Traditional Owners, impacted families, and individuals to develop flood resilience measures such as education, early warning systems, and whole of town response which includes the Eastern Hub project. This engagement is in response to the flooding of the Fitzroy Valley from the Ex Tropical Cyclone Ellie in 2023 which highlighted the importance of having flood resilience measures.

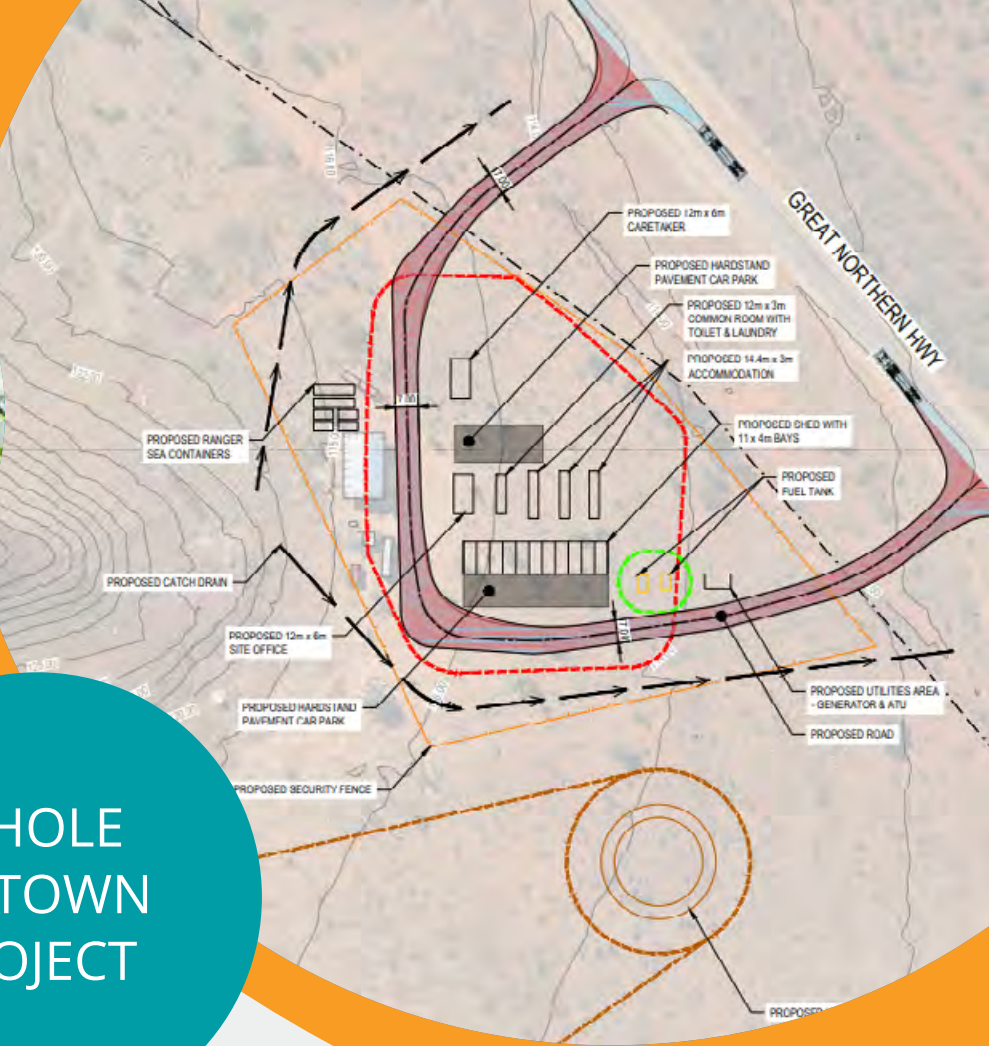
The Great Northern Hwy is particularly vulnerable to flooding 2kms to the east of Fitzroy Crossing – with over 30 days of impact during the 2023/24 wet season. This isolation severely impacts the residents of the Eastern Fitzroy Valley – affecting food, fuel, education and medical services and supplies.

The Eastern Hub is being designed to provide a central location for the co-location of services in the event of extensive flooding/ fire and isolation in the Fitzroy Valley. The project budget is \$6.5m and its target operational date is November 2024.

The Hub is intended to be a legacy project for the Gooniyandi Aboriginal Corporation (GAC); The Shire is assisting with development, Business Planning and Life Cycle Costing.

INFRASTRUCTURE REQUIREMENTS FOR THE HUB

- Large shed - office space for 4 people
- Shop front access & internal shed access
- Kitchenette
- Male and female toilet & accessible toilet
- General enclosed storage 3x3m - needs to accommodate shelving, hooks etc.
- Shed storage space for 10 emergency service vehicles
- Dry food storage
- Fuel storage - emergency power generation, vehicles and helicopters
- Caretakers accommodation - 3x1 transportable house
- 3 x 4 Room accommodation blocks - WACHS; flood/fire hub; community health/ mental health/ aged care; community services staff and education staff
- Helicopter landing pad and refuelling capacity



WHOLE OF TOWN PROJECT

PROJECT VALUE

\$35M

WALMANYJUN 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.

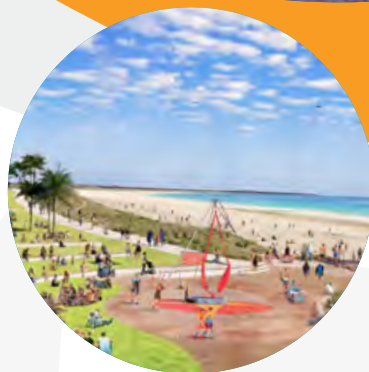
A growth in commercial and small business opportunities, enhanced by the promenade development linking together points of interest including tourism, cultural and leisure attractions. The buried seawall will support coastal management and the reconfiguration of car parking will ease current parking and 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.

Detailed designs have been completed and the project is shovel ready. Construction for State 1 is underway. The Shire has secured \$28m towards Stage 2. \$5m has been secured from Lotterywest for Stage 3, which includes a zero depth all abilities water park.

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.
- 174 FTE Jobs through increased tourism activity.
- \$13.4m direct additional annual visitor expenditure.
- \$99m net present value.



**DIRECT AND
INDIRECT JOBS**

174

**PROJECT
VALUE**

\$59M

**FUNDING REQUIRED
FOR STAGE 2 & 3**

\$9.3M

WYNDHAM PLAYGROUND AND SPLASH PARK

The Wyndham Playground and Splash Park project aims to create a vibrant recreational space for families and children in the Wyndham area.

This inclusive facility will feature modern playground equipment and a splash park, providing a safe and enjoyable environment for children to play and cool off during the hot Kimberley summers.

PROJECT BENEFITS

- **Community Gathering Space:** Fosters social interaction and community bonding among residents of all ages.
- **Child Development:** Promotes physical activity, creativity, and sensory stimulation for children, contributing to their overall well-being.
- **Tourism Attraction:** Enhances the attractiveness of Wyndham as a family-friendly destination, encouraging tourism and boosting local businesses.
- **Health and Safety:** Provides a safe and supervised water play area, reducing the risk of water-related accidents during the summer months.

STATUS

- The Shire has identified the Wyndham Playground and Splash Park project as a priority for community development. Initial planning and consultation stages are underway, with stakeholder engagement and site assessments in progress.



FUNDING REQUIRED

.....
\$3M

ZERO DEPTH WATER SPLASH PAD, HALLS CREEK

The Halls Creek Aquatic Centre, located in the centre of town, is a hub for recreational activities for the whole community. The centre provides a safe environment for swimming and water education. Importantly it increases social connectedness and delivers a range of positive health and wellbeing impacts. This includes improved hygiene, reduced rates of infection, and increased levels of physical activity. The average monthly temperature in Halls Creek is over thirty degrees, with average temperatures during the hot season over 35 degrees.

The pool provides an important respite reducing heat stress, in particular for vulnerable members of the community.

Halls Creek residents have long asked for a zero-depth waterplay facility which could provide a range of interactive spray features, such as a

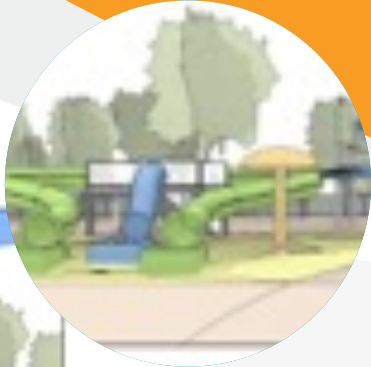
tipping bucket; water cannons; spray tunnels; water umbrellas and the like.

Adjacent to the aquatic centre, this facility would be fenced to provide both 'free' public access, facility user access or private use access (for children or adult parties).

Primarily, from a safety point of view, the main draw card with splash pads is the unsupervised nature of the parks. Splash pads, unlike shallow swimming pools, are designed as 'zero-depth' pools, which almost totally removes the drowning risk.



SUPPORTING
KIMBERLEY
COMMUNITIES



SCHEMATIC VIEW - WATERPLAY FROM THE SHED POOL



PROJECT VALUE

\$3M

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.

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

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

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 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

SHIRE COMMITMENT

FUNDING REQUIRED

\$27M

\$5.6M

\$21.4M

WELCOME TO WA CENTRE

This planned facility will host the Kununurra Visitors Centre, Aboriginal Cultural Centre and Art Gallery, and a Heritage Museum showcasing the East Kimberley's agricultural and diamond mining history. It will also include a café, retail and commercial spaces, and a multi-purpose event/entertainment space.

The project aligns with the Western Australian Visitor Economy Strategy (WAVES) 2033 by supporting the development of Aboriginal Cultural Centres and enhancing visitor services to provide an engaging and welcoming experience.

PROJECT BENEFITS

- Boosts local tourism and serves as a key focal point for visitors
- Showcases Aboriginal cultures, promotes a sense of place, and supports local employment
- Enhances facilities, providing opportunities for cultural events, entertainment, and tourism

STATUS

- The Shire has commenced stakeholder engagement and is currently preparing a business case for the project, including a cost benefit analysis, and preliminary design work.



FUNDING REQUIRED

.....
\$30M

REGIONAL RESOURCE RECOVERY PARK, BROOME

The relocation of Broome's waste management facility, which is approaching the end of operational life, is now time critical. The Shire of Broome aims to establish a facility that has the capacity to service the Broome community and the wider Kimberley for the next 70 years.

The project underpins the normalisation of municipal services in remote communities on the Dampier Peninsula and across the region. It also aims to service the industrial sector through the liquid waste treatment facility.

The Regional Resource Recovery Park (RRRP) will drive significant improvements in waste management practices and see strong environmental outcomes. The new public-facing Community Recycling Centre (CRC), liquid waste facility (LFW) and Landfill will be in one integrated site. The facilities have been designed to comply with best practice environmental management standards.

After an extensive consultation and site selection process the Shire selected a location 12km northeast of Broome on the Cape Leveque Road. The Shire is now seeking all relevant approvals for the RRRP.

Detailed Design is complete, and the project is shovel ready.

PROJECT BENEFITS

- Designed to comply with best practice environmental management standards
- 100 year serviceable infrastructure
- Supports normalization of services to Aboriginal communities
- Economic contribution \$124.5 million
- 53 FTE direct construction jobs
- 36 FTE indirect construction jobs
- Cost Benefit Ratio 1.15

Broome Care Learning



**PROJECT
VALUE**

**FUNDING
COMMITTED**

**FUNDING
REQUIRED**

\$34.3M

\$12.5M

\$21.8M

KIMBERLEY Investment Prospectus 2024-25

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