

# Sanctuary Caravan Park, Key Worker and Over 55s Village



**Shire of Broome's highest priority project.**  
\$7.68m in grant support has been secured to help bring new caravan sites and key worker accommodation to market.

[www.broome.wa.gov.au](http://www.broome.wa.gov.au)



# Addressing the current issues in Broome

Sanctuary Caravan Park and Key Worker Village is one of the Shire of Broome's highest priority projects. It is shovel ready, will help to alleviate the current accommodation crisis and will become an economic driver for the Kimberley Region.



## THE PROBLEM

Broome faces a critical shortage of tourist sites, key worker housing and accommodation.



## THE SOLUTION

A new state-of-the-art caravan park, with tourist sites and relocatable park home sites for key workers.

Broome is in an accommodation crisis and is topping the nation for the highest percentage of yearly rental growth. The shortfall is impacting both long-term rentals and short-term accommodation. The increasing financial pressure on renters has resulted in staff shortages for businesses, key industries and essential services. 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.

Exacerbating this issue, currently, there are no dedicated dwellings for over 55s and retirees – demand is estimated at 60 dwellings for over 65s and 100 would be required to meet demand for over 55s.

Current government population projections (WA Tomorrow) forecast Broome's population to grow by an additional 1,740 persons to reach 18,730 by 2031. From the above forecasting, preliminary dwelling demand analysis estimates a shortfall of more than 400 dwellings in Broome by 2031. However, that dwelling demand does not include some new projects being progressed or investigated.

### These include:

#### Thunderbird Mineral Sands Project - Sheffield Resources.

Located on the Dampier Peninsular, approximately halfway between Derby and Broome. Thunderbird is expected to provide around 400 construction jobs and 200 Kimberley based operations jobs for the 37-year lifespan.

**Kimberley Marine Offloading Facility (KMOF)** is a \$110 million facility comprising a floating wharf and associated onshore terminal facilities. An estimated 260 construction jobs and 1,650 long term jobs (across WA) will be created.

#### Regional Resource Recovery Park (RRRP).

The relocation of Broome's waste management facility with a total project cost of 12.3 million is estimated to create 242 direct and indirect jobs (during construction) and nine additional long-term jobs once operational.

#### Government Regional Officers' Housing (GROH)

There is a significant shortfall of GROH housing stock in Broome which is affecting recruitment of critical workers to the region. This ongoing demand for additional housing stock estimates a further 125 properties will be needed by 2025.

The four projects listed above could add an additional residential demand of up to 900 dwellings during the construction phase and 400-500 houses for operations personnel post-construction. The total demand for residential accommodation would therefore be approaching 1000 dwellings.

**Sanctuary Village brings a huge boost to the economy of Broome and the Kimberley. Over the three-year construction period it will have a total GRP impact of \$14 million in Broome and \$62.5 million in WA. At year 10, it will create an estimated 191 full-time jobs.**

The Shire of Broome is seeking funding to fast track coordination and delivery of the 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.

The project involves developing Lot 3130 Sanctuary Road into an iconic caravan park. The park will encompass tourist camping, cabins and caravan sites, as well as relocatable homes for key workers and later, an over 55s residential village. The fully flexible site and relocatable home design will allow the purpose of the accommodation to be altered over time, dependent on local demand and supply.



**286**

tourist sites for caravans,  
camping & cabins



**91**

park home sites for long-stay  
key worker accommodation



**43**

long-stay  
caravan sites

## 1 TOURISM

- There is a shortfall of at least 400 – 500 tourist caravan sites in Broome
- 97 sites overflow sites are provided during peak season, they generally run at 100% occupancy.
- Project provides 286 tourist sites for caravans, camping and cabins

## 2 KEY WORKERS

- The Broome region has a low rental vacancy rate of just 0.47%. A vacancy rate of 3% is generally considered a sustainable rate. The housing crisis in Broome is seeing vacancy rates well below average and the median rent price for a Broome suburb has increased significantly. Lack of housing stock and inflated rent prices are putting pressure on local businesses across a broad range of industries to recruit and retain staff.
- Project provides initially for 91 key worker accommodation sites, with potential to increase to more, using duplex units on some of the sites. It is proposed that around 35 of these sites will eventually be converted to Over 55's sites.

## 3 LONG STAY

- Creation of an additional 43 long-stay caravan sites

The Shire of Broome created a 'Housing Crisis Roundtable' consisting of Councillors, Shire of Broome representatives, Kimberley Development Commission (KDC), Department of Planning Lands & Heritage (DPLH), Department of Communities (DoC), Foundation Housing, Nyamba Buru Yawuru (NBY), and Development WA to workshop solutions for the lack of available housing.

Through the Housing Crisis Roundtable it was identified that the Sanctuary Road Caravan Park could provide an immediate and sustainable solution to the housing crisis impacting Broome.

The configuration of the caravan park and design of relocatable homes allows for flexibility to adapt to market needs. The relocatable homes can transition between uses as the social and demographic demands change; tourist, key worker and over 55s.

# Site Specifications



## LOT 3130, RESERVE 51028 SANCTUARY ROAD



COMPRISING  
**143,462m<sup>2</sup>**  
(14.35ha land area)



PURPOSE  
**CARAVAN  
PARK**  
Reserve 51028



ZONED  
**TOURISM**  
for the use of  
tourism



LEASE  
**50YR**  
Lease  
Opportunity

**LEGEND**

- LOCAL DEVELOPMENT PLAN 3 AREA
- LOCAL SCHEME RESERVES**
- ENVIRONMENTAL CULTURAL CORRIDOR
- OPEN SPACE / DRAINAGE
- ZONES**
- BUSH LIVING (R2 - R10)
- NEIGHBOURHOOD LIVING (R12.5 - R25)
- URBAN LIVING (R25 - R40)
- TOURISM
- OTHER**
- PERMANENT BUSHFIRE BUILDING ATTACK LEVEL (BAL) 12.5
- TEMPORARY BUSHFIRE BUILDING ATTACK LEVEL (BAL) 12.5



**NOTES**

- (A)** The Plan identifies indicative residential density ranges with the Local Development Plan 3 Area. Lot specific residential densities are to be assigned in accordance with a Residential Density Code Plan submitted as the time of subdivision for approval by the WAFC.
- (B)** The Plan depicts the indicative location of Public Open Space, which will be subject to further refinement and modification at the subdivision stage.
- (C)** The requirements associated with the Permanent and Temporary Bushfire Building Attack Level (BAL) 12.5 areas are outlined in Clauses 1.8.7 and 1.8.8.
- (D)** Appropriate land tenure arrangements are to be made for the protection and ongoing access to the Water Corporation's Infrastructure contained adjacent to the Environmental Cultural Corridor.
- (E)** As a condition of subdivision approval for the first stage of Subdivision, the proponent is to prepare a schedule outlining relevant items (such as roads, Infrastructure and community services) arising from future development contributions. The schedule will inform the preparation of a future development contributions scheme to be prepared by the proponent and the Shire of Broome for the Broome North District Development Plan area.
- (F)** The District Movement Network realignments, closures and construction, including the roundabout access to the future Caravan Park on Fairway Drive and Sanctuary Road is to be at the developer's cost.

**PLAN No. 1  
LOCAL DEVELOPMENT PLAN 3**

# Benefits to Broome & the community



## CONSTRUCTION PHASE

**CONSTRUCTION COSTS**  
**\$64M**

**OVER 3 YEARS**  
**140**

**GRP/GSP Over 3 years**  
**\$62.5M**

Full time jobs will be created across WA



## OPERATING PHASE

**NPV OVER 15 YEARS**  
**\$79.8M**  
generated for the Broome Community

**BY YEAR 10**  
**\$29.5M**  
Gross Regional Product is expected by the development

**BY YEAR 10**  
**191**  
full-time jobs will be created in the Broome economy

**FOR EACH \$ INVESTED**  
**\$1.31**  
will be returned to the community over life of the project





**LEGEND - AGED PH & WORKERS ACCOM  
WORKERS ACCOMMODATION**

18.0x14.0 SITES	26
15.0x14.0 SITES	30
UTILITY BUILDINGS	(2)
<b>TOTAL SITE No</b>	<b>56</b> EXC No IN ( )

**AGED PARK HOME VILLAGE**

18.0x14.0 SITES	18
15.0x14.0 SITES	17
UTILITY BUILDINGS	(0)
<b>TOTAL SITE No</b>	<b>35</b> EXC No IN ( )

**O/A TOTAL SITE No** 91 EXC No IN ( )

**LEGEND - CARAVAN PARK**

	ZONE 1	ZONE 2	
13x10 SITES	57	35	92
13x10 ENSUITE SITES	10	15	25
13x10 LONG STAY SITES	0	43	43
10x10 SITES	50	35	85
10x10 ENSUITE SITES	2	7	9
9x9 SITES	23	0	23
6x5 CAMP SITES	0	15	15
DRIVE THRU SITES	8	0	8
OVERFLOW SITES	0	0	(0)
2 BED CABINS	25	0	25
3 BED CABINS	4	0	4
NEW AMENITY BUILDINGS	0	5	(5)
ABLUTION AMENITY	1	2	(3)
SITE ENSUITE AMENITY	3	6	(9)
SHELTERS / BBQ	0	3	(3)
ROAD NETWORK (ASPHALT)	-	-	-
PATH NETWORK	-	-	-
<b>TOTAL SITE No</b>	<b>179</b>	<b>150</b>	<b>329</b>
<b>EXC No IN ( )</b>			



# Development Costs



## Development Cost

**\$64M**

\$64 million in total cost required to develop the project



## Funding Committed

**\$7.7M**

\$7.68 million grant funding committed to fast track headworks and site preparation

### Caravan Park Site Development

Stage	1	2	3	Totals
Construction Costs (inc. headworks)	\$7,548,328	\$13,940,150	\$8,375,000	\$29,863,478
Construction Contingency 5%	\$377,500	\$697,100	\$418,800	\$1,493,400
Professional Fees 5%	\$377,500	\$697,100	\$418,800	\$1,493,400
	<b>\$8,303,328</b>	<b>\$15,334,350</b>	<b>\$9,212,600</b>	<b>\$32,850,278</b>

### Relocatable Accommodation

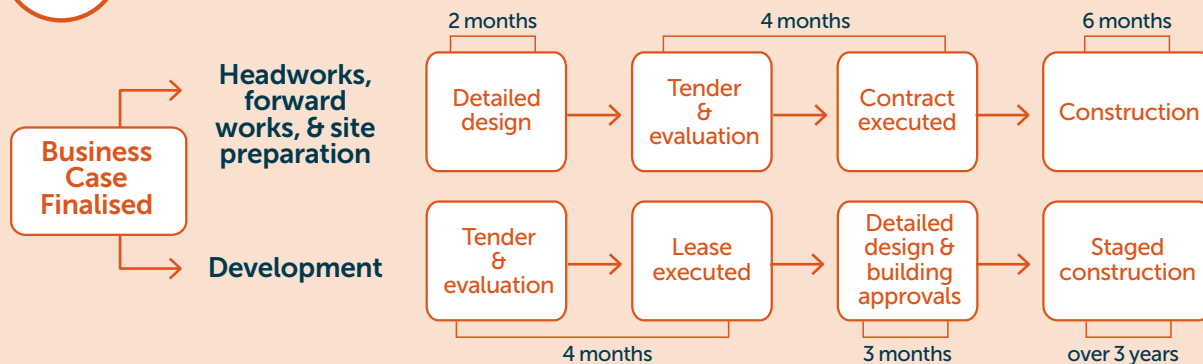
Stage	Key Workers Village	Over 55's Village	Tourist Cabins	Totals
Construction Costs (inc. headworks)	\$14,607,350	\$9,155,500	\$4,486,100	\$28,248,950
Construction Contingency 5%	\$730,400	\$457,800	\$224,400	\$1,412,600
Professional Fees 5%	\$730,400	\$457,800	\$224,400	\$1,412,600
	<b>\$16,068,150</b>	<b>\$10,071,100</b>	<b>\$4,934,900</b>	<b>\$31,074,150</b>

**Total Development Costs (inc. 5% Contingency)**

**\$63,924,428**



## Project Timeline (if funding is received)





For more information please contact:

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