



Draft Shire of Irwin Local Planning Strategy

Our Brilliant Future

July 2024 | 21-014



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Signed for and on behalf of the Western Australian Planning Commission



An officer of the Commission duly authorised by the Commission
(pursuant to the Planning and Development Act 2005)

Date: 27 Feb 2025

SUBMITTED FOR APPROVAL

Supported for submission to the Western Australian Planning Commission for endorsement by resolution of the Shire of Irwin at the Ordinary Meeting of Council held on: _____

Shire President

Chief Executive Officer

Date: _____

ENDORSEMENT OF LOCAL PLANNING STRATEGY

Endorsed by the Western Australian Planning Commission on

An officer of the Commission duly authorised by the Commission
(pursuant to the Planning and Development Act 2005)

Date: _____

Executive Summary

Where have we been?

Since the adoption of the Shire’s previous Local Planning Strategy in 2017:



Population growth

By 111 persons



Aging population

Median age has increased from 40 to 53



Tourism growth

COVID-19 lasting influence of domestic exploration



Key project completions

Moreton Tce upgrades
Surf Beach coastal works
Henry Rd independent living units



Strategy development

Walking trail masterplan
Coastal management plan
Port Denison foreshore masterplan



Energy sector

Transformational growth in renewables

Where are we going?

A safe place to live, an exciting place to visit and a progressive place to work

Local Planning Strategy 2023 - 2038 will:



Alignment

Support implementation of Strategic Community Plan



Investment in industry

Renewable energy industry, road connections and infrastructure to support up to 9.7ha of additional industrial land



Protect

Environmentally significant areas



Dwelling growth

Up to 1,000 additional homes within a 5km growth band, sustainable living opportunities



Retail & commercial

Up to 7,200sqm of additional retail and 1,600sqm of additional commercial space



Centres

Redefine industrial and commercial areas, and protect the character of town centres

Purpose of the Local Planning Strategy



10-to-15-year horizon

Coordinate development across the Shire



Future proofing

Attract and future proof the Shire’s growth opportunities



Agile

Optimise the Shire’s ability to act quickly when new growth opportunities arise

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Part 1 – Strategy



1. Introduction

The Shire of Irwin Local Planning Strategy (the Strategy) comprises:

- Part 1 – Strategy; and
- Part 2 – Background Information and Analysis.

The Strategy applies to the area shown in Figure 1 – Local Planning Strategy Map.

This Strategy comes into operation on the day on which it is endorsed by the Western Australian Planning Commission (WAPC) and revokes the Shire's preceding local planning strategy, endorsed by the WAPC on 3 August 2017.

As required by Regulation 11 of the *Planning and Development (Local Planning Schemes) Regulations 2015*, the purpose of the Strategy is to:

- a. set out the long-term planning directions for the local government;
- b. apply any State or regional planning policy that is relevant to the Strategy and;
- c. provide the rationale for any zoning or classification of land under the local planning scheme.

The Strategy forms the strategic basis for the preparation and implementation of a new Shire of Irwin Local Planning Scheme No. 6 (LPS 6).

The following information supports the Strategy:

- **Shire of Irwin Land Demand (AEC) 2023**

This analysis developed employment and land demand estimates for the region, with a range of outcomes which could potentially occur within the region under various population (or employment) scenarios. Findings are referenced in Part 2 of the Strategy with a view to informing planning directions and actions as outlined in Part 1.

- **Engagement Outcomes Summary 2024**

This report presents a summary of the engagement outcomes from all engagement activities including online, face-to-face and stakeholder engagement. The key findings from this report leads into the issues, opportunities and strategies of the Strategy.

- **Strategy Blueprint 2024**

This document provides a summary of the spatial outcomes of stakeholder engagement, including Councillor and industry body workshops and how they have been addressed in the Strategy.

2. Vision

The Shire of Irwin has a vision to:

“Provide a safe place to live, an exciting place to visit and a progressive place to work.”

This vision underpins the Strategy’s 10 to 15-year horizon for how land use change and development will occur within the Shire of Irwin. It is consistent with and represents the land use planning and development response to the Shire’s Strategic Community Plan 2021 – 2031 (SCP) but recognises that any community aspirations for future land use change and development is balanced with the requirements of planning legislation and policy.

The Strategy is aligned with the Shire’s SCP which articulates the following community vision and objectives:

Our Brilliant Future:

- Safe, inclusive, and growing community, where families thrive;
- Great place for business, where local jobs are plentiful;
- Globally connected with local charm and a relaxed lifestyle;
- Pride in the presentation of our towns; and
- Stunning nature and heritage, accessible for locals and visitors to experience.

Objectives

- A friendly, safe and inclusive community enjoying a high quality lifestyle;
- A prosperous and diverse economy;
- Custodianship of our natural and built environment; and
- Leading the community with engaged and progressive governance.

Table 1 identifies the key SCP land use planning aspirations and how they align with the land use principles of the Strategy.

Table 1. Strategic Community Plan aspirations and local planning strategy principles

SCP Outcomes and Strategies	LPS Principles
<ul style="list-style-type: none"> • Advocate for retention of existing and enhanced facilities and health and social support services; • Recognise places of cultural and heritage value; • Partner with and advocate on behalf of commerce and industry to improve local infrastructure and services; • Ensure adequate and appropriately zoned land to support commerce and industry; • Leverage opportunity and investment, and promote retail development; • Prepare cutting edge land use strategies to guide future development; and • Prepare for and manage natural disasters and environmental risks. 	<ul style="list-style-type: none"> • Urban growth is consolidated within and close to existing town centres with access to community facilities and areas of cultural heritage value; • Recognise the strategic opportunity for new industries, including the facilitation of strategic green energy industry investment and commercial support, with planned transportation and infrastructure connections; • Facilitate employment and economic growth opportunities by protecting agricultural land and providing land suitable for retail, commercial, and tourism. • Coastal and river management strategies being reflected in key planning directions.

The Strategy provides for the expression of how broader State planning requirements can be applied and ultimately implemented at a local level.

3. Planning Issues/Opportunities

3.1 Overview

Consistent with the State Planning Framework, planning issues of relevance to the Shire are presented under the following themes and cross referenced to the SCP’s objectives:

- **Community, Urban Growth and Settlement** (A friendly, safe and inclusive community enjoying a high quality lifestyle)
- **Economy and Employment** (A prosperous and diverse economy)
- **Environment** (Custodianship of our natural and built environment)
- **Infrastructure** (Leading the community with engaged and progressive governance)

For each planning issue identified, planning directions and actions have been outlined. Planning directions are short statements that specify what is to be achieved or desired for the issue/opportunity. Each planning direction is supported by an action(s), that clear and concisely outlines what is proposed and how it is to be undertaken, the rationale and the estimated timeframe for implementation.

3.2 Community, Urban Growth and Settlement

“A friendly, safe and inclusive community enjoying a high quality lifestyle”

Dongara and Port Denison are the principal urban centres of the Shire. Future urban infill and expansion should be consolidated within these townsites to make best use of existing infrastructure, community facilities and other urban amenities. Diversity in housing supply, including short-term and workforce accommodation, need to be planned for in anticipation of emerging major energy projects. Built form, character and cultural heritage, among other things, should be considered during the planning and development of urban growth.

Table 2. Community, Urban Growth and Settlement – Planning Directions and Actions

Planning Direction	Action	Rationale	Timeframe
3.2.1 Housing			
1. Consolidate the urban footprint and housing activity by encouraging development in existing (or identified) residential areas.	A. Identify an urban growth boundary around the Dongara and Port Denison townsites that will cater for an expected population of around 5,000 persons.	Infill or expansion within the consolidated area presents the most efficient use of existing and planned infrastructure.	Short – Medium term
	B. Review the zoning of areas that require the coordination of subdivision and development for inclusion in a development zone.	Increasing R-Code densities can incentivise infill opportunities.	
	C. Review R-Code densities (in particular the R12.5 and R15 densities) and investigate a split R-Coding for infill land that is not sewerred.	Workforce accommodation is critical and may be required within a very short timeframe to enable onboarding of emerging industries of State and regional importance.	
	D. Allow discretion to permit a range of non-residential development (including workforce accommodation) within residential areas that is compatible with the desired future character of the area.		
2. Provide a range of residential densities, housing choice and compatible uses that are suitable for local conditions.			

Planning Direction	Action	Rationale	Timeframe
3.2.2 Built Form And Character			
3. Retain and build upon the character and atmosphere of the Dongara town centre.	E. Review the Dongara Town Centre Precinct Plan and incorporate into the local planning framework.	The local community has a desire to retain and protect the 'country town' and historic ambience of the Dongara town centre.	Short term
3.2.3 Cultural Heritage			
4. Ensure the recognition and protection of places that are of cultural heritage significance and worthy of built heritage conservation.	F. Finalise the review of the local heritage survey to be used as the basis for the heritage list in the Scheme.	The Shire is rich in cultural heritage that makes Dongara, Port Denison and the Shire unique.	Short term
3.2.4 Rural Living			
5. Ensure that rural living areas do not further encroach into rural land.	G. Limit the zoning of rural living areas (both rural smallholdings and rural residential) to those identified in the Strategy. H. Adopt a consistent 15ha minimum lot size for the rural smallholdings zone.	Rural living is a land use and form of settlement that adds to the sense of place in regional areas.	Short term
3.2.5 Public Open Space And Community Facilities			
6. Recognise the differences in functionality of public open space areas.	I. Implement the land use planning recommendations of the Public Open Space Strategy and the Port Denison Foreshore Masterplan.	The Shire has a strong sporting culture built on access to a wide variety of quality community, sporting and recreational facilities and activities.	Short, Medium and Long term
7. Plan for a district level recreational 'hub' to cater for future recreational needs.	J. Identify public open space as reserves for Public Open Space, Environmental Conservation or Foreshore based on their primary function.	Anticipated future growth is likely to demand greater access to public open space and community infrastructure.	
8. Ensure that existing and planned community facilities are easily accessible and meet the needs of the community.	K. Ensure community facilities can be appropriately developed in various zones.	Consolidation of recreation facilities will help create a well-utilised, multi-purpose and cost-effective sporting and recreation precinct.	
9. Facilitate site identification of a southern school site when demand warrants.			

3.3 Economy and Employment

"A prosperous and diverse economy"

Light and general industrial activity is primarily concentrated near the Dongara townsite while larger-scale energy industries are dispersed throughout the south-eastern portion of the Shire. Currently there is approximately 16 hectares of industrial land, which is anticipated to grow in demand up to over 26 hectares by 2031 under a high-growth scenario. Demand for industrial land should be monitored to ensure that any future spikes in demand from large-scale major energy projects are captured and addressed.

Retail and commercial activity is located within the townsites of Dongara (primary) and Port Denison, with a small local centre located between the two centres on Point Leader drive. Currently there is approximately 1.45 hectares of retail and commercial land located within these activity centres, which is anticipated to grow in demand up to 2.33 hectares by 2031 under a high-growth scenario.

Table 3. Economy and Employment – Planning Directions and Actions

Planning Direction	Action	Rationale	Timeframe
3.3.1 Activity Centres			
1. Ensure an adequate supply of commercial land to meet demand within a clearly defined centre hierarchy.	A. Consolidate the centre located along Point Leander Drive and zone as a neighbourhood centre.	Forecasting indicates there may be demand for increased commercial and retail land as major energy sector projects progress.	Short – Medium term
2. Ensure the Dongara town centre remains the primary activity centre.	B. Implement the land use planning recommendations from the Dongara Town Centre Revitalisation Plan.		
3.3.2 Industry			
3. Ensure an adequate supply of industrial land.	C. Implement the land use planning recommendations of the Industrial Land Use Strategy.	Consultation with key industry stakeholders indicate there is a demand for extensive industrial land with ease of access to major freight routes, with a number of major projects in the pipeline. The State Government is driving investment into green energy solutions and the regional economy.	Short – Medium term
4. Facilitate an agile planning framework that supports the timely on-boarding of emerging energy industries including renewables.	D. Restrict caretaker’s dwellings to light industrial land only.		
	E. Review the permissibility of uses in the established marine industry area off Duval Street, Port Denison to reduce potential conflict with the surrounding residences (long term this area could transition into residential).		
	F. Consolidate the marine industry area to south of Russ Street.		
3.3.3 Tourism			
5. To provide opportunities for a wide range of tourism land uses to operate within the Shire.	G. Include a tourism zone for sites considered to be of a strategic nature.	There have been substantial changes in travel patterns which have seen a shift towards more domestic tourism demand and eco-tourism offerings. Holiday homes are reducing the availability of long-term rental accommodation and need to be controlled in residential areas.	Short term
	H. Accommodate land use flexibility for tourism accommodation and other compatible uses across a range of zones.		
	I. Ensure caravan parks retain an adequate supply of caravan and camping sites.		
	J. Review the planning reforms for Short-Term Rental Accommodation.		
3.3.4 Agriculture			
6. Protect rural land from incompatible land uses.	K. Adopt a general presumption against subdivision of rural land in accordance with WAPC policy.	Agriculture plays a vital role in the Shire’s economy and there is a need to protect and preserve rural land assets due to the importance of their economic, natural resource, food production, environmental and landscape values.	Short – Medium term
7. Enable compatible land uses in recognition that rural land also accommodates significant environmental assets and natural land scape values.	L. Limit the expansion of rural living areas (both rural smallholdings and rural residential) to those identified in the Strategy.		
	M. Allow for incidental and compatible land uses in the rural areas.		

3.4 Environment

“Custodianship of our natural and built environment”

The natural areas of environmental significance within the Shire include coastal and riverine areas, and State conservation reserves. It is these natural assets that attract residents and tourists alike. Coastal and riverine areas require further planning to manage natural hazards such as flooding, storm surge, inundation, erosion and accretion. Preparation of the new local planning scheme will also allow the opportunity to reserve environmentally significant areas appropriately.

Table 4. Environment – Planning Directions and Actions

Planning Direction	Action	Rationale	Timeframe
3.4.1 Natural Areas			
1. Preserve and manage the visual landscape qualities of unique coastal areas.	A. Apply a special control area to the coastal dune area north of Dongara with provisions requiring planning proposals to consider the visual landscape character of the area.	The Dongara to Cape Burney Visual Landscape Assessment (2011) identifies the area north of Dongara as an area worthy of visual landscape protection.	Short term
3.4.2 Water Resources			
2. Safeguard public drinking water source areas.	B. Apply a special control area to the Allanooka-Dongara Water Reserve to protect the resource through the control of land use or development, which has the potential to affect the quality of drinking water supplies for public use.	Safe, reliable, and good quality drinking water is critical to ongoing development in the Shire and the health of its people. The risk of riverine flooding to people, property and infrastructure needs to be managed.	Short – Medium term
3. Recognise floodplain mapping of significant waterways.	C. Identify the 1 in 100 AEP flood event area as per the 2017 Irwin River Flood Study. D. Implement the land use planning recommendations of the Irwin River Estuary Management Plan.		
3.4.3 Coastal Protection			
4. Manage and protect the coastal assets of the Shire whilst also ensuring adequate protection for development against coastal processes.	E. Implement the land use planning recommendations of the Coastal Hazard Risk Management and Adaptation Plan.	The Shire’s coastal zone is a significant asset in terms of its environmental, economic, social and cultural resources. Strategic guidance on coordinated, integrated and sustainable management and adaptation for land use and development in the coastal zone is required.	Short – Medium term
3.4.4 Basic Raw Materials			
5. Ensure basic raw materials are protected to enable future extraction.	F. Include provisions relating to the permissibility for extraction of basic raw materials.	Basic raw materials are a finite resource and their efficient use is required to ensure an ongoing supply to support the local economy.	Short term

3.5 Infrastructure

“Leading the community with engaged and progressive governance”

Key road infrastructure is essential to facilitate the movement of people and goods between the wide range of activities which occur within the Shire. Future transport infrastructure needs to be planned according to demand in economic activities and to provide suitable access between activity centres and rural smallholdings. Ensuring utility infrastructure is readily available to onboard new industries is equally important and having a line of sight on investment will provide a level of confidence to industries and developers.

Table 5. Infrastructure – Planning Directions and Actions

Planning Direction	Action	Rationale	Timeframe
3.5.1 Transport Network			
1. Protect key transport infrastructure which serves the Mid West region and/or is part of the wider State network.	A. Remove the current Dongara-Geraldton bypass regional road reservation alignment from the Scheme.	Main Roads WA has completed an Alignment Selection Study and confirmed a corridor for a future Dongara-Geraldton-Northampton route.	Short term
2. Provide and manage parking.	B. Review the car parking requirements for non-residential land uses.	Current car parking requirements are not consistent with the latest planning reforms.	
3. Review the location of the Dongara Airstrip should it need expansion.	C. Should demand warrant, refine alternate site definition for the Dongara airstrip.		
3.5.2 Buffers			
4. Ensure that appropriate buffers are identified to avoid conflict between industry and/or essential infrastructure and sensitive land uses.	D. Include Special Control Areas in the Scheme to reflect the buffers required for the following: <ul style="list-style-type: none"> - Wastewater treatment plant; - Cement manufacturing plant. 	Strategic infrastructure and industrial land uses play an important economic role in the Mid West region and it is therefore necessary to adequately plan for and protect them.	Short term
5. Review the location of strategic infrastructure should it constrain future expansion of the urban area.	E. Indicate on the Strategy buffer requirements/separation distances for mobile dunes, basic raw materials and other mineral/energy resources.		
	F. Allow for compatible uses in buffer areas.		
3.4.3 Servicing			
6. Align infrastructure service planning to staging of growth to meet predicted supply demands.	G. Advocate the use of the Strategy by servicing agencies when planning for infrastructure based on the growth scenarios outlined in the Strategy.	Having line of sight on infrastructure investment and location requirements will provide a level of confidence to industries and developers.	Short, Medium and Long term
	H. Ensure that infrastructure and public utilities can be appropriately developed in various zones.		

4. Planning Areas

4.1 Overview

Consistent with the principles of urban consolidation, the Strategy identifies planning areas for urban infill and land use intensification. The rationale, context, along with the proposed land use arrangements for each planning area is summarised in Table 6.

Generally, ad hoc planning proposals within a planning area will not be supported until such time that the relevant planning investigations have been undertaken and, where relevant, incorporated into the local planning scheme. The Strategy Maps includes an 'urban growth boundary' indicative of a population of 5,000 within a 10-15 year horizon. Planning proposals for land use intensification outside of the urban growth boundary will generally not be supported, excluding rural-residential and smallholdings.

This section outlines in greater detail planning directions and actions for specific planning areas (Figure 1 and Figure 2).

4.2 A – Strategic Industry

There is an adequate volume of industrial land available in the Shire to meet expected future demand under a business-as-usual scenario. However, the Shire sits at the heart of a region expected to experience investment in mining, agribusiness and infrastructure. Together with the evolving nature of industrial activity we may see a dramatic increase in the total volume of industrial land demand; a change in the lot size required, and a change in the nature of services desired.

4.3 B – Arrowsmith Resources Area

The Shire's Arrowsmith Resources Area represents a unique opportunity which responds directly to the Western Australia Government's position statements which support the fostering of renewable energy industries. This framework focuses on ensuring that we have the appropriate policy settings and industry activation initiatives in place to drive forward the development of the industry.

The Arrowsmith Resources Area benefits from an excellent combination of potential wind and solar resources, for low cost energy to unlock the region's mineral resources, whilst having good access to major freight routes. To assist in the logistics for the timely development of these resources, there may be a need to investigate a temporary onshore loading/unloading facility in a suitable coastal location that can accommodate the necessary lay-down areas for construction activities.

Arrowsmith accommodates a range of established renewable energy and resource industries. The hub of industries should now be formally identified as part of a strategic energy and resources precinct, thereby aligning with its current use, whilst enabling opportunities for further green energy industries. The formalisation of the Arrowsmith Resources Area, as part of this Strategy, reinforces the State Government's renewables mandate, supporting the State Energy Transformation Strategy and its overarching commitment, including most recently PoweringWA, to reduce carbon emissions, address climate change and transform the State's electricity generation, storage and transmission infrastructure.

4.4 C – Dongara-Geraldton-Northampton Highway

Planning for a resilient future road freight corridor between Perth and the north-west of Western Australia to cater for long-term transport needs is considered essential to the state's economic development, including tourism, agricultural, mining and renewable industries, as well as community wellbeing and growth.

The state has already identified the need for triple road trains to be able to travel between Carnarvon and Mueha as part of its road network, improving freight efficiency and productivity. Reducing the interaction between communities and heavy vehicles through populated areas, by providing a fit-for-purpose road designed to reduce the risk of incidents causing death or serious injury, will also enhance overall road user safety.

4.5 D – Indian Ocean Drive Extension

Indian Ocean Drive was designed for the primary purpose of creating a regional scenic coastal tourist route with the alignment of the road to follow the natural lines of the coast. The road is one of Western Australia's principal tourist routes and is in close proximity to a number of coastal towns including Dongara / Port Denison. The road was intended to support these towns by providing improved access for visitors and a growing resident population.

4.6 E – Bulky Goods Showroom

This retail format is characterized by large single storey freestanding retail property, which tends to be surrounded by at grade parking and typically located at highly visible locations at major intersections or adjacent to highways. There are limited opportunities for this type of large format retail in the Dongara town centre. Should demand for this type of floor space warrant then this location may be appropriate as a longer-term prospect, however any 'out-of-centre development' must not undermine the primacy of the Dongara town centre.

4.7 F – Dongara Irwin Racecourse

The Racecourse Estate is located north of the Dongara townsite. It comprises large residential lots adjoining the Dongara Irwin Racecourse. Other residential land to the south of the racecourse is partially undeveloped. The Dongara Irwin Racecourse is approximately 30 hectares in size, and is a localised low point.

Should there be a need to provide infill housing to meet demand, a review of the long-term sustainability of the Dongara Irwin Racecourse land may be undertaken. There is potential to meet infill demand as a landholding within an established neighbourhood with access to existing infrastructure, subject to structure planning.

As a long-term prospect, key considerations for such a review include:

- Community and stakeholder engagement
- Current utilisation (recreation and other), accessibility, safety, and facilities condition
- Cost-benefit analysis and long-term sustainability
- Infrastructure availability and housing needs

4.8 G – Dongara Town Oval

The Dongara Town Oval is located on the northern periphery of the Dongara townsite. Should a district level recreation 'hub' be progressed elsewhere, there may be a need to review the recreational need for the Oval having regard to its scale, function, purpose and location.

As a long-term prospect, key considerations for such a review include:

- Community and stakeholder engagement
- Current utilisation (recreation and other), accessibility, safety, and facilities condition
- Cost-benefit analysis and long-term sustainability
- Infrastructure availability and housing needs

4.9 H – Urban Expansion

Assuming that a number of major resource projects which will occur in the region over the next ten years there is potential for significant population growth to occur in a relatively short period of time.

This area lies between the existing urban infill areas of Port Denison and the rural-residential area of Springfield. It contains a vast amount of Crown land with strategic public utility infrastructure. The land is physically and locationally suitable for future urban purposes and represents a logical extension to the urban footprint but is currently subject to sequencing, servicing and environmental issues/constraints.

Consistent with the principles of orderly and proper planning, a structure plan should be prepared for this area indicating the future development and servicing of the land and addressing the following key considerations:

- **Land Ownership and Coordination** – There is a mix of land tenure including private freehold, managed and unallocated Crown land. Land tenure needs to be resolved to ensure the appropriate staging of development can occur. Proposed arrangements with respect to developer contributions.
- **Natural Environment** – Identification of the means by which natural features (such as remnant vegetation and mobile sand dunes) will be protected.

- **Hazard and Risk** – Details of hazard issues including contaminated land, coastal erosion, flooding, bushfire and basic raw materials extraction, and the methods of addressing such hazards such as buffers, where applicable.
- **Services and Fill** – Information regarding the way in which the land will be serviced by distributor roads, water drainage, sewer and power. Further investigation into the possible relocation of the existing Wastewater treatment plant and provision of north-south and east-west local distributor road connections.
- **Employment** – Identification of areas suitable for workforce accommodation and a potential neighbourhood activity centre.
- **Public Uses** – Details regarding the areas required for a district level recreation ‘hub’, school site, public utilities, including the possible relocation of the waste transfer station.

4.10 Planning Areas Directions and Actions

Table 6. Planning Areas – Planning Directions and Actions

Planning Direction	Action	Rationale	Timeframe
A – Strategic Industry			
To ensure an adequate supply of appropriately zoned land to meet future industrial needs.	Update the local planning framework as necessary and refine site definition when predicted demand warrants.	While a ‘business as usual’ industry growth trajectory is unlikely to result in industrial land demand exceeding the current supply, there are numerous, potentially significant investment prospects for the region that could require substantially more land than is available.	Short – Medium term
B – Arrowsmith Resources Area			
Facilitate an agile planning framework that supports the timely on-boarding of emerging energy industries including renewables.	Consider a range of discretionary land uses under the local planning scheme for industry and related infrastructure within the area designated Arrowsmith Resources Area in the Strategy. Investigate new land use definitions (other than ‘industry’) for green energy/ resource type industries.	The Arrowsmith Resources Area accommodates a range of established renewable and resource industries The formalisation of this area presents a unique opportunity to respond directly to the State Government’s renewable energy mandate. Consultation with key industry stakeholders indicate there is a demand for extensive industrial land with ease of access to major freight routes, with a number of major projects in the pipeline. The State Government is driving investment into green energy solutions and the regional economy.	Short – Medium term
C – Dongara-Geraldton-Northampton Highway			
Plan for a future road freight corridor between Dongara, Geraldton and Northampton that is safer, more efficient and enables future growth within the Mid West region and beyond.	In conjunction with Main Roads WA facilitate the timely delivery of the bypass.	A defined future road alignment will allow the diversion of heavy vehicles away from regional townsites, minimising conflicts with local traffic and contributing to greater freight efficiency.	Medium – Long term
D – Indian Ocean Drive Extension			
Plan for a future regional road connection into Dongara-Port Denison.	In conjunction with Main Roads WA facilitate the timely delivery of the extension.	The extension of Indian Ocean Drive will support the Dongara townsite by providing improved access for visitors and a growing resident population.	Long term

Planning Direction	Action	Rationale	Timeframe
E – Bulky Goods Showroom			
To ensure an adequate supply of appropriately zoned land to meet future commercial needs.	Update the local planning framework as necessary and refine site definition when predicted demand warrants. This is to be informed by a Needs Assessment and Net Benefit Test to ensure that Dongara town centre is not undermined.	Land demand analysis indicates there is a demand for up to a 7,200m ² increase in retail floorspace and 1,600m ² increase in commercial floorspace to 2031. Indicative location is afforded reasonable accessibility to the regional road network and in proximity to existing infrastructure.	Long term
F – Dongara Irwin Racecourse			
To ensure an adequate supply of appropriately zoned land to meet future housing needs.	Review the need for, and /or relocation of the racecourse should a district level recreation 'hub' be progressed or demand no longer warrants a dedicated facility. Update the local planning framework as necessary ensuring appropriate structure planning is undertaken.	Potential to review long-term sustainability of the Racecourse land and potential to meet infill demand as a landholding within an established neighbourhood with access to existing infrastructure, subject to structure planning.	Long term
G – Dongara Town Oval			
To ensure an adequate supply of appropriately zoned land to meet future commercial needs.	Review the recreational need for the oval should a district level recreation 'hub' be progressed.	Consideration should be given to the rationalisation of current open space areas if they are surplus to requirements.	Long term
H – Urban Expansion East			
To reflect the long-term planning intention to urbanise land.	To identify land for future urban uses following the extension of urban services, the progressive development of adjacent urban areas and resolution of environmental and planning requirements relating to development.	Land demand analysis indicates that under the highest population projection scenario the demand for dwellings is expected to increase from 1,700 to 3,900 dwellings.	Long term

5. Strategy Maps

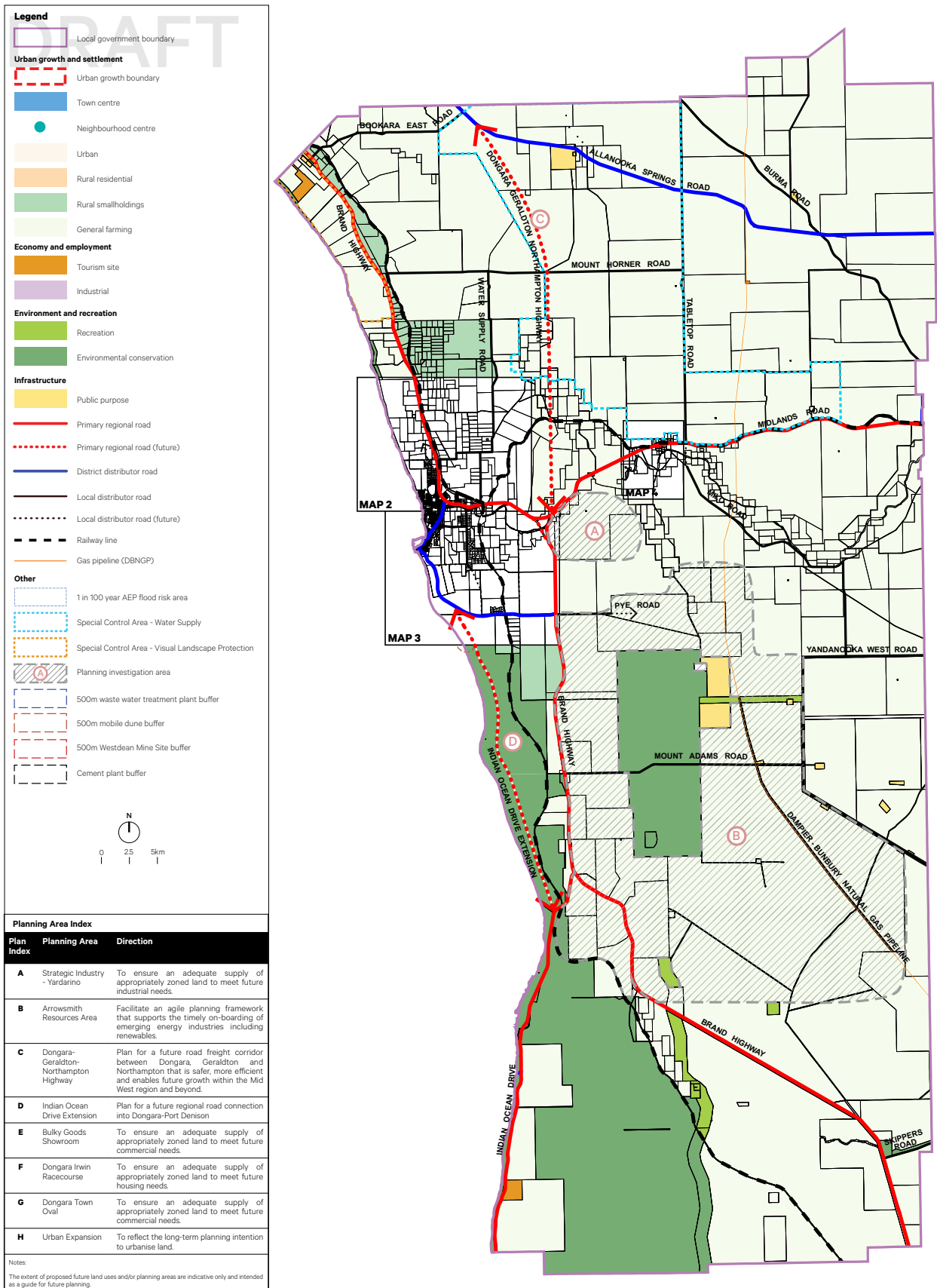


Figure 1. Local Planning Strategy Map 1 – Overall Shire

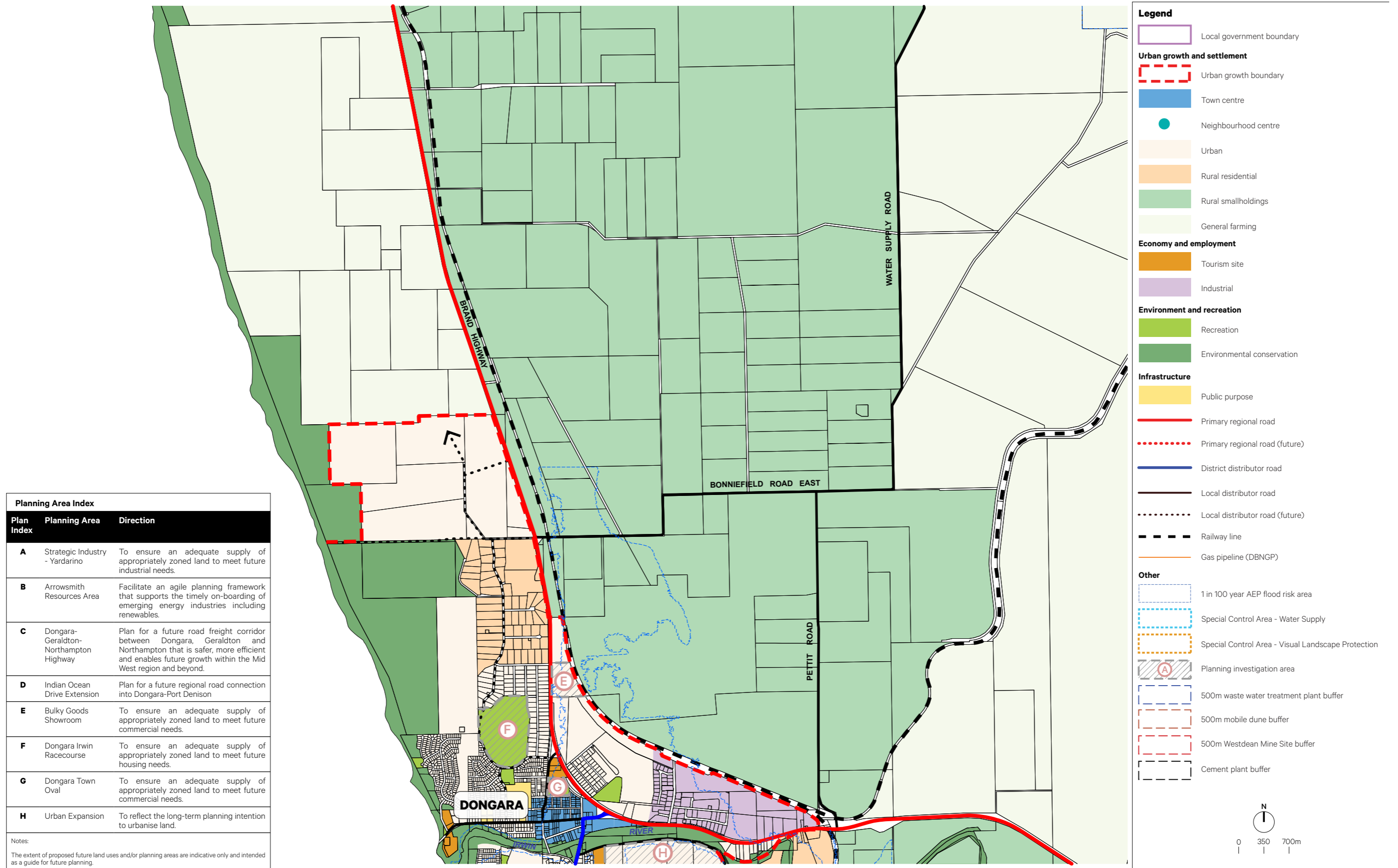


Figure 2. Local Planning Strategy Map 2 - Dongara & Bonniefield

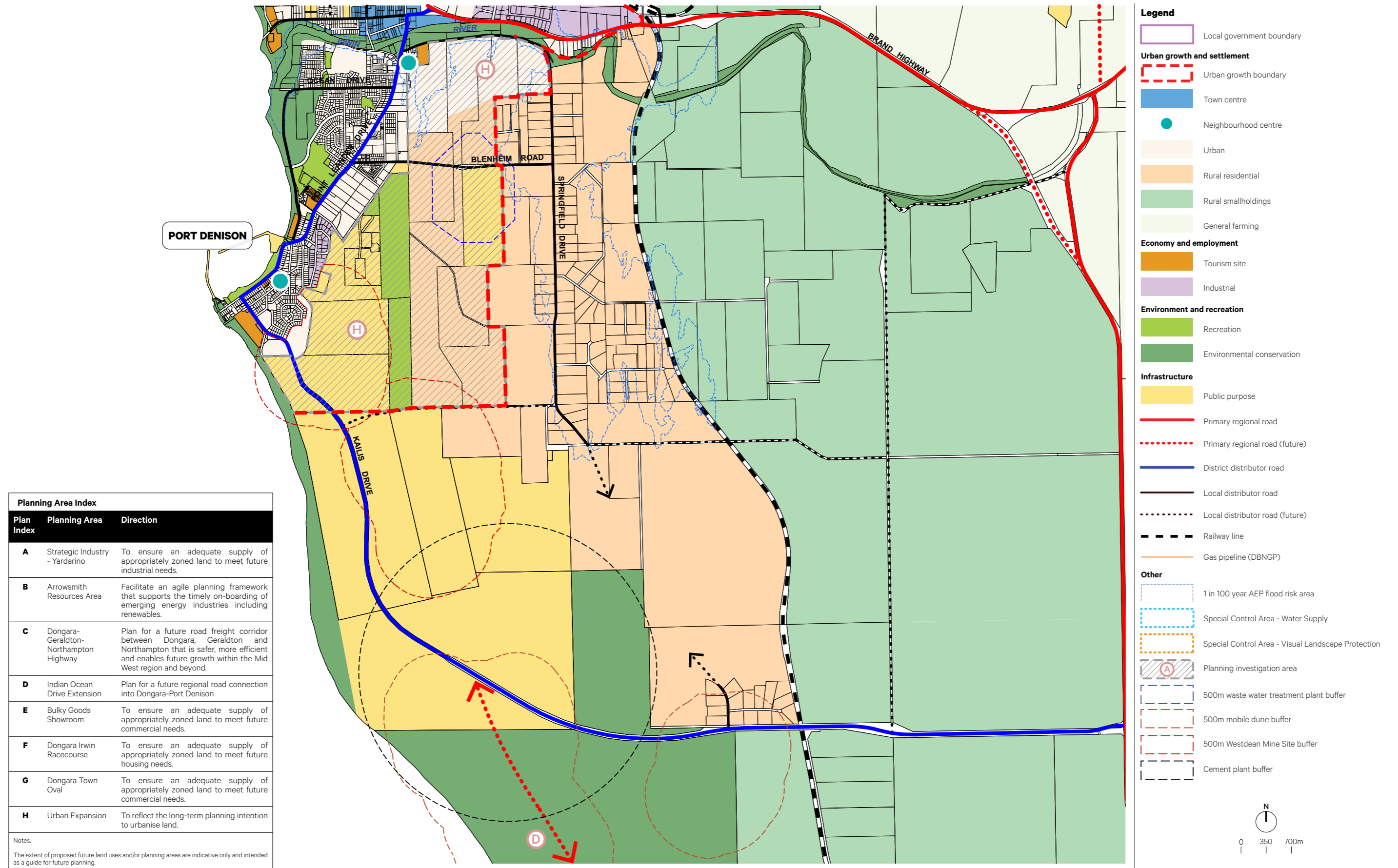


Figure 3. Local Planning Strategy Map 3 – Port Denison & Springfield

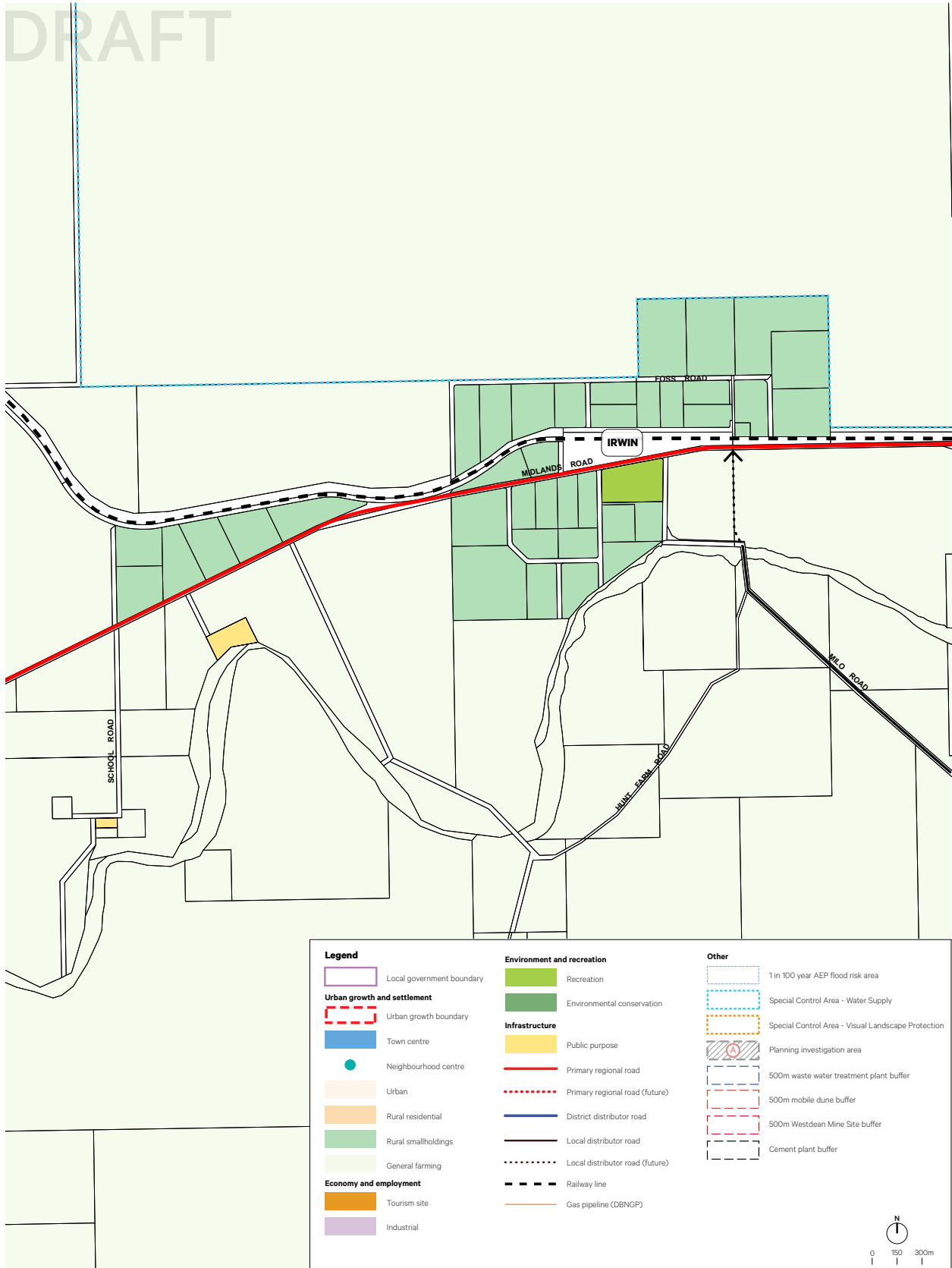


Figure 4. Local Planning Strategy Map 4 - Irwin Townsite



6. Implementation and Review

The Shire will undertake regular monitoring and review of the Strategy to ensure its effective implementation and consistency with State planning frameworks and Regulations. Implementation and review will involve:

- Implementing the actions proposed in Sections 3 and 4;
- Every five years (or as recommended by State guidance at the time), undertaking a comprehensive review of the local planning scheme and local planning strategy via a report of review in a manner and form approved by the Commission. This report of review will include a status of the proposed actions in Sections 3 and 4, including whether actions are complete, in progress, not yet commenced or no longer relevant, and associated recommendations; and
- Amending the Strategy, as and when required, to apply any new or amended State or regional planning policy, incorporate recommendations from any relevant studies relating to land use planning, or to reflect any changes resulting from the review of the Shire's Strategic Community Plan.

Part 2 – Background Information and Analysis

1. Introduction

The purpose of Part 2 is to provide the rationale and evidence base for Part 1. It provides the relevant background information and analysis which supports the planning directions and actions outlined within Part 1 of the Strategy.

This part provides a summary of the relevant State, regional and local planning contexts and their implications for the Strategy. A local government profile is also included that provides a presentation and analysis of information relating to the demographic profile of the Shire and the key planning issues and opportunities influencing future development and land use of the Shire.

2. State and Regional Planning Context

2.1 State Planning Strategy 2050

The State Planning Strategy provides the strategic context and basis for the coordination and integration of land use planning and development across Western Australia, regional and local levels. It contemplates a future in which high standards of living, improved public health and an excellent quality of life are enjoyed by present and future generations of Western Australians.

The State Planning Strategy proposes that diversity, liveability, connectedness and collaboration must be central to achieving the vision of sustained growth and prosperity, and establishes principles, strategic goals and directions to ensure the development of the State progresses towards this vision.

This local planning strategy broadly aligns with the vision, principles and strategic goals of the State Planning Strategy in the following ways:

- Planning for sustained growth through consolidating growth close to town to create communities enhanced by investment in infrastructure and social capital;
- Developing regional resources through economic expansion and inter-regional collaboration through attracting investment and innovation in the emerging green energy industry and supportive commerce to build the competitive and collaborative advantage of the region; and
- Conserving the natural environment through sustainable development and management of natural risks.

2.2 State Planning Policies

State Planning Policies (SPPs) are prepared under Part 3 of the *Planning and Development Act 2005* and provide the highest level of planning policy control and guidance in Western Australia. SPPs considered to be specifically relevant to the Shire are outlined and described in Table 7.

Table 7. State Planning Policy Overview and local planning strategy implications and responses

State Planning Policy	Policy Overview	Local Planning Strategy Implications and Responses
State Planning Policy 2.0 – Environment and Natural Resources Policy	<p>SPP 2.0 is a broad sector policy and provides guidance for the protection, management, conservation and enhancement of the natural environment. The policy promotes responsible planning by integrating environment and natural resource management with broader land use planning and decision-making.</p> <p>SPP 2.0 outlines general measures for matters such as water, air quality, soil and land quality, biodiversity, agricultural land and rangelands, basic raw materials, marine resources, landscapes and energy efficiency. These general measures should be considered in conjunction with environmentally-based, issue-specific State planning policies which supplement SPP 2.0.</p>	<p>This Strategy identifies:</p> <ul style="list-style-type: none"> • areas of basic raw material for Arrowsmith Resources Area • the need to protect areas of visual landscape quality • the need to protect water supply areas • the need to protect areas of agricultural importance through consolidating urban growth

State Planning Policy	Policy Overview	Local Planning Strategy Implications and Responses
<p>State Planning Policy 2.4 – Planning for Basic Raw Materials</p>	<p>SPP 2.4 seeks to ensure basic raw materials (BRM) and extractive industries matters are considered during planning and development decision-making, to facilitate the responsible extraction and use of the State's BRM resources. The policy establishes objectives relating to recognising the importance of BRM early in the planning process; protecting BRM through avoiding encroachment from incompatible land uses; efficient use of BRM; identifying BRM extraction opportunities through sequential land use and ensuring BRM extraction avoids, minimises or mitigates impacts on the community and the environment.</p>	<p>The Shire has an opportunity to attract investment in the emerging green energy industry. This Strategy identifies the Arrowsmith Resources Area to facilitate investment in, and development of, the green energy sector, with flexible land use permissibility/reservations under the local planning scheme to enable agile on-boarding as this industry grows. The policy includes provisions for their protection including buffers of appropriate distances to sensitive land uses.</p>
<p>State Planning Policy 2.5 – Rural Planning</p>	<p>SPP 2.5 applies to rural land and rural land uses as well as land that may be impacted by rural land uses. SPP 2.5 seeks to protect and preserve Western Australia's rural land assets due to the importance of their economic, natural resource, food production, environmental and landscape values. SPP 2.5 includes policy measures aimed at protecting rural land while encouraging a diversity of compatible rural land uses.</p>	<p>This Strategy implements an urban growth band to protect rural land from further encroachment from residential development.</p> <p>Rural smallholdings have been preserved as a land use in demand in the Shire, with more consistent subdivision rights.</p> <p>Rural landscapes have been protected through the recommendation of a special control area in the scheme to manage impacts on visual landscape quality.</p>
<p>State Planning Policy 2.6 – State Coastal Planning</p>	<p>SPP 2.6 provides for the long-term sustainability of Western Australia's coast and is relevant to those local governments that contain coastal areas. The purpose of the policy is to provide guidance for decision-making within the coastal zone including managing development and land use change, establishment of foreshore reserves and protecting, conserving and enhancing coastal values.</p> <p>SPP 2.6 outlines criteria for the consideration of development and settlement arrangements, including building height limits within local planning frameworks and management of water resources. It further acknowledges the importance of coastal planning strategies, coastal hazard risk management approaches, coastal foreshore reserves and community participation in coastal planning.</p>	<p>This Strategy recognises the coastal management work undertaken to date for the Shire and supports its implementation by identifying possible coast hazard responses such as planning for the longer-term relocation of road infrastructure that may be impacted by coastal inundation over time.</p>
<p>State Planning Policy 2.7 – Public Drinking Water Source</p>	<p>The purpose of SPP 2.7 is to inform decision-makers of those aspects of state planning policy concerning the protection of Public Drinking Water Supply Areas throughout the State.</p> <p>It is intended that this be implemented through the preparation of strategic plans, regional and local planning schemes, conservation and management strategies, and other relevant plans or guidelines, as well as through decision-making on subdivision and development applications.</p>	<p>This Strategy recognises the need to implement special control areas in the scheme to protect water supply areas.</p>

State Planning Policy	Policy Overview	Local Planning Strategy Implications and Responses
<p>Draft State Planning Policy 2.9 – Planning for Water</p>	<p>SPP 2.9 seeks to ensure that planning and development considers water resource management and includes appropriate water management measures to achieve optimal water resource outcomes. The policy establishes objectives relating to improving environmental, social, cultural and economic values of water resources; protecting public health through appropriate water supply and waste water infrastructure; sustainable use of water resources and managing the risk of flooding and water related impacts of climate change on people, property and infrastructure.</p>	<p>This Strategy recognises the need to implement special control areas in the scheme to protect water supply areas. It supports the implementation of the Shire Coastal Management Strategy as described above.</p>
<p>State Planning Policy 3.0 – Urban Growth and Settlement</p>	<p>SPP 3.0 is a broad sector policy that sets out the principles and considerations which apply to planning for urban growth and settlement in Western Australia. The purpose of the policy is to facilitate sustainable patterns of urban growth and settlement by setting out the requirements of sustainable settlements and communities and the broad policy for accommodating growth and change.</p> <p>SPP 3.0 outlines general measures to create sustainable communities, plan liveable neighbourhoods, coordinate services and infrastructure, manage rural-residential growth and plan for aboriginal communities. These general measures should be considered in conjunction with issue-specific urban growth and settlement state planning policies which supplement SPP 3.0.</p>	<p>This Strategy reflects and builds on the urban growth and settlement policies set out in regional strategies and seek to identify sufficient land to meet future population and housing needs for at least a 10-15 year period, with a consolidated urban footprint.</p> <p>The majority of urban growth is expected to continue to occur in the Dongara and Port Denison townsites within adequately zoned land.</p>
<p>State Planning Policy 3.4 – Natural Hazards and Disasters</p>	<p>SPP 3.4 encourages local governments to adopt a systemic approach to the consideration of natural hazards and disasters. The objectives of this policy are to include planning for natural disasters as a fundamental element in the preparation of planning documents, and through these planning documents, minimise the adverse impacts of natural disasters on communities, the economy and the environment.</p> <p>SPP 3.4 sets out considerations for decision makers in relation to hazards including flood, bush fire, landslides, earthquakes, cyclones and storm surges. Consideration of these hazards should be undertaken in conjunction with issue-specific state planning policies which supplement SPP 3.4.</p>	<p>The Shire is subject to flooding, coastal inundation and bushfire. This Strategy recognises the extent of possible floor risk and measures to manage coastal inundation in the long-term. The local planning scheme should include provisions to mitigate the impacts bushfires in accordance with SPP 3.7.</p>

State Planning Policy	Policy Overview	Local Planning Strategy Implications and Responses
<p>State Planning Policy 3.5 – Historic Heritage Conservation</p>	<p>SPP 3.5 sets out the principles of sound and responsible planning for the conservation and protection of Western Australia’s historic heritage. The policy seeks to conserve places and areas of historic heritage significance and to ensure development does not adversely affect the significance of heritage places and areas.</p> <p>SPP 3.5 primarily relates to historic cultural heritage noting that aboriginal heritage and natural heritage are protected by other legislative instruments. Historic cultural heritage includes heritage areas, buildings and structures, historic cemeteries and gardens, man- made landscapes and historic or archaeological sites with or without built features.</p> <p>The policy contains development control principles and considerations for decision-makers for where development is proposed within a heritage place and heritage area.</p> <p>The policy also states that care should be taken by decision-makers to minimise the extent to which land use zoning and other planning controls conflict with, or undermine, heritage conservation objectives.</p>	<p>The Shire has a rich history, with many heritage listed places. The Shire should continue to maintain its Heritage Survey, and ‘Heritage List’ which sits under the local planning scheme. Reviews of existing structure planning and new structure planning should apply a cultural heritage lens to ensure the heritage significance that makes Irwin unique is being adequately reflected in the strategic planning of a place.</p>
<p>State Planning Policy 3.6 - Infrastructure Contributions</p>	<p>SPP 3.6 sets set out the principles and requirements that apply to the establishment and collection of infrastructure contributions in new and established areas. The policy establishes objectives to coordinate the efficient and effective delivery of infrastructure to support population growth and development; provide clarity on the acceptable methods of collecting and coordinating contributions for infrastructure and provide the framework for a transparent, equitable, and accountable system for apportioning, collecting and spending contributions.</p> <p>The Guidelines recognise that the development contribution plans must have a strategic basis and be linked to the Strategy and strategic infrastructure plan and program.</p>	<p>New development and associated population within the Shire will put pressure on existing utilities and community infrastructure.</p> <p>A new scheme provision will be required in the event the Shire considers it appropriate to implement a Development Contribution Area and Development Contribution Plan for a particular area.</p>
<p>Draft State Planning Policy 3.7 – Planning in Bushfire Prone Areas</p>	<p>SPP 3.7 provides a framework in which to implement effective, risk-based land use planning and development outcomes to preserve life and reduce the impact of bushfire on property and infrastructure. The policy emphasises the need to identify and consider bushfire risks in decision-making at all stages of the planning and development process whilst achieving an appropriate balance between bushfire risk management measures, biodiversity conservation and environmental protection.</p> <p>The policy applies to all land which has been designated as bushfire prone by the Fire and Emergency Services Commissioner as well as areas that may have not yet been designated as bushfire prone but is proposed to be developed in a way that introduces a bushfire hazard.</p>	<p>Any land proposed for urban development or intensification in the Strategy, including planning and subdivision, will need to have consideration for relevant bushfire hazards in accordance with SPP 3.7.</p>

State Planning Policy	Policy Overview	Local Planning Strategy Implications and Responses
<p>Draft State Planning Policy 4.1 – Industrial Interface</p>	<p>Draft SPP 4.1 guides planning decisions with the aim of protecting the long-term future operation of industry and infrastructure facilities, by avoiding encroachment from sensitive land uses and potential land use conflicts. The policy encourages the use of statutory buffers; facilitating industrial land uses with offsite impacts within specific zones and compatible interface between strategic/general industry zones and sensitive zones.</p> <p>Draft SPP 4.1 supports land use conflict being addressed as early as possible in the planning process. It is also expected that land use conflict will be subsequently considered at each stage of the planning framework, increasing in detail at each level.</p> <p>The policy recognises the overlap of various environmental, health and safety regulations and guidelines and outlines considerations for decision-makers in this regard.</p>	<p>The Shire contains areas of general and light industry, generally collated close to town. These areas are identified for expansion within this Strategy with appropriate buffers to more sensitive land uses maintained through zoning. Strategic industry areas are located away from town, containing any off-site impacts within that area.</p>
<p>State Planning Policy 5.2 – Telecommunications Infrastructure</p>	<p>SPP 5.2 recognises telecommunications infrastructure as an essential service and aims to balance the need for this infrastructure and the community interest in protecting the visual character of local areas. The policy aims to provide clear guidance pertaining to the siting, location and design of telecommunications infrastructure and sets out specific exemptions for where the policy requirements do not apply. Decision-makers should ensure that telecommunications infrastructure services are located where it will facilitate continuous network coverage and/or improved telecommunications services to the community whilst not comprising environmental, cultural heritage, social and visual landscape values.</p>	<p>The local planning scheme should consider ensuring that telecommunications infrastructure is not designated as an 'X' use in any zone, and where permitted is shown as a 'P' use.</p>
<p>State Planning Policy 5.4 – Road and Rail Noise</p>	<p>SPP 5.4 provides guidance for the performance-based approach for managing and mitigating transport noise associated with road and rail operations.</p> <p>This policy applies where noise sensitive land uses are located within a specified distance of a transport corridor, new or major road or rail upgrades are proposed or where works propose an increase in rail capacity resulting in increased noise. The policy also sets out specific exemptions for where the policy requirements do not apply.</p> <p>SPP 5.4 supports noise impacts being addressed as early as possible in the planning process to avoid land use conflict and achieve better land use planning outcomes. Considerations for decision-makers include ensuring that the community is protected from unreasonable levels of transport noise, whilst also ensuring the future operations of transport corridors.</p> <p>SPP 5.2 is supplemented by the Road and Rail Noise Guidelines.</p>	<p>A number of future potential road connections are identified in this Strategy to support the movement of people and goods, including to and from the Arrowsmith Resources Area, rural smallholdings and tourist drives.</p> <p>In time, the local planning scheme will need to consider the impact of any expanding traffic on major roads and their relationship to residential land uses in the context of noise attenuation.</p>

State Planning Policy	Policy Overview	Local Planning Strategy Implications and Responses
<p>State Planning Policy 7.0 – Design of the Built Environment</p>	<p>SPP 7.0 is a broad sector policy relevant to all local governments. The policy sets out the objectives, measures, principles and processes which apply to the design and assessment of built environment proposals through the planning system. It is intended to apply to activity precinct plans, structure plans, local development plans, subdivision, development and public works.</p> <p>The policy contains 10 design principles which set out specific considerations for decision-makers when considering the above proposals. These include, context and character, landscape quality, built form and scale, functionality and build quality, sustainability; amenity, legibility, safety, community and aesthetics. The policy also encourages early and on-going discussion of design quality matters and the use of design review.</p> <p>These principles should be considered in conjunction with the range of supporting State Planning Policies that provide design quality guidance for specific types of planning and development proposals.</p>	<p>The Strategy recognises that the ten principles of SPP 7.0 will underpin the Shire of Irwin’s approach to the design assessment of built form and integrated into the reviewed Scheme and planning policies.</p>
<p>State Planning Policy 7.2 – Precinct Design</p>	<p>SPP 7.2 provides guidance for precinct planning with the intent of achieving good planning and design outcomes for precincts within Western Australia. The policy recognises that there is a need to plan for a broader range of precinct-based contexts and conditions to achieve a balance between greenfield and infill development. Objectives of the policy include ensuring that precinct planning and design processes deliver good-quality built environment outcomes that provide social, economic and environmental benefit to those who use them.</p> <p>Precinct types include activity centres, station precincts, urban corridors, residential infill and heritage precincts. These areas are recognised as requiring a high-level of planning and design focus in accordance with a series of precinct outcome considerations as outlined in the policy. The policy also encourages the use of design review.</p>	<p>The Shire has a desire to explore the infill or expansion of residential areas. Precinct Planning is best practice to facilitate this. This local planning strategic identifies a number of planning areas for medium term investigation that may require precinct planning.</p>
<p>State Planning Policy 7.3 – Residential Design Codes</p>	<p>SPP 7.3 – Residential Design Codes Volume 1 and 2 provides the basis for the control of residential development throughout Western Australia for single houses, grouped dwellings and multiple dwellings. The purpose of the policy is to address emerging design trends, promote sustainability, improve clarity and highlight assessment pathways to facilitate better outcomes for residents. They are also used for the assessment of residential subdivision proposals.</p> <p>The policy outlines various objectives for residential development, planning governance and development process and sets out information and consultation requirements for development proposals. The policy also makes provision for aspects of specified design elements to be varied through the local planning framework.</p>	<p>The R-Codes currently apply to the majority of the Shire’s residential areas and will continue to apply to ensure a high level of design quality in future residential development is achieved. Some residential densities are intended to increase to reflect the desire for consolidated residential growth.</p>

2.3 Regional Planning Context

The WAPC prepares various regional planning instruments to guide land use and development at the regional and sub-regional level, including Regional and Sub-regional planning strategies and structure plans. Regional planning instruments considered to be specifically relevant to the Shire are outlined and described in Table 8.

Table 8. Regional planning instrument overview and local planning strategy implications and responses

Regional Planning Instrument	Regional Planning Instrument Overview	Local Planning Strategy Implications and Responses
<p>Mid West Regional Planning and Infrastructure Framework (MWRPIF) (2015)</p>	<p>The Mid-West Regional Planning and Infrastructure Framework provides guidance on land use, land supply, land development, environmental protection, infrastructure and priorities for the delivery of physical and social infrastructure for the Mid-West region.</p> <p>The framework informs the decisions of the WAPC by establishing the regional context for the preparation of sub-regional and local planning strategies and outlines the WAPC’s position on planning for population growth, transport, agriculture, conservation estate, remnant vegetation, mineral prospectively, and significant basic raw materials for the Mid-West.</p>	<p>The document identifies a hierarchy of projects for the Mid West, with the following being particularly relevant to the Shire:</p> <ul style="list-style-type: none"> • Mid West Energy Strategy and Energy Project to deliver improved power connectivity to the region; • Brand Highway upgrades, including passing lanes between Badgingarra and Dongara; • Brand Highway Dongara Bypass (no longer forming part of the Main Roads WA preferred alignment). <p>It is also noted that the document identifies Dongara/Port Denison as a Sub-Regional Centre. The role of a Sub-Regional Centre is defined as follows:</p> <p><i>“Retail services offered in sub-regional centres largely focus on the day-to-day needs of their populations; however some comparative and speciality retail does occur, particularly in larger centres. Other commercial and light industrial activities, which generally exist to service the local economies, are important functions of these centres. Sub-regional centres often provide local government administrative functions; in addition to a range of social infrastructure and services, secondary education and further training facilities”.</i></p> <p>The framework has identified that whilst the population has increased over time the rural land base has become more fragmented within the Shire of Irwin.</p> <p>This Strategy identifies areas for strategic industry to grow the economic base of the Shire, long-term retail expansion and key future road connections.</p>
<p>Guilderton to Kalbarri Sub-regional Strategy</p>	<p>The Guilderton to Kalbarri Sub-regional Planning Strategy is an overarching planning document which provides strategic direction and for the planning and development of the coast from the Moore River to Murchison River.</p> <p>The strategy has been created to manage the change of landscape due to growth and development along the coast to ensure social, economic and environmental outcomes are still met. The strategy provides both a contextual analysis of the area which includes population, economy, environment and infrastructure as well as the strategic direction and actions to achieve the vision of the region.</p>	<p>The Strategy aims to attract sustainable industry investment into the region, including industrial development, commercial and housing. Landscape values have been acknowledged to ensure these are protected and enhanced through the subsequent planning and development processes.</p>

2.4 Operational Policies

Operational policies guide decision-making in relation to subdivision and development applications. Those operational policies considered relevant to the Strategy are listed and described in Table 9.

Table 9. Operational policies

Policy	Policy Overview	Local Planning Strategy Implications and Responses
Development Control Policy 3.4 – Subdivision of rural land	<p>This policy sets out the principles that will be used by the WAPC in determining applications for the subdivision of rural land.</p> <p>Rural zones are generally flexible and permit a range of agricultural, commercial and industrial land uses. This policy aims to support the range of land uses that are appropriate for rural settings, while limiting the loss of this land to incompatible uses such as housing.</p>	<p>This Strategy recommends a consistent application of minimum lot sizes in the Rural Smallholdings zone.</p>
Draft Development Control Policy 1.12 Planning proposal adjoining Regional Roads in Western Australia	<p>This policy applies to planning proposals affecting lots adjoining Regional Roads which are identified in a region and/or local planning scheme in Western Australia.</p> <p>It provides guidance on vehicular access from adjoining lots, road reserve widening, road upgrading, scenic route considerations, infrastructure contributions and corner lot truncations.</p>	<p>Various potential new regional roads are indicated on the Strategy Maps. Potential roads are provided with sufficient buffer to enable further investigation of appropriate road reserve alignments and accessibility, if deemed feasible.</p>
Draft Development Control Policy 4.3 Planning for high-pressure gas pipelines	<p>This policy establishes the WAPC’s position regarding development along high-pressure gas pipelines, including protecting people from unacceptable levels of risk and protecting high-pressure gas pipelines from unregulated encroachment.</p>	<p>The Dampier to Bunbury Natural Gas Pipeline Corridor traverses the Shire as shown on the Strategy Maps. This land is to be protected from incompatible development in accordance with the policy.</p>

2.5 Position Statement and Guidelines

Position statements are prepared by the WAPC to set out its policy position or advice on a particular planning practice or matter. Guidelines provide detailed guidance on the application of WAPC policies. Those WAPC position statements or guidelines considered relevant at a strategic level are included in Table 10.

Table 10. Position statement and guidelines

Position statement/ guidelines	Overview	Local Planning Strategy Implications and Responses
Position Statements		
Planning for Tourism and Short-Term Rental Accommodation	<p>Aims to guide the appropriate location and management of tourism and short-term rental accommodation land uses. It seeks to facilitate acceptable development of new and evolving tourism opportunities, provide a high-level of amenity in tourism areas, and deliver quality land use planning outcomes. It excludes workforce accommodation.</p>	<p>The position statement seeks to ensure decision-making is guided by a local planning strategy which reflect the demand for local and regional tourism.</p> <p>The Strategy identifies tourism sites in areas of high tourism amenity (existing and potential) and identifies the landscape and visual amenity of the areas in which some are located e.g. beach access, views, eco-tourism potential). The Strategy also encourages a range of tourism products through recommending flexible land use permissibility in the local planning scheme.</p> <p>Caravan parks are a fundamental component of the Shire’s tourism accommodation mix. The Strategy ensures the long-term retention of existing caravan parks as a form of short-stay (affordable) accommodation,</p>

Position statement/ guidelines	Overview	Local Planning Strategy Implications and Responses
Renewable Energy Facilities	Aims to facilitate growth of the evolving renewable energy industry in Western Australia through implementation of policy measures via planning instruments administered by local government. This position statement supports the State Government's State Energy Transformation Strategy (March 2019).	The position statement will apply to the redevelopment of existing, as well as new, renewable energy facilities. This Strategy identifies existing and strategic locations for renewable energy facilities.
Special Residential Zones	Outlines the Commission's intent to phase out the special residential zone in local planning schemes, while providing guidance for planning applications in existing special residential zones, to protect the rural character and amenity of adjacent rural areas.	Existing Special Residential zones will need to be replaced with an appropriate Residential R-Code.
Workforce Accommodation	Seeks to ensure that where practicable, workforce accommodation is provided in established towns, in locations suitable to its context, to facilitate their ongoing sustainability.	Workforce accommodation is considered critical infrastructure and may be required within a very short timeframe to enable onboarding of emerging industries of State and regional importance. This Strategy recommends including workforce accommodation as a land use within the Scheme and to allow the Shire appropriate discretion to determine permissibility across various zones.
Guidelines		
Coastal Hazard Risk Management and Adaption Planning Guidelines	Provides guidance on the implementation of SPP2.6 Coastal Planning, focussing on the process for undertaking CHRMAP and its contents, assessing vulnerability of assets and options for appropriate risk management.	The Shire's Coastal Management Plan 2017 is considered a contemporary document to guide effective management of the local coastal environment. This Strategy supports the implementation of the land use recommendations of the Shire's Coastal Management Plan 2017, and identifies for investigation, the longer-term rerouting of key coastal road connections.
Indian Ocean Drive Planning Guidelines 2014	Provides guidance on the location, siting and design of various land uses and development in the locality of Indian Ocean Drive, with the purpose of retaining the rural and natural landscape and enhancing the provision of services and facilities available to all users of the road.	The Guidelines acknowledge the undeveloped service station site located on Brand Highway at the junction with Indian Ocean Drive (IOD) south of Dongara. It also suggests to consider new look-outs in the northern section of Indian Ocean Drive, such as at Freshwater Point. Both of these opportunities should be explored as part of any planning for the extension of IOD into town.
Location, Sting and Design of Telecommunications Infrastructure	Aims to facilitate the provision of telecommunication infrastructure in an efficient and cost-effective way, by explaining the intent and interpretation of State Planning Policy 5.2.	Refer to State Planning Policy 5.2. The Strategy recognises the importance to provide flexibility to deliver necessary telecommunications infrastructure to meet the need of emerging industries and future population.
Draft Tourism Planning Guidelines; and Holiday Homes Guidelines – short stay use of residential dwellings	Aims to assist with the development of the tourism component of a local planning strategy. Provides guidance on the short stay use of holiday homes for tourism accommodation to ensure that short stay use of residential homes occurs within appropriate locations to enhance the tourism experience and reduce existing or future land use conflicts such as impacts on residential amenity.	Changes in travel due to covid-19 impacts and generational change has seen a shift towards more domestic tourism demand and eco-tourism offerings. This Strategy aims to provide opportunities for a wide range of tourism land uses and accommodation options to operate within the Shire through flexibly land use permissibility

Position statement/ guidelines	Overview	Local Planning Strategy Implications and Responses
Planning for Basic Raw Materials	Provides guidance on appropriate land use planning practices and development approval requirements in relation to basic raw materials as an extension of State Planning Policy 2.4.	Refer to State Planning Policy 2.4. The Strategy identifies the Arrowsmith Resources Area to facilitate investment in, and development of, the green energy sector, with flexible land use permissibility/reservations under the local planning scheme to enable agile on-boarding as this industry grows.
Rural Planning	Explains the intent and interpretation of State Planning Policy 2.5.	Refer to State Planning Policy 2.5. The Strategy recognises the flexible nature of rural zones in the region, catering for a wide range of land uses, including agriculture, basic raw material extraction, tourism and conservation.
Draft Planning for Water	Explains the intent and interpretation of Draft State Planning Policy 2.9.	Two Public Drinking Water Source Areas, the Allanooka and Dongara-Denison Water Reserves exist approximately 12km and 20km north east of the Dongara town site respectively. These areas have been identified to protect the potable water supply source for Dongara and Port Denison, as well as other towns in the Mid-West region.
Residential Accommodation for Ageing Persons	Aims to streamline the delivery approach of accommodation for aging persons at both the strategic and statutory planning level.	The Strategy acknowledges the need to provide housing choice within proximity to existing urban amenities, inclusive of increased densities, such that any new accommodation for aging persons can be integrated within established neighbourhoods of the community, serviced by adequate transport networks and close to health, community services and facilities.

2.6 Other Relevant State or Regional Strategies, Plans and Policies

Other State or regional strategies, plans and policies that have relevance to and implications for the Strategy are outlined in Table 11.

Table 11. Other relevant state or regional strategies, plans and policies

Name of strategy, plan, policy	Date approved	Purpose	Local Planning Strategy Implications and Responses
Allanooka-Dongara Water Reserve drinking water source protection review (Geraldton Dongara Regional Water Supply)	2019	The Review considers changes that have occurred in and around the Allanooka–Dongara Water Reserve since completion of the Allanooka and Dongara–Denison water reserves water source protection plan (Water and Rivers Commission 2002). The Reserve supplies drinking water to Geraldton, Dongara, Port Denison, Walkaway, Narngulu, Northampton, Mullewa and Eradu.	<p>The Review recommends a number of actions to ensure the ongoing protection of the public drinking water source area, including but not limited to</p> <ul style="list-style-type: none"> • Incorporating the findings of the Review and location of the Allanooka-Dongara Water Reserve (including its priority areas and protection zones) in the Shire’s local planning scheme in accordance with State Planning Policy 2.7 Public Drinking Water Source Policy. • A review of the boundary of the Allanooka-Dongara Water Reserve based on hydrogeological modelling of the recharge area or existing and future production bores. <p>The Review also notes DWER has produced the <i>Arrowsmith groundwater allocation plan (2010)</i> to support water resource management and planning in the area.</p>
Government Sewerage Policy	2019	The Government Sewerage Policy requires reticulated sewerage to be provided during the subdivision and development of land, and/or best practice approach to the provision of on-site sewerage treatment and disposal where reticulated sewerage cannot be provided.	<p>The Policy acknowledges that on-site sewage disposal technologies have advanced considerably in recent decades, however there are still significant risks associated with their use. On-site sewage systems can be acceptable method of servicing, particularly for low density urban and industrial development outside public drinking water source areas and sewage sensitive areas (including land that drains to and is within two kilometres of Irwin River and Irwin Inlet), where reticulated sewerage is not feasible. The Policy acknowledges that conventional reticulated sewerage servicing arrangements may not be relevant in strategic industrial zones.</p> <p>Information may be incorporated into a Regional and/or District Water Management Strategy.</p>

Name of strategy, plan, policy	Date approved	Purpose	Local Planning Strategy Implications and Responses
<p>Identification of High Quality Agricultural Land in the Mid West Region</p>	<p>2013</p>	<p>This document integrates existing data on soils, land capability, water resources and rainfall into the planning process. The approach generates a series of maps and accompanying tables which depict and characterise agricultural land showing the region’s potential for broadacre and irrigated agriculture.</p>	<p>The Shire accommodates agricultural land that has a range of versatility, including land categorised as the ‘Greatest Versatility’ along the Irwin River and at the northern extent of the Shire and land with ‘High Versatility’ in the eastern portion of the Shire. Agricultural land with ‘Moderate’ and ‘Low Versatility’ also exists throughout the Shire. An area of ‘Limited Agricultural Potential’ has been mapped at the southern extent of the Shire, where strategic industry has been identified (Arrowsmith Resources Area).</p> <p>The document contains recommendations relating to categorised Agricultural Land Areas (ALAs) and these recommendations should be considered in formulating any new scheme provisions in respect to rural land use planning.</p>
<p>Mid-West Infrastructure Analysis</p>	<p>2008</p>	<p>The Mid-West Infrastructure Analysis provides government with recommendations to address the critical infrastructure issues facing the region, and issues that are anticipated by industry and local communities.</p> <p>The report examines and provides broad estimates for factors such as employment, population and social infrastructure, which may arise as a result of direct and indirect impacts of resource industry growth in the region.</p>	<p>The Shire has a desire to attract investment in critical infrastructure to support the evolving energy industry within the region. This Strategy identifies key infrastructure connections, and strategic and supporting industry areas.</p>

Name of strategy, plan, policy	Date approved	Purpose	Local Planning Strategy Implications and Responses
<p>Mid West Investment Plan (MWIP) 2011 – 2021</p>	<p>2011</p>	<p>The MWIP supports the MWRPIF to provide a strategic direction for investment into the Mid West region through to 2021.</p> <p>The document identified a number of flagship projects to support community priorities for the region. The MWIP outlined the region's strategic infrastructure priorities for enabling economic and social development.</p> <p>The MWIP guided the allocation of funding from the 'Royalties for Regions' programme in 2011/12 to be articulated via a masterplan and sought to capitalise on the unprecedented growth and opportunity that was experienced in the region, at the time.</p> <p>The Mid West Commission major project summary highlighted that approximately \$19 billion worth of project had been planned for the region primarily funded by the private sector. Seeing the need for the region to address the challenges and opportunities that this was brought along with this type of unprecedented investment into the region.</p>	<p>Many of the flagship projects have previously had funding committed via the Royalties for Regions Program, as a result of the removal of the Royalties for Regions funding two key outstanding projects that directly relate to the Shire include:</p> <ol style="list-style-type: none"> 1. Dongara, Geraldton and Northampton Bypass alignment; and 2. Mid West Energy Project Stage Two. <p>The intense challenges faced by the region in providing the necessary public infrastructure in the decade from 2011-2021, highlighted the volatile economic status faced by the State of Western Australia with particular reference to the state of the mining industry. The reliance of the prosperity of the mining industry has seen a distinctive change in the fortunes of the region with the private investment leaving the region and major projects being put on hold.</p> <p>However, the current economic situation and mini iron ore mining boom has seen a reinvigorated interest in reviving projects such as the Oakajee Port project for the transport of iron ore from the region, and the emerging green energy industry is transforming the investment base.</p> <p>With the advent of future significant investment into the region, the Shire is strategically looking forward into the future and there is a desire to capitalise on the current climate by supporting the growth in the energy sector.</p>

Name of strategy, plan, policy	Date approved	Purpose	Local Planning Strategy Implications and Responses
<p>Mid West Tourism Development Strategy</p>	<p>2015</p>	<p>The Mid West Tourism Development Strategy is a regional initiative commissioned by the Mid West Development Commission, Regional Development Australia, Department of Planning and local governments across the Mid West region.</p> <p>The Mid West Tourism Development Strategy aims to facilitate a coordinated, collaborative approach to grow regional tourism and maximise the Mid West's existing tourism capacity (2015 to 2025) by:</p> <ul style="list-style-type: none"> • Identifying tourism opportunities, game changers, priorities and gaps for the Mid West region to inform future development and investment. • Identifying the priorities and opportunities that will help the Mid West achieve the goal of hosting 1,000,000 overnight visitors by 2050 as outlined in the Regional Blueprint. <p>The Shire of Irwin sits in the area identified as 'Batavia Coast'. Key opportunities and priorities that directly relate but not limited to the shire are:</p> <ul style="list-style-type: none"> • Develop coastal campsites and day visitor nodes from Greenhead to Kalbarri • Mid west events ie iconic event • 4.5 star resort hotel at Port Denison • Adventure Activities – mountain biking, canoeing, riding and walking trails. • RV visitor amenities in towns. 	<p>There is a strong community sentiment that the Shire's natural environment can provide opportunity to establish a more proactive tourism response to the region. Given the current climate and impacts of the onset of COVID 19 in 2020, domestic travel within the State has grown substantially due to the impacts of travel restrictions, and the demands of intrastate travel, the impetus on enacting the key outcomes from not only the regional strategy but the need for the Shire's future scheme to be able to facilitate tourism development.</p>
<p>Natural Resources Management Strategy for Northern Agricultural Region 2021 - 2030</p>	<p>2021</p>	<p>The Natural Resource Management Strategy for the Northern Agricultural Region provides an integrated framework for natural resource management planning and action in the Northern Agricultural Region. It serves to identify the regional priorities and inform investment planning locally and by federal and state Landcare programs.</p> <p>The strategy is focused on addressing emerging threats and opportunities for regional Natural Resource Management (NRM) as well as the changing needs and priorities of the diverse NRM community, including an emphasis on environmental custodianship by and with the Traditional Owners in the region.</p> <p>Ensuring that local priorities are articulated in the regional NRM plan - and are based on comprehensive consultation with the NRM community in the region - it provides a platform for advocating that State and Federal funding agencies recognise and support local needs.</p>	<p>The Shire and this Strategy share the vision and goals of the NRM Strategy, including:</p> <ul style="list-style-type: none"> • Reducing carbon emissions • Planning for climate change • Valuing coastal landscapes • Maintaining water quality

Name of strategy, plan, policy	Date approved	Purpose	Local Planning Strategy Implications and Responses
Pastoral Purposes Framework – ‘A guide to activities that can be undertaken on a Pastoral Lease’	2023	<p>The purpose of the Pastoral Purposes Framework is to provide a guide to activities that can be undertaken on Pastoral Land in Western Australia.</p> <p>The framework does not set out an exhaustive list of all potential pastoral activities and permit activities, but lists a range of activities that are commonly undertaken on pastoral land.</p>	<p>Pastoral leases were reviewed by the State Government in 2015. The new local planning scheme should have regard to the land use permissibility of pastoral and rural land to enable diversification and the sustainable management of natural resources.</p>
The Dongara to Cape Burney Coastal Visual Landscape Assessment	2011	<p>Ecoscape was engaged by the Department of Planning (DoP) to undertake a visual landscape assessment of the study area and to develop key findings to manage visual landscape character for inclusion into the overall coastal planning.</p> <p>The aim of the assessment was to verify the landscape assessment work undertaken by the DoP and develop key findings for landscape management and design guidelines for future development within the study area.</p> <p>The study area is the coastal strip about 50 kilometres long and about 3.5 kilometres wide, located west of the Brand Highway to the coast from Dongara to S Bend and the west of Company Road to Cape Burney.</p>	<p>The technical documentation progressed to date should be considered and factored into any future decision making with respect to planning of this section of coastline. This Strategy recommends to implement the Landscape Assessment and preserve and manage the visual landscape qualities of unique coastal areas through applying a special control area within the local planning scheme to the coastal dune area north of Dongara, with provisions requiring planning proposals to consider the visual landscape qualities of the area.</p>

3. Local Planning Context

3.1 Strategic Community Plan

The Shire’s Strategic Community Plan (SCP) was adopted in 2021. Key themes and outcomes which are relevant to land use planning are outlined in Table 12.

Table 12. Strategic Community Plan Summary

Themes	SCP Outcomes and Strategies	Local Planning Strategy Implications and Responses
Social	<ul style="list-style-type: none"> • Advocate for retention of existing and enhanced facilities and health and social support services • Recognise places of cultural and heritage value 	<ul style="list-style-type: none"> • Urban growth is consolidated within and close to existing town centres with access to community facilities and areas of cultural heritage value
Economic	<ul style="list-style-type: none"> • Partner with and advocate on behalf of commerce and industry to improve local infrastructure and services • Ensure adequate and appropriately zoned land to support commerce and industry • Leverage opportunity and investment, and promote retail development 	<ul style="list-style-type: none"> • Areas are identified for strategic green energy industry investment and commercial support, with transportation and infrastructure connections
Environment	<ul style="list-style-type: none"> • Prepare for and manage natural disasters and environmental risks • Prepare cutting edge land use strategies to guide future development 	<ul style="list-style-type: none"> • Coastal and river management strategies are reflected in key planning directions • Flexibility through agile planning frameworks is encouraged to facilitate quick on-boarding of energy industries, tourism uses and infrastructure investment.
Leadership	<ul style="list-style-type: none"> • Maintain effective working relationships with relevant stakeholders 	<ul style="list-style-type: none"> • Throughout the preparation of this Strategy, the Shire has held workshops with key industry stakeholders, leaders and decision-makers to help attract investment into the region on the back of the growing energy industry

The development the SCP was initiated by the Shire of Irwin to provide the long-term strategic framework and direction for the Shire. This approach complies with the Integrated Planning and Reporting Framework and Guidelines, which requires all local government to develop a 10+ year Strategic Community Plan through a process of community engagement aimed at identifying long term community aspirations, visions and objectives.

The strategic objectives and approaches outlined in the SCP are still relevant however community priorities may have changed given the impact of Covid-19. The community responses received as part of the Strategy review should be compared against the community priorities contained within the SCP to ensure current community expectations are being adequately considered. If there is a distinct lack of cohesiveness between the current community priorities and those contained within the SCP, a review of the SCP should be undertaken.

3.2 Previous local planning strategy(s)

Prior to the WAPC's endorsement of this document, the local planning strategy for the Shire was Shire of Irwin Local Planning Strategy 2017.

The Shire's prior Local Planning Strategy was adopted in 2017 however the drive behind it was based on the 'WA boom time' of the early to mid-2000's, which is not reflective of the development direction since the Strategy's implementation. In addition to this, since the current Strategy was developed, several State policies and positions have been reviewed and developed, as well as the review of the Shire's Local Planning Scheme getting underway. These need to be given strong consideration to support the future long-term development at a local level that aligns with the strategic objectives of the State.

With the development of the Shire's revised Strategic Community Plan, it is an opportune time for the Shire to concurrently re-evaluate and redevelop the local planning strategy to align its direction with the vision and objectives of the revised Strategic Community Plan. This will ensure, through the delivery of a relevant and responsive local planning strategy, that the Shire can meet the expectations of the community for the next 10-20 years.

The primary matters and changes in planning direction to consider since preparation of the former Local Planning Strategy include:

- a. Population growth scenarios based on key major energy projects within the region;
- b. Introduction of a southern industry hub (Arrowsmith Resources Area) to facilitate the emerging green energy industry;
- c. Identification of key potential road connections to link new industry with urban areas and infrastructure;
- d. Light industry expansion to support emerging strategic green energy industry; and
- e. Consolidating growth and re-prioritising new housing areas through the introduction of an urban growth boundary centered around the townsites.

3.3 Local Planning Scheme

Local Planning Scheme No.5, adopted in May 2008 is the primary document for controlling land use and development within the Shire. The Scheme consists of the Scheme Text and Scheme Maps, to be read in conjunction with the Local Planning Strategy for the Shire.

The Scheme is the statutory mechanism designed to implement the planning rational from the Local Planning Strategy when considering land use and development within the Shire through zoning, reservations and statutory provisions.

A new local planning scheme is being prepared to align with this Strategy. Specific recommendations for the new scheme have been included throughout the Strategy.

3.4 Local Planning Policies

Local planning policies can be prepared by Shire in accordance with Division 2 of Schedule 2 of the Regulations in respect of a particular class or classes of matters specified in the policy; and may apply to the whole Scheme area or part of the Scheme area. An overview of the Shire’s local planning policies and implications for the Strategy are provided in Table 13.

Table 13. Local planning policies

Name of Local Planning Policy	Date of Adoption/Last Amendment	Purpose of Local Planning Policy
Advertising Applications for Development Approval	Adopted 13 January 2024	To identify standards for advertising arising from the Planning and Development (Local Planning Schemes) Regulations 2015.
Advertising Signs	Date not published	To provide a framework for the assessment of proposed advertising signs within the Shire. The policy provides assessment framework for advertising signs, including exempted signs, prohibited signs and provisions for sign types.
Developer Contributions for Upgrades to Roads and Footpaths	Date not published	To provide a method of seeking contributions for the upgrading of the Shire’s road and footpath network, as a result of the subdivision and development proposals.
Extractive Industries	Date not published	To provide a framework for the assessment of proposed Extractive Industries.
Outbuildings	Adopted 23 September 2023	To provide guidance on the exercise of discretion when dealing with the design, planning and assessment of applications for, or related to outbuildings. To ensure that the outbuilding remains an ancillary use to the main dwelling on the lot.
Performance Bonds	Adopted 15 December 2015 Amended 27 July 2017	To ensure planning conditions imposed by Council are complied with. To secure, via bonds, the satisfactory completion of developments which would normally involve the construction of buildings, car parks, accessways, landscaped areas or any other relevant matter.
Shipping Containers	Adopted 23 July 2019	To establish guidelines for the assessment of proposals to place shipping containers or other similar relocatable storage units on land within the municipality.
Temporary Accommodation	Adopted 15 December 2015 Amended 27 July 2017	To prevent the establishment of two dwellings on rural lots.
Water Sensitive Urban Design	Date not published	To ensure proponents undertaking subdivision and development proposals effectively manage stormwater in accordance with Water Sensitive Urban Design principles.
Wind Turbines	Date not published	To provide a framework for the assessment of proposed small scale Wind Turbines within the Shire of Irwin.

Note: All local planning policies will require review as part of the preparation of the new local planning scheme.

3.5 Structure Plans

Structure plans (including standard structure plans and precinct structure plans) can be prepared in accordance with Division 2 of Schedule 2 of the Regulations for land within the Scheme area to provide the basis for zoning and subdivision of land. Precinct structure plans can also be used to inform built form outcomes and the design of public open spaces. An overview of the structure plans within the Shire, and implications for the Strategy are provided in Table 14.

Table 14. Structure plans

Name of Structure Plan	Date of WAPC Approval/Last Amendment	Purpose of Structure Plan	Local Planning Strategy Implications and Responses
Dongara-Port Denison District Structure Plan	19 September 2014	<p>The District Structure Plan provides a strategic framework for the town in response to the key opportunities and challenges identified.</p> <p>The following objectives were identified for the District Structure Plan:</p> <ul style="list-style-type: none"> • Development reflecting contemporary practice in sustainable urban development; • A mix of residential development types and densities; • Provision for dedicated tourism sites; • Retaining landforms to optimise views and physical elements of landscape; • Integration of development with existing attributes of the area including the coast and golf course and other community and recreation purposes as required; and • Sensitive treatment of interfaces with adjoining land uses e.g. Marine based industry area. 	<p>Revoke the District Structure Plan/ opt not to renew upon expiry.</p> <p>The District Structure Plan was adopted in 2014 with a recommendation for a review every 5 years to take into account changes in development trends, community aspirations and any modifications to the State Planning Framework. No reviews have occurred. The District Structure Plan expires in 2025.</p> <p>Many of the attributes of the District Structure Plan are accommodated within the Strategy and new local planning scheme, including an extended frame of reference.</p>
Dongara Town Centre Precinct Plan	2009 (not WAPC endorsed)	The Dongara Precinct Plan was prepared to address the issues identified in the then local planning strategy.	Recognition of role of commercial area on Point Leander Drive as an activity centre which may expand over time. Potential expansion of the Smith Street Mixed Use precinct identified as a Planning Area for further investigation. Identifies benefit of adopting design guidelines for the Morten Terrace area.
Springfield Subdivision Guide Plan and Draft Springfield Structure Plan.	1994 and 2017 (not WAPC endorsed)	The draft structure plan aims to coordinate the development of land, and proposes bushfire and water management requirements at the subdivision and development stage to minimise risk in the event of a bushfire event, ensure adequate provision of water and appropriate disposal of wastewater. The structure plan proposes an indicative road layout to improve access within Springfield and connectivity to the broader road network, and allow for future development of rural residential lots.	<p>Subdivision Guide Plan expires in 2025. Minimal development in the area has occurred in recent years. State Structure Plan guidance has since been updated to take a more rigorous approach to precinct planning. It would be likely that more detail is required on bushfire risk and management.</p> <p>Recommend the structure plan be updated to align with State guidance.</p>
Lots 4, 5 and 10 Brand Highway, Bonniefield Local Structure Plan	20 February 2015	The Structure Plan proposes development of the site for residential purposes, supported by public open space. It has been designed to fit into the larger development area identified within the Dongara District Structure Plan	Structure Plan expires in 2025. No site preparation of development has occurred since endorsement of the Structure Plan. Consider renewal of the Structure Plan for a further 10 years.

3.6 Local Development Plans

Local development plans can be prepared in accordance with Division 2 of Schedule 2 of the Regulations for land within the Scheme area to provide guidance for future development in relation to site and development standards and any exemptions from the requirement to obtain development approval. An overview of the local development plans within the Shire, and implications for the Strategy are provided in Table 15.

Table 15. Local development plans

Name of Local Development Plan	Date of Approval/Last Amendment	Purpose of Local Development Plan	Local Planning Strategy Implications and Responses
Dongara Tourist Park Local Development Plan and Foreshore Management Plan	October 2016 and 10 May 2024	To guide the layout and configuration of the tourist park lot in isolation, including movement network, open space and amenities.	Recognition of strategic tourism site. Recommend the plan be retained.
Seaspray Caravan Park Local Development Plan and Foreshore Management Plan	6 May 2020 Amended 24 August 2023	To guide the development of the site taking into account the site's location and foreshore management interrelationship.	Recognition of strategic tourism site. Recommend the plan be retained.
Lots 16, 17 & 18 Point Leander Drive and Francis Road, Port Denison	4 June 2024	To guide future subdivision including provision of roads and public open space.	Recommend the plan be retained.
Numerous building envelope plans for rural residential and rural smallholdings land	Various	To guide the location of development on a lot	Building envelopes can be facilitated through the subdivision process to protect environmental values. Recommend each plan be review once development is proposed.

3.7 Other Relevant Strategies, Plans and Policies

Table 16. Other relevant strategies, plans and policies

Name of strategy, plan, policy	Date approved	Purpose	Local Planning Strategy Implications and Responses
Central Regions Land Capacity Analysis (Shire of Irwin)	2016	Provides a broad overview of the existing and future land capacity of settlements in the local government area. It examines land identified for residential, commercial and industrial development. It has been prepared for guidance purposes only.	The analysis suggests there is sufficient land capable of substantial further development (based on the current extents of zoned residential land and identified for future residential purposes) to cater for the population growth forecast at the time (WA Tomorrow 2026 forecast). The Strategy recognises updated population forecasting and land demand analysis and identifies limited additional land for residential purposes, long term.

Name of strategy, plan, policy	Date approved	Purpose	Local Planning Strategy Implications and Responses
Irwin River Flood Study	2017	This report presents flood modelling and floodplain mapping for the Irwin River at Dongara. The results of the study are to inform future land use planning and development decision making, emergency response planning and increase community awareness of flood risk.	<p>The Shire and community have a desire to protect development and infrastructure from the risk of flooding.</p> <p>The current scheme reflects outdated flood mapping. DWER has advised the 2017 Irwin River Flood Study needs refinement before any scheme provisions can accurately reflect flood risk extent. Therefore, this Strategy reflects an area of flood risk on the Strategy Maps, generally aligning to inner Irwin River area of the 2017 Irwin River Flood Study, until such time the Department of Water and Environment Regulation (DWER) updates flood mapping for this area.</p>
Irwin River Walking Trail Amenity Upgrade Masterplan	2021	Sets out the principles for development and a vision for the amenity upgrades of the Irwin River walking trails in Dongara and Port Denison from the traffic bridge to the lagoon. It also proposes new trails to the east of the traffic bridge.	Implementation of the Masterplan will be supported through the identification of potential future urban infill in proximity to the Irwin River walking trails (existing and proposed), including improving access from areas south of the Irwin River to the town centre amenities. The upgraded walking trails will also support the development of existing residential zoned land in Dongara and Port Denison.
Port Denison Foreshore Masterplan	2021	This report sets out Josh Byrne and Associates' Port Denison Foreshore Masterplan design which has been prepared as a result of extensive engagement with the Shire and local community. Five key precincts have been identified within the foreshore, each with its own existing character and features and the masterplan seeks to enhance this.	Implementation of the Masterplan will be supported through the identification of the Port Denison neighbourhood centre, exploring design guidance for vacant land development in this area, and introducing flexible land use permissibility for tourism development.
Shire of Irwin Coastal Management Plan	2020	To provide management actions for the Shire's coastline for the next 10 years.	The Coastal Management Plan focuses on existing coastal sites used for recreation. The areas between the sites are largely undisturbed. Future use and development should utilise existing sites and tracks to conserve areas of undisturbed coast.
Shire of Irwin Industrial Land Strategy	2020	Identifies strategic objectives for industrial land within the Shire. The Strategic Objectives aim to attract investment, plan for growth, create clusters and provide amenities through the implementation of primary actions.	The Industrial Land Strategy anticipates growth and investment in mining, agribusiness and infrastructure, leading to an increase in total volume of industrial land. This Strategy reflects this projection in its identification for industrial expansion, intensification and/or establishment.
Shire of Irwin Local Heritage Survey	2020	The Local Heritage Survey provides details of 136 places of heritage importance. Each entry is categorised with a level of significance: 1. Exceptional Significance; 2. Considerable Significance; 3. Moderate Significance; 4. Historic Site; and 5: Municipal Inventory Archive.	The Shire is rich in heritage. The Heritage Survey and Heritage List should be maintained.

Name of strategy, plan, policy	Date approved	Purpose	Local Planning Strategy Implications and Responses
Shire of Irwin Coastal Hazard and Risk Management Adaptation Plan	2016	<p>Provides strategic guidance on co-ordinated, integrated and sustainable management and adaption for land use and development within the Shire's coastal zones. Moreover, it identifies coastal risk hazards associated with changing sea levels makes recommendations to prevent or reduce impacts on vulnerable property and infrastructure.</p> <p>A key theme of the Strategy is on public education on the Shire's natural communities and sensitive habitats, with its key aim is to encourage public appreciation and environmentally sound recreational practices within the Shire.</p>	<p>The Shire and community have a desire to protect development and infrastructure from the risk of coastal inundation and erosion.</p> <p>The Shire's Coastal Management Plan 2017 is considered a contemporary document to guide effective management of the local coastal environment. There, this Strategy supports the implementation of the land use recommendations contained within the Shire's Coastal Management Plan 2017.</p>
Shire of Irwin Green Infrastructure Strategy 2015-2020	2015	<p>The Green Infrastructure Strategy coordinates the delivery of an integrated network of green spaces and corridors which are underpinned by easily maintained, economically and environmentally sustainable engineering solutions.</p> <p>The Green Infrastructure Strategy includes an Action Plan that includes a variety of initiatives and projects. The Action Plan is intended to be reviewed and updated annually.</p> <p>A key initiative is to investigate how to attract renewable energy projects to the Shire, including solar farms and wind farms.</p>	<p>A number of areas for longer-term residential infill and expansion are identified with this Strategy. Precinct planning and subdivision of these areas should consider the aims and objectives of the Green Infrastructure Strategy 2015 – 2020, including but not limited to contributing toward an integrated network of multifunctional green spaces that enhance the Shire's sense of place and cultural identity.</p>
Draft Shire of Irwin Tourism Development Plan 2013-2018	2014	<p>The TDP enables the Shire of Irwin to make informed decisions regarding the promotion, marketing, infrastructure and facilities, projects, programs and planning to increase tourism opportunities.</p> <p>Note: The WAPC's Tourism Planning Guidelines supersede the Shire's Tourism Development Plan.</p>	<p>The Shire's competitive tourism advantage is its accessibility from the Perth metropolitan region (time, distance and direct travel), its coastal environments, and its relative affordability for family holidays. There is opportunity to enhance ecotourism offerings and potential tourism related to the growing green energy industry.</p> <p>There is an opportunity to broaden where tourism related development is permitted by adopting flexible land use permissibility in the local planning scheme.</p>
Dongara Town Centre Revitalisation Plan	2014	<p>The Dongara Town Centre Revitalisation Plan is designed to be the basis for the Town's short, medium and long term development. It is designed to be read in conjunction with the District Structure Plan and provide a framework for redevelopment.</p> <p>The study was designed to address a number of key objectives, including parking and traffic; disabled access; lighting and signage; public open space and landscaping; public amenities and facilities.</p>	<p>There is a need to review this precinct plan to align its strategies and actions to contemporary State guidance on precinct planning (refer State Planning Policy 7.2 Precinct Design). In doing so, there should be a focus on cultural heritage, town character and amenity while attracting growth from the energy industry investment.</p>

Name of strategy, plan, policy	Date approved	Purpose	Local Planning Strategy Implications and Responses
Shire of Irwin Dongara Open Space Strategy	2011	<p>The purpose of the Strategy is to establish the adequacy of the current provision and distribution of public open space and as a result provide a framework for the future, based upon the future growth of Dongara/Port Denison.</p> <p>The Strategy also serves to enable the Shire to consider either a rationalisation of current open space, if areas are considered surplus to requirements, or alternatively to consider a need for additional facilities, if areas are considered to be under resourced.</p>	<p>As with the Shire’s Green Infrastructure Strategy, a number of areas for longer-term residential infill and expansion are identified with this Strategy. Precinct planning and subdivision of these areas should consider the aims and objectives of the Open Space Strategy.</p>
Shire of Irwin Recreation Needs Analysis	2014 draft	<p>The Shire commissioned the Recreation Needs Analysis to determine the current and future recreation services, programs and facilities needs of the community and make recommendations that are appropriate for the level of need and are practical to implement.</p>	<p>Whilst many of the recommendations of the Recreation Needs Analysis are operational (asset enhancements and programmes etc), this Strategy seeks to make the best use of existing recreational and community facilities by consolidating the urban footprint around the established urban area. The Strategy also contemplates a longer-term district recreation hub that co-locates various recreation assets to create synergies and efficiencies between their differing offerings and users.</p>
Irwin River Estuary Coastal Management Plan	2005	<p>This Coastal Management Plan (CMP) has been prepared to document management measures and recommend passive and active facilities for the Irwin River Estuary and the coastal foreshore area to Granny’s Beach.</p>	<p>This Strategy supports the implementation of the CMP to maximise the potential for public access and facilities to the area, without compromising its current cultural, environmental, heritage and recreational value.</p>

4. Local Government Profile

4.1 Demographic Profile

4.1.1 Population

In 2021 the Shire of Irwin had a population of 3,682 indicating an increase in population of 3.2% since 2011.

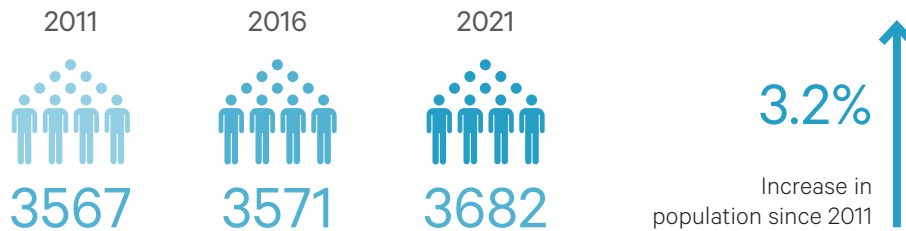


Figure 5. Shire of Irwin Population. Source: Australian Bureau of Statistics, 2021

4.1.2 Age

The Shire of Irwin has an older population with a median age of 53 years compared to the State average of 38 years. Over 47% of the Shire's population is over 55 years in comparison to 28% in WA as a whole.

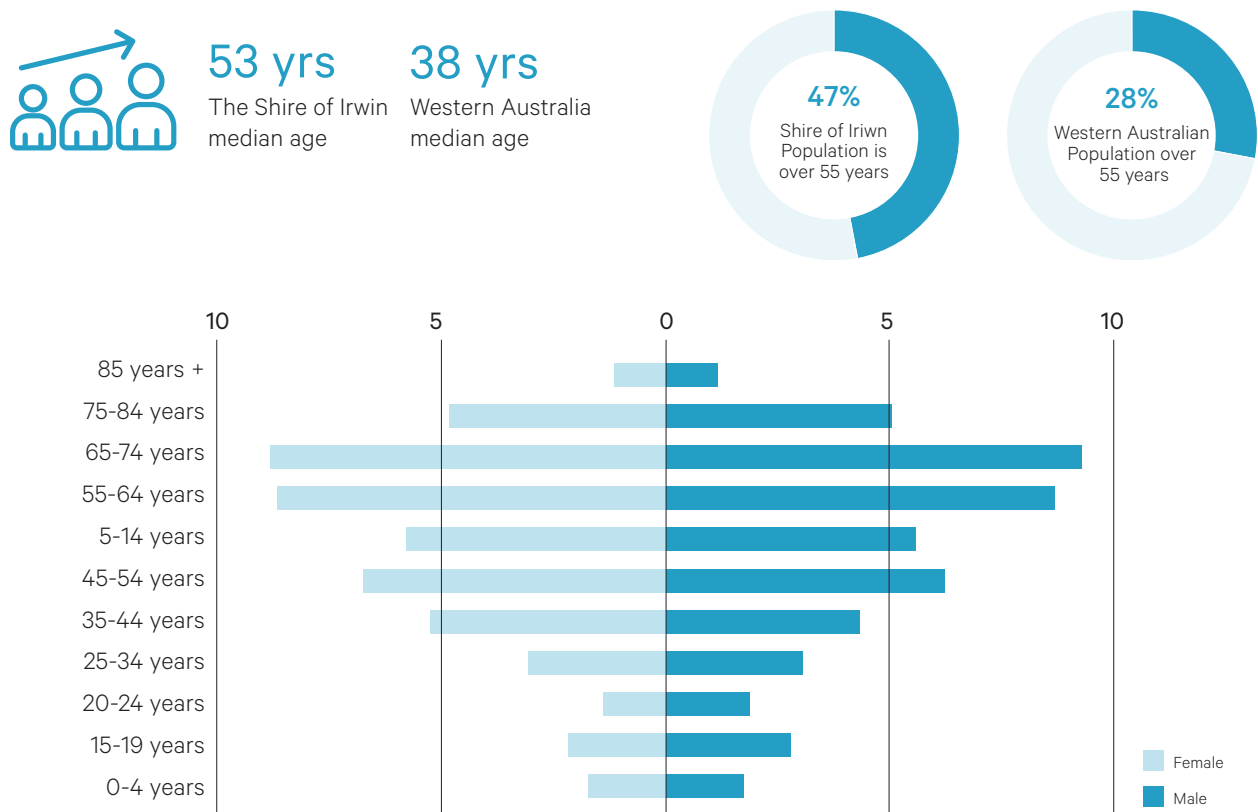


Figure 6. Shire of Irwin Age Distribution. Source: Australian Bureau of Statistics, 2021

4.1.3 Family Structure

Of the families in the Shire at the 2021 Census, 21.9% were couple families with children, 36.0% were couple families without children and 8.5% were one parent families.

Refer to Figures 6 and 7 for a comparison with WA.

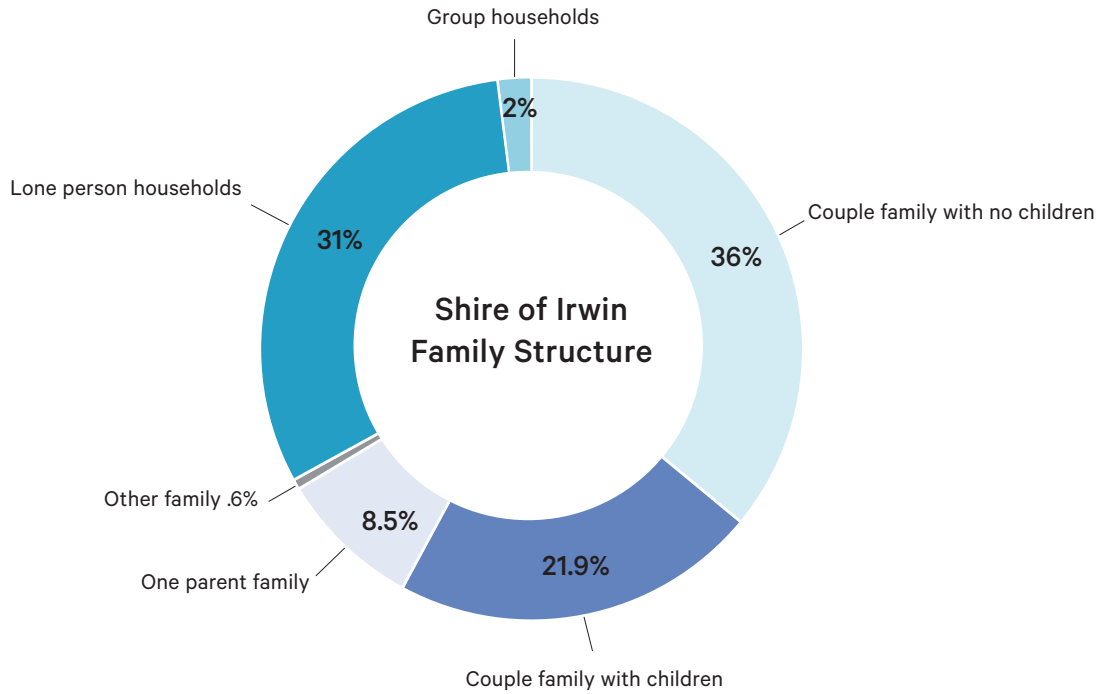


Figure 7. Shire of Irwin Family Structure. Source: Australian Bureau of Statistics, 2021

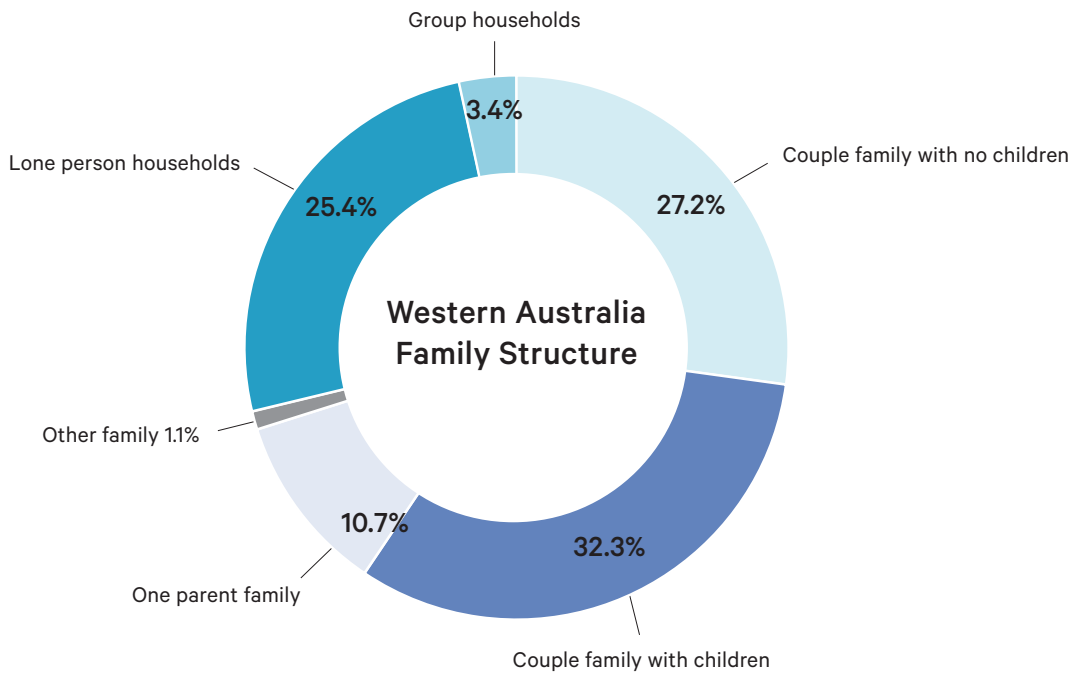
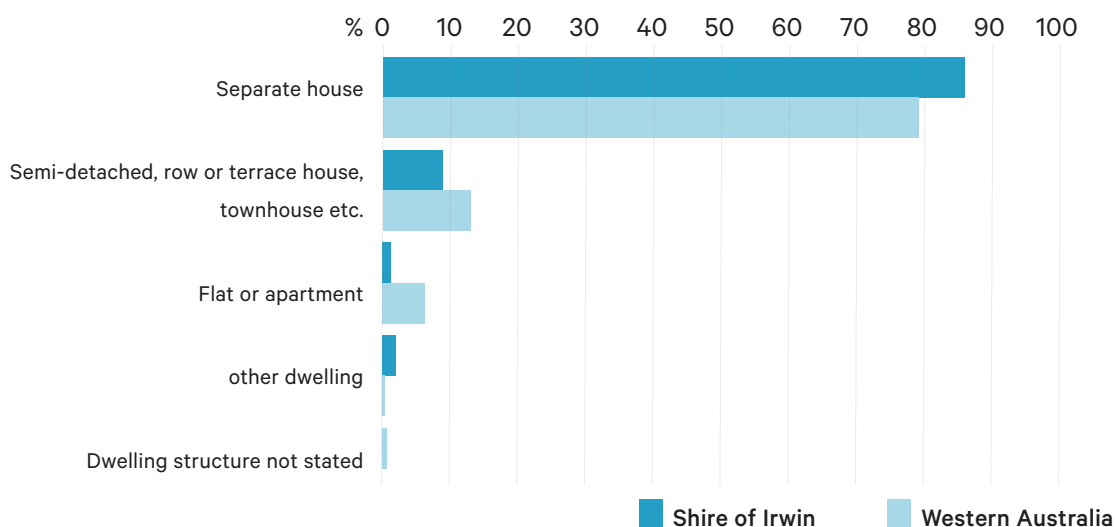


Figure 8. Western Australian Family Structure. Source: Australian Bureau of Statistics, 2021

4.1.4 Housing

At the 2021 Census, 1,433 private dwellings in the Shire were identified as occupied. A further 410 (22.2%) of private dwellings were unoccupied compared to 10.9% in WA.

Of the occupied private dwellings, the mix was as shown in Figure 8:



4.1.5 Employment

The Shire of Irwin had a labour force of 1,480 in the 2021 Census. The unemployment rate was 4.3%, below the State level of 5.4%. Agriculture, forestry and finishing, mining, retail and construction are the most prominent employers within the Shire of Irwin. Figure 9 identifies the top ten industries of employment in the Shire.

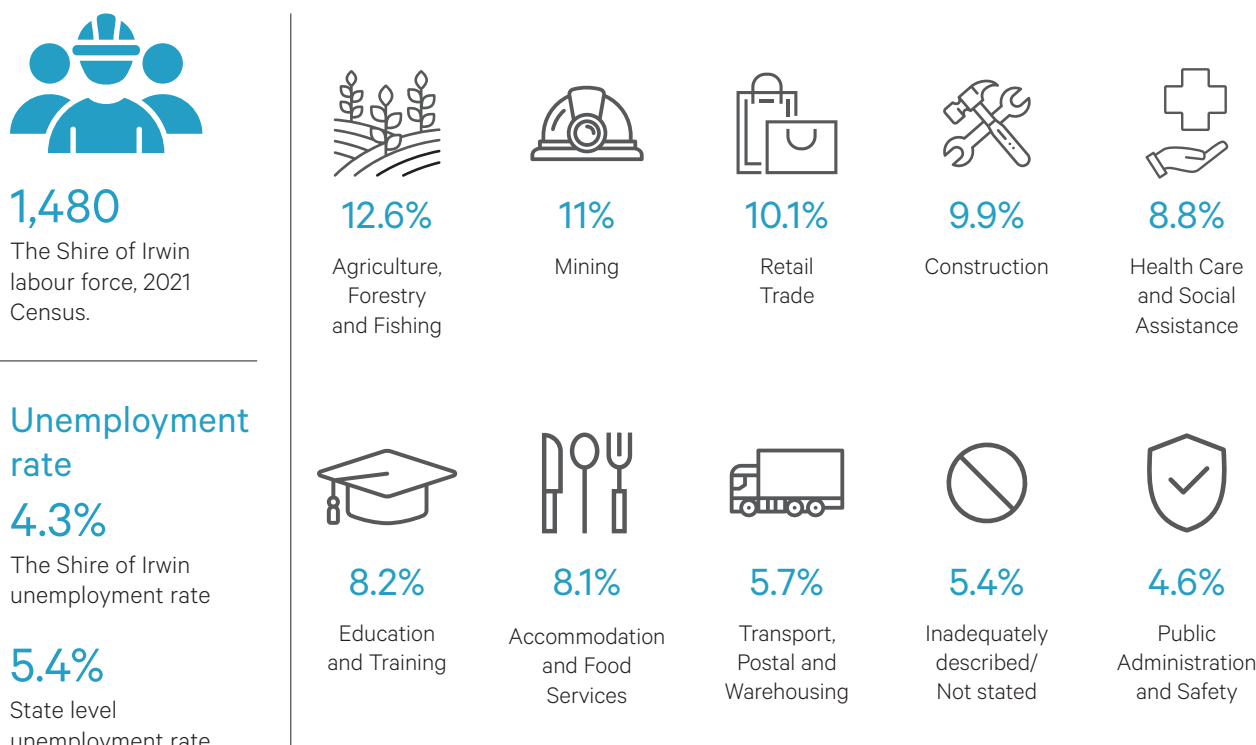


Figure 9. Top ten industries of employment in the Shire of Irwin

Figure 10 shows the employment of the Shire’s workforce by occupation. The largest percentage of people are employed as technicians and trades worker, managers and labourers.

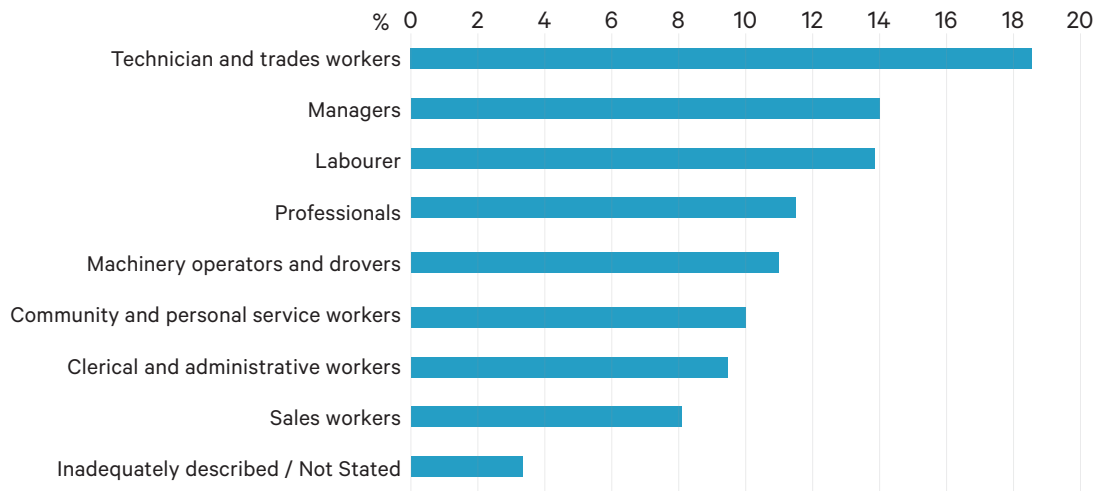


Figure 10. Shire of Irwin Employment by Occupation. Source: Australian Bureau of Statistics, 2021

4.2 Community, Urban Growth and Settlement

4.2.1 Housing

The Shire of Irwin currently has limited housing diversity, with the majority of dwellings being single houses, often with three or more bedrooms. This provides limited choice for young singles or couples, and ‘empty- nesters’ who may prefer a smaller dwelling with lower maintenance requirements.

4.2.2 Rural residential

Existing rural residential areas within the Shire are located at Springfield to the south-east of the town centre and the area known as Race Course Estate (or North Dongara) to the north of the town centre. Springfield has generally been developed to two hectares without provision of scheme water and with legacy issues relating to bushfire risk and management. Significant areas remain undeveloped which suggests the current supply may largely be adequate. A comprehensive review of the Springfield area should be undertaken to explore opportunities and solutions to provide innovative rural residential product that meets contemporary State planning objectives.

4.2.3 Rural smallholdings

The document entitled ‘Identification of high quality agricultural land in the Geraldton Planning Region’ identifies these areas as generally being located within the ‘South Dongara’ and the ‘Geraldton-Dongara’ Agricultural Land Areas (ALAs) which have been listed as having the following opportunities and constraints with respect to their ability to be used for agricultural purposes:

Opportunities:

- Relatively high rainfall
- Some areas of moderately productive sands
- Some potential for groundwater abstraction
- Well-established transport routes
- Numerous small properties suitable for intensive agricultural development

Constraints:

- Groundwater resources unproven
- Many of the sands have poor productivity
- Careful management of irrigation and fertilisers is required to maintain productivity
- Exposed to strong coastal winds
- Small parcels and dissected landscape can limit the scale of operations
- High land prices
- Potential for conflicts along urban interface and with ‘rural life-stylers’

Existing lots within the Rural Smallholdings zone are permitted to be subdivided to a minimum lot size of either 15 or 20 hectares. Based on these existing subdivision rights, it is not considered reasonable to change the policy direction significantly to restrict any further subdivision within these policy areas. However, to enable a more consistent administration, it is recommended to adopt a minimum lot size of 15 hectares across the Rural Smallholdings zone.

Future

The change in dwelling demand by 2031 is projected as follows:

Table 17. Dwelling forecast. Source: Shire of Irwin Land Demand Analysis (AEC, 2023)

	2021	2031*	
		Low Scenario	High Scenario
Number of dwellings	1,433 dwellings	Decline of 200 dwellings	Increase of 1,000 dwellings

* Note a peak in dwellings is forecast to occur in 2025.

The Dongara Port Denison District Structure Plan (DSP) provides for a future potential dwelling yield of 8,240 and population of 18,617. The supply of residential land easily exceeds the projected population growth over to 2050.

Given the apparent oversupply of residential land identified by the DSP, the Strategy recommends to re-prioritise the distribution of future residential land on the following basis:

- Revoke the DSP or opt to not renew the DSP upon its expiry in 2025.
- Prioritise the release of land within the ‘urban growth boundary’ shown on the Strategy Map.
- Not to proceed with the intensification of the Racecourse Estate for residential purposes and instead leave this estate for Rural-Residential purposes based on the projected demand for this type of residential product.
- Prioritise the release of the Bonniefield structure plan area, north of Francisco Road on the basis that the area is zoned ‘Urban Development’ with an approved Structure Plan.

4.2.4 Cultural heritage

The Shire of Irwin has a rich cultural history. Pre-settlement, the Wattandee people travelled seasonally through the areas between Mingenew and Dongara. Evidence of aboriginal occupation of Dongara and the surrounds has been found in middens in the area. It is likely that Wattandee people spent the summer months in the Irwin River estuary area, with access to freshwater pools along the riverbed and at Nhago Spring.

In August 2017, the Minister for Aboriginal Affairs made an offer to enter into a negotiated alternative settlement of four native title claims over 48,000km² of land and waters in the wider Geraldton region: Southern Yamatji, Hutt River, Widi Mob and Mullewa Wadjari. The offer was accepted by the native title claim groups in October 2017 and finalised in October 2020 via the Yamatji Nation Indigenous Land Use Agreement. The Agreement supports Aboriginal empowerment and recognition and includes a diverse range of benefits, with a strong focus on sustainable economic development, ensuring their active participation in the regional economy, today and into the future.

European settlers first settled in the region in the 1850s. There are 16 places in the Shire included on the State Register of Heritage Places for their heritage significance, the majority of which are located within the Dongara townsite. They include the Moreton Terrance and Leander Drive Fig Trees, St John the Baptist Anglican Church, former Irwin Roads Board Office, Dongara School Master’s House, Dongara Post Office (now the Public Library), and the Royal Steam Flour Mill.

The Shire should update its local heritage survey on a regular basis to ensure planning proposals have up-to-date information on cultural heritage matters.

4.2.5 Activity centres

The WA Housing Strategy 2020-2030 sets a new direction for housing in Western Australia. The Strategy aims to connect people to safe, stable and sustainable homes, while improving housing choice and outcomes for households and communities. It will also create an agile housing system that can respond to social and economic changes. Relevant to the Shire of Irwin, it reinforces the local demand for short stay accommodation and housing options within regional activity centres.

The State Government’s subsequent Regional and Remote Housing Implementation Plan should be delivered as funds become available, prioritising infill within the townsites of Dongara and Port Denison to facilitate housing with access to amenities.

4.2.6 Public open space and community facilities

Access to public open space and community facilities is important, particularly for smaller dwellings, to provide attractive spaces for recreation. Most medium density residential zoned land (R30 to R50) is currently located in close proximity to local reserved land (public open space), generally adjacent to the Irwin River or the coastal area of Port Denison. Access to public open space and facilities should be a key consideration when considering any increase in residential density coding.

4.3 Economy and Employment

4.3.1 Industry: Strategic, Heavy and Light

“We are no longer in an era of change, but a change of era with regard to energy.” –

Shane Ivers, Chief Executive Officer, Shire of Irwin

Through collaboration with established and emerging industries, energy transition is a great objective for the Shire’s Arrowsmith Resources Area.

Existing

The Shire of Irwin economy has been founded on strong agriculture and fishing industries. The unique combination of natural and cultural (traditional and European) assets and coastal lifestyle are the foundation of a healthy local tourism industry. More recently, mining and resource industries have become a major driver of the local and regional economies.

At present two Industrial zones exist within the Shire.

1. The first is General Industry and Light Industry zones located off the Brand Highway, at the eastern entrance to the town;
2. The second is the ‘Marine Based Industry’ zone in Port Denison in close proximity to the small boat harbour. The intent of this zone is to service the Fishing Industry. There is anecdotal demand for caretaker dwellings in this area.

Future

There is currently an adequate volume of industrial land available in the Shire to meet expected future demand under a ‘Business as Usual’ scenario. However, the Shire sits at the heart of a region expected to experience investment in mining, agribusiness and infrastructure. Together with the evolving nature of industrial activity we may see an increase in the total volume of industrial land demand; and a change in the nature of services desired to support emerging energy industries.

Based on modelling prepared by AEC, the employment associated with ten major projects in the region is anticipated to peak in 2025 (when the majority of construction is anticipate to occur), as such, total land demand is estimated to peak at 415,300 square meters in the same year, with industrial land comprising 91.8%, retail land comprising 6.8%, and commercial land comprising 1.3%.

The longer term change in industrial land demand by 2031 is projected as follows:

Table 18. Industrial land forecast. Source: Shire of Irwin Land Demand Analysis (AEC, 2023)

GFA	2021	2031*	
		Low Scenario	High Scenario
Industrial land	164,250sqm	Decline of 23,300sqm	Increase of 97,400sqm

* Note a peak in industrial land is forecast to occur in 2025.

The Shire is actively planning to meet the needs of industry through:

1. The identification of approximately 9.7ha of additional zoned industrial land immediately east of the existing Dongara industrial area to supply manufacturing and associated industries that will support strategic renewable energy industry;
2. Facilitating the establishment of new energy industries within the Arrowsmith Resources Area; and
3. Planning for potential new road corridors to connect the Shire’s industry hubs to achieve efficient movement networks through the ongoing development of a broader roads strategy.
4. Utilising the Brand Highway bypass area adjacent to the existing railway line (if no longer warranted by Main Roads WA) for the expansion of the adjoining industrial area.

4.3.2 Retail/ Commercial Activity

The change in retail and commercial land demand to 2031 is projected as follows:

Table 19. Retail and commercial land forecast. Source: Shire of Irwin Land Demand Analysis (AEC, 2023)

GFA	2021	2031*	
		Low Scenario	High Scenario
Retail	12,200sqm	Decline of 1,700sqm	Increase of 7,200sqm
Commercial	2,385sqm	Decline of 1,500sqm	Increase of 1,600sqm

* Note a peak in retail and commercial land is forecast to occur in 2025.

Dongara

It is apparent that there is an existing oversupply of Commercial zoned land within the Dongara town centre in particular. However, its role will need to be reviewed in the context of potential strong population growth scenarios projected which could require up to 7,200sqm retail area (further detailed commercial/retail needs and viability analysis required). As part of this review the Town should maximise tourism sector growth opportunities, which could potentially include an Arts and Cultural Precinct.

There is also the opportunity to create a potential district commercial site (Planning Area E) for large format retail. A site has been identified outside of the Dongara Town Centre on Brand Highway, providing good vehicle access and exposure.

The most appropriate zone under the *Planning and Development (Local Planning Schemes) Regulations 2015* for commercial land within the Dongara Urban Area is a ‘Town Centre’ zone based on Dongara being identified as a sub-regional centre under the Midwest Regional Planning and Infrastructure Framework.

Port Denison

There is an identified opportunity to create a recreation destination at Port Denison’s Point Leander Drive. This may involve expanding the existing Commercial zone along Point Leander Drive to accommodate future commercial growth and create a focal point to the Point Leander Recreation area, maximising activation between businesses to the planned foreshore masterplan works.

4.3.3 Tourism

As outlined in the Shire’s Tourism Development Plan, the vision for tourism is *“The sustainable growth of a tourism sector that contributes to the lifestyle of the community by the promotion and support of the destination’s natural beauty, heritage and activities to visitors”*.

Key relevant planning objectives of the Tourism Development Plan and adapted from the WAPC’s Tourism Planning Guidelines include:

- Increase market share by growing the number of visitors to Dongara – Port Denison;
- Understand the broad market trends and the needs of specific market segment(s) and identify the nature and importance of tourism in the local economy in the preparation of strategic plans and policies.
- Recognise and support the importance of tourism to a locality through its local planning scheme zones and provisions.
- Identify and retain sites for the future development of a range of products, services and activities (such as tourist accommodation including backpacker, caravan park, self catering apartments, motels and hotels, and attractions) to meet projected demand for the locality.

- Encourage a variety of holiday accommodation through the provision of suitable land uses. It is important to consider the retention of existing caravan parks and camping grounds in preferred locations and the protection of caravan parks and camping grounds through appropriate zoning.
- Protect identified tourism precincts and tourism sites from the encroachment of incompatible or conflicting land uses.
- Encourage innovative tourist accommodation development and the provision of facilities that meet the needs of the market.
- Identify and address tourism growth in the locality and encourage development that reinforces the local tourism identity – what is unique to a particular area or what does that locality have that cannot be offered at other tourist destinations.

This Strategy has given regard to the Mid West Tourism Strategy suggestions, the Shire's Tourism Development Plan analysis, and the WAPC's Planning Bulletin 83 Planning for Tourism, Planning Bulletin 49 Caravan Parks and Planning Bulletin 99 Holiday Homes Guidelines. The Shire's competitive tourism advantage is its accessibility from the Perth metropolitan region (time, distance and direct travel), its coastal environments, and its relative affordability for family holidays. There is opportunity to enhance ecotourism offerings and potential tourism related to the growing green energy industry.

Within the current local planning scheme there are two blocks currently zoned 'Special Use 28' for tourism purposes, located on the corner of Point Leander Drive and Samuel Street overlooking the marina. There are a number of sites which are currently zoned special use which could be used for tourism development. This current statutory approach may be restricting tourism opportunities rather than supporting and encouraging their development. There is an opportunity to broaden where tourism related development is permitted by adopting flexible land use permissibility in the local planning scheme. The townsites of Dongara and Port Denison are arguably 'tourism precincts' by nature, as well as coastal areas.

Tourism is a significant opportunity for the Shire given its coastal location, access to natural amenity and due to its proximity to Perth and Geraldton.

Key action items include:

1. Investigate opportunities to deliver a variety of tourism accommodation and associated recreation sites across the Shire through flexible land use permissibility. According to previous studies, there is an identified need to provide high end tourist accommodation within Dongara-Port Denison.
2. Investigate the relocation of the existing Big 4 Caravan Park due to longer term coastal inundation impacts.
3. Consider preparing Design Guidelines for the 'Special Use 28' site at the corner of Point Leander Drive and Samuel Street to provide guidance on how the site can be developed for hotel/motel purposes and contribute to the activation of the Port Denison Foreshore Management Plan.

4.4 Environment

4.4.1 Natural Areas

The natural areas of environmental significance within the Shire include coastal and riverine areas, and State reserves. The Shire is known to contain a number of significant flora, vegetation and fauna values that are identified under both state and federal legislation and policy, including declared rare flora, threatened ecological communities and regionally significant vegetation complexes. It is noted that the Shire does not have a local Biodiversity Strategy to provide a coordinated approach to management and protection of the Shire's biodiversity.

4.4.2 Water Resources

Groundwater is an important source of water for potable and non-potable water within the Shire of Irwin. The quality of groundwater varies according to the underlying soil and geology and can have high salinity, but can also be detrimentally affected by contamination from minerals, chemicals, erosion and harmful micro-organisms.

Two Public Drinking Water Source Areas, the Allanooka and Dongara-Denison Water Reserves exist approximately 12km and 20km north east of the Dongara town site respectively. These areas have been identified to protect the potable water supply source for Dongara and Port Denison, as well as other towns in the Mid-West region.

In general, Public Drinking Water Source Areas are sensitive to contamination, which can result from a range of activities including urban development, fuel handling and storage, chemical spills, inappropriate management and treatment of effluent and grazing.

4.4.3 Coastal Protection

The Shire has prepared a Coastal Hazard Risk Management and Adaptation Plan (CHRMAP) for the Irwin coastline which defines a coastal zone prone to coastal processes including storm surge, erosion and accretion. Areas of high risk priority for inundation include Port Denison, Granny's Beach and Surf Beach, South Beach South, Seaspray and the Irwin River mouth. Areas of high risk priority for coastal erosion include the above with the addition of South Beach North, Freshwater Point and Cliff Head North and South.

4.4.4 Basic Raw Materials

Basic raw materials (BRM) extraction plays a significant role in the local economy. Strategic mineral areas have been identified following consultation with the key stakeholders including industry leaders and are identified on the relevant Strategy maps.

There are several BRM quarries and deposits within the Shire for limesand, limestone, sand and clay, and several Extractive Industry Licenses for sand and limesand. Crown reserves are primarily used for the purpose of BRM.

Separation buffers to existing and new BRM operations in proximity to sensitive land uses should be implemented in the local planning scheme to protect the BRM operations and minimise land use conflicts.

4.5 Infrastructure

4.5.1 Transport Network

The Indian Ocean Drive and Brand Highway connect the Shire with the wider region. One of the more pressing issues from a road transport and infrastructure corridor perspective is the need to provide east-west linkages between Dongara-Port Denison and future, strategic green industry areas to the east and south-east of town. There is also an opportunity to better connect rural smallholding areas with the urban amenities of the activity centres.

The Point-Leander Drive bridge, across the Irwin River, is an approximately 7m wide single carriageway (one 3.5m lane for each direction). This section of road is considered one of the main restrictions to the road network as the bridge crossing is effectively the only crossing from Dongara to Port Denison over the Irwin River.

There are two railway lines that pass through the Shire of Irwin including the Perth to Mingenew to Dongara to Geraldton narrow gauge line, and the Dongara to Eneabba narrow gauge line, both under the jurisdiction of Brookfield Rail. There are no planned upgrades to any rail infrastructure within the Shire of Irwin.

Main Roads WA has completed its investigation into the preferred alignment of the Brand Highway bypass. The preferred alignment does not include the area adjacent to the existing railway line and this Strategy plans to better use this regional road reservation for the expansion of the adjoining light industry area.

4.5.2 Utility Servicing

Infrastructure capacity planning was undertaken as part of the projected growth scenario within the Shire's Local Planning Strategy 2017. The infrastructure capacity report concluded that whilst the majority of utility services had capacity to accommodate growth, some upgrades are likely to be required via the various servicing agencies. This includes upgrades and extension to reticulated water supply, sewer infrastructure, power supply, telecommunications, NBN roll-out, gas and drainage, as well as needing to identify a new site for a waste transfer station. In the meantime, there is a need to protect the existing waste water treatment plant and landfill site through appropriate land use planning buffers.

It is expected the growth of the energy industries and operations may place further demand on power, gas and telecommunications. This Strategy identifies potential infrastructure corridor alignments within the Arrowsmith Resources Area, strategic industry area and beyond for further investigation.

4.5.3 Airstrip

The airstrip is located on the southern outskirts of Port Denison, and is operated by the Shire of Irwin. The airstrip is approximately 18m wide and 1.2km long. It has a single lane access off Kailis Drive. The airstrip is not a Certified or Registered Aerodrome under Civil Aviation Safety Authority (CASA) guidelines and as such it is only permitted to accept restricted charter operations. The airstrip would require additional upgrades to reach Registered Aerodrome Status and would need to be considered as part of the wider strategic green energy industry operations and workforce transportation, and longer-term protection of the asset from coastal hazards, including potential relocation of the airstrip.

Supporting Information

Shire of Irwin Land Demand Analysis (AEC, 2023)

Job Information	Detail
Date	20 th March 2023
Job ID	J002035
Job Name	Shire of Irwin Local Planning Strategy
Client Name	Shire of Irwin (Element)
Project Manager	Kaitlin McInnes
Contact	kaitlin.mcinnis@aecgrouppltd.com

SHIRE OF IRWIN LAND DEMAND

In 2017, the Shire of Irwin (Council) adopted a Local Planning Strategy (the Strategy). This document was developed during a bustling mining and resources boom which has since tapered off. An update of the Strategy is now in the works, considering the new economic, strategic, and political environment in the local region and Western Australia as a whole. Council has also recently adopted a revised Strategic Community Plan which is being reflected in the new Strategy.

Element is supporting Council in the development of the Strategy. AEC was engaged by Element to provide a background/ local profile and to develop employment and land demand estimates for the region. In developing the local profile, AEC discovered WA Planning population projections suggest the region will experience a population decline to 2031. Despite this, Council sees high industry growth and employment influencing the longer-term development in the region.

Before undertaking a detailed modelling process, the Shire of Irwin requires high-level indicative estimates of potential demand for dwellings, retail space, commercial space and industrial lands from which desired developments can be assessed. The methodologies utilised are focused on providing Council with a range of outcomes which could potentially occur within the region under various population (or employment) scenarios.

The estimates provided by this assessment will be for guidance only and will not be a replacement for more detailed economic modelling as part of the existing scope. It is understood detailed economic modelling will be undertaken later in the project timeline and this modelling is likely to deliver different outcomes to those developed in this stage.

Using a range of methodologies, land demand in the Shire of Irwin is projected to reach between 153,400 square metres and 284,900 square metres by 2031, representing a decline from 2021 land demand of 25,400 square metres under the minimum scenario and an increase of 106,000 square metres under the maximum scenario. The demand for dwellings is estimated to reach between 1,500 and 2,700 dwellings by 2031. The employment associated with ten major projects in the region is anticipated to peak in 2025 (when the majority of construction is anticipated to occur), as such, land demand is estimated to peak at 415,300 square meters in the same year, with retail land comprising 6.8%, commercial land comprising 1.3%, and industrial land comprising 91.8%. The demand for dwellings would also peak in 2025 at 3,900 dwellings demanded.

In evaluating the ten-year change across these methodologies from 2021:

- The change in retail land demand is projected to range between a decline of 1,700 square meters to an increase of 7,200 square meters by 2031.
- The change in commercial land demand is projected to range from a decline of 1,500 square meters to an increase of 1,600 square meters by 2031.
- The change in industrial land demand is projected to range from a decline of 23,300 square meters to an increase of 97,400 square meters by 2031.

- The number of dwellings demanded is anticipated to decline by 200 dwellings from 2021 to 2031 under the minimum scenario and increase by 1,000 dwellings under the maximum scenario.

Additional details regarding the overarching methodologies applied, key assumptions, and final estimates of demand for land under the three approaches is presented below.

METHODOLOGY 1

General Approach

Methodology 1 involved applying two land use to population ratio scenarios to various population projections to estimate the demand for retail, commercial and industrial land and, using the average number of persons per dwelling, to estimate the demand for dwellings to 2031 under each projection scenario. The following two land use to population ratio scenarios were applied:

- **Scenario One - Existing land use to population ratio:** The existing retail, commercial and industrial land in the Shire of Irwin was divided by the estimated resident population (ERP) of the region in 2021 to establish the current land use to population ratios for each land use category (retail, commercial, and industrial).
- **Scenario Two - Benchmark land use to population ratio:** An estimate of gross floor area (GFA) by industry in Non-Metro Western Australia¹ was developed by applying benchmark employee to GFA ratios (by industry) to 2020-21 employment by industry in Non-Metro Western Australia. The estimates of GFA by industry were then divided by the ERP of Non-Metro Western Australia to reach benchmark ratios of land use to population for each industry, which were then aggregated to find benchmark land use to population ratios for industrial, commercial, and retail land uses.

With 2021 land use for retail, commercial and industrial purposes in the Shire of Irwin as a base, the land use to population ratios for each of the two scenarios above were applied to five population projection scenarios to assess the potential future change in demand for retail space, commercial space, and industrial space to 2031. The population projection scenarios included in this assessment for the Shire of Irwin were Band E, C, and A from WA Tomorrow as well as the Rest of Western Australia and Western Australia projections from the Centre for Population. These population projections were rebased to Shire of Irwin's 2021 ERP by applying the growth rates of each of the population projection scenarios to the 2021 ERP of the Shire of Irwin.

To project the demand for residential dwellings in the Shire of Irwin, the average number of persons per household was applied to each of the five population projection scenarios. Data from the 2021 Census suggests there are 2.2 people per household in the Shire of Irwin on average (ABS, 2022).

Assumptions

The following assumptions were used in developing Scenario One:

- It was assumed that GFA makes up 30% of the gross land area (GLA) of industrial sites in the Shire of Irwin. This assumption was applied in converting the industrial GLA of Shire of Irwin to an industrial GFA estimate.
- Information provided by Council led to the following estimates of the existing GFA used for retail, commercial, and industrial purposes and the resulting estimates of GFA per capita.

Table 1. Gross Floor Area Estimates, Shire of Irwin, 2021

Land Use Category	GFA	GFA Per Capita
Retail	12,200	3.24
Commercial	2,385	0.63
Industrial	164,250	43.56

Source: ABS (2022a).

¹ Non-Metro Western Australia has been defined as including LGAs of Augusta - Margaret River – Busselton, Bunbury, Manjimup, Albany, Wheat Belt – North, Wheat Belt – South, Kimberley, East Pilbara, West Pilbara, Esperance, Gascoyne, Goldfields and Mid West.

The following assumption was used in developing Scenario Two:

- Benchmark ratios of GFA to employees have been developed over time by AEC based on previous projects, research, and AEC staff expertise. These ratios were used as benchmarks for land use in Non-Metro Western Australia. Applying the benchmarks to employment by industry in Non-Metro Western Australia led to the GFA estimates presented in Table 2. Dividing the GFA estimates by the estimated resident population of Non-Metro Western Australia led to the GFA per capita estimates in Table 2.

Table 2. Gross Floor Area Estimates, Non-Metro Western Australia, 2021

Land Use Category	GFA	GFA Per Capita
Retail	1,476,649	2.65
Commercial	699,032	1.25
Industrial	5,484,973	9.84

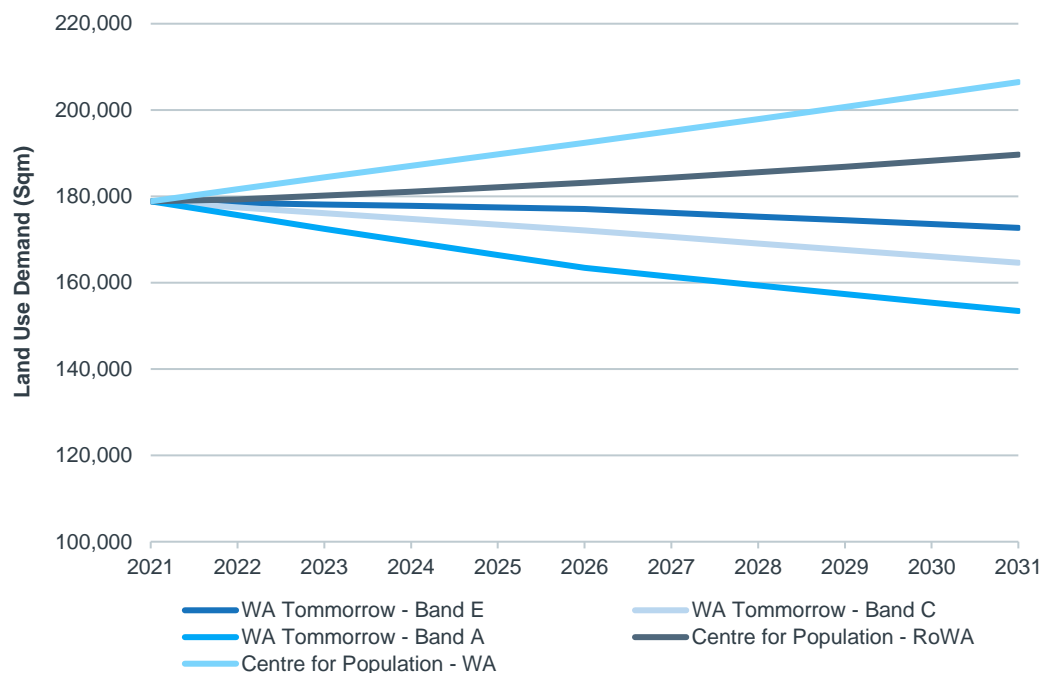
Source: AEC (unpublished a), ABS (2022a).

Outcomes

Scenario One

Applying estimates of the existing land use to population ratios in the Shire of Irwin to the five population projections resulted in an estimated land demand of between 153,400 square metres and 206,500 square metres by 2031. Under this scenario it is estimated that 6.8% of the total land demanded will be for retail use, 1.3% will be for commercial use, and 91.8% will be for industrial use. This represents the range of land use scenarios that may be expected if the Shire of Irwin maintains its existing land use allocations in line with population growth.

Figure 1. Scenario One Land Demand, Shire of Irwin, 2021 to 2031



Note: RoWA refers to Rest of Western Australia

Source: ABS (2022a), Western Australia Tomorrow (2019), Centre for Population (2021), Centre for Population (2022).

The three population projection scenarios developed by WA Tomorrow project a decreasing population for Shire of Irwin. Using these projections, therefore, leads to an anticipated decline in demand for employment land, assuming GFA per capita ratios hold. The population projections developed by the Centre for Population predict positive population growth for the broader Western Australia and Rest of Western Australia regions. Basing land demand projections for the Shire of Irwin on projections by the Centre for Population, therefore, leads to an anticipated increase in demand for employment land. The table below illustrates the extent to which land demand is projected to increase or decrease under each population projection scenario for retail, commercial and industrial land uses.

Table 3. Change in Land Demand by Use, Shire of Irwin, 2021 to 2031

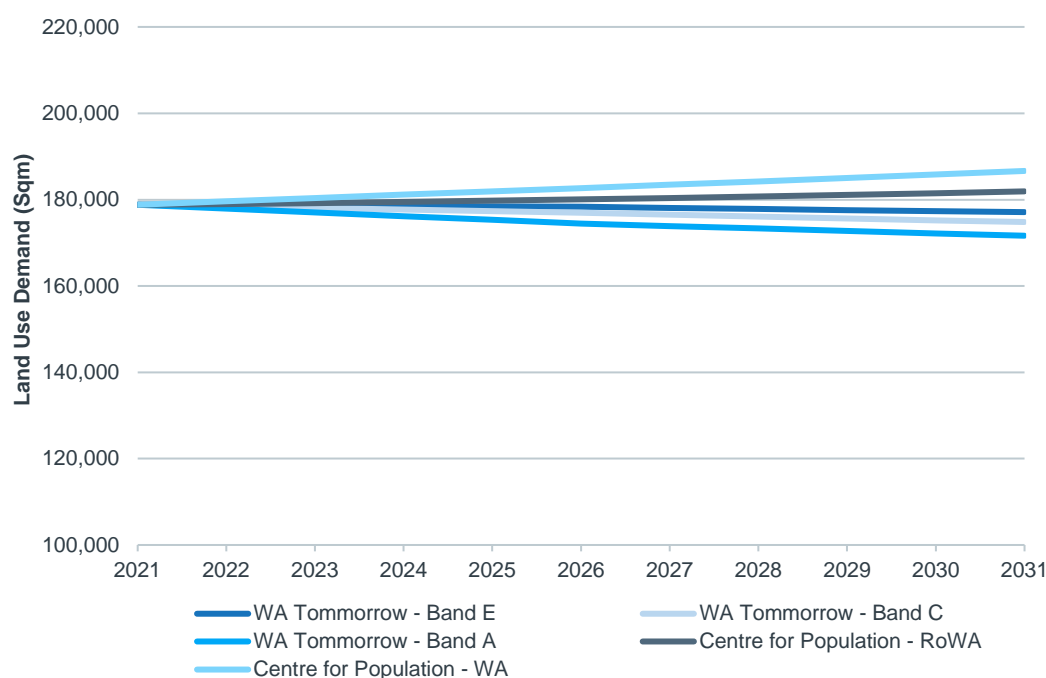
Population Projection	2021 GFA (sqm)	2031 GFA (sqm)	Change
Retail			
WA Tomorrow - Band E	12,200	11,784	-416
WA Tomorrow - Band C	12,200	11,233	-967
WA Tomorrow - Band A	12,200	10,466	-1,734
Centre for Population – Rest of WA	12,200	12,940	740
Centre for Population - WA	12,200	14,085	1,885
Commercial			
WA Tomorrow - Band E	2,380	2,304	-77
WA Tomorrow - Band C	2,385	2,196	-189
WA Tomorrow - Band A	2,385	2,046	-339
Centre for Population – Rest of WA	2,385	2,530	145
Centre for Population - WA	2,385	2,753	368
Industrial			
WA Tomorrow - Band E	164,250	158,648	-5,602
WA Tomorrow - Band C	164,250	151,233	-13,017
WA Tomorrow - Band A	164,250	140,909	-23,341
Centre for Population – Rest of WA	164,250	174,213	9,963
Centre for Population - WA	164,250	189,626	25,376

Source: ABS (2022a), Western Australia Tomorrow (2019), Centre for Population (2021), Centre for Population (2022).

Scenario Two

Applying benchmark land use to population ratios to the five population projections resulted in estimated land demand of between 171,600 square metres and 186,700 square metres by 2031. Under this scenario it is estimated that 6.7% of the total land demanded is for retail use, 1.1% is for commercial use, and 92.1% is for industrial use. This represents the range of land use scenarios that may be expected if the Shire of Irwin achieves the same land use allocations as that for Non-Metro Western Australia.

Figure 2. Scenario Two Land Demand, Shire of Irwin, 2021 to 2031



Note: RoWA refers to Rest of Western Australia

Source: AEC (unpublished a), ABS (2022a), Western Australia Tomorrow (2019), Centre for Population (2021), Centre for Population (2022).

Changes in land demand are substantially lower under Scenario Two than Scenario One, this is largely driven by discrepancies in industrial GFA per capita. The GFA per capita estimate for industrial land use under Scenario One is 5.2 times greater than the estimate developed under Scenario Two. This may be due to a higher prevalence of industrial work requiring few employees in the Shire of Irwin in comparison to Non-Metro Western Australia.

Similar to Scenario One, land demand under population projection scenarios developed by WA Tomorrow is anticipated to decline as a result of projected population declines. Under population projection scenarios developed by the Centre for Population for Western Australia and Rest of Western Australia which are anticipated to see population growth, land use demand is projected to increase. The table below illustrates the extent to which land demand is projected to increase or decrease under each population projection scenario for retail, commercial and industrial land uses.

Table 4. Change in Land Demand by Use, Shire of Irwin, 2021 to 2031

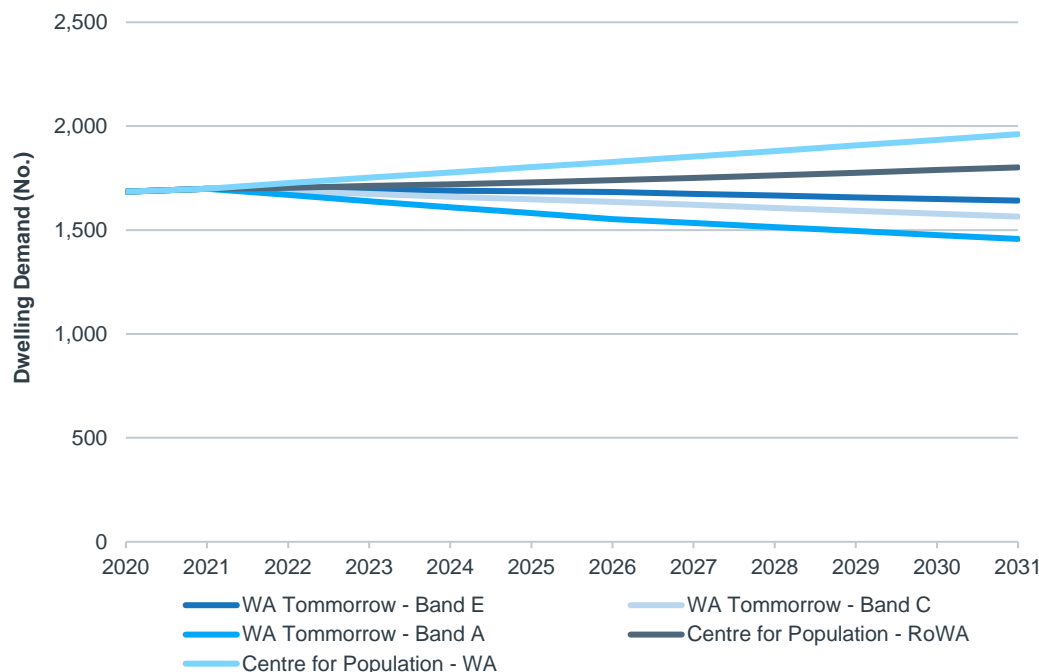
Population Projection	2021 GFA (sqm)	2031 GFA (sqm)	Change
Retail			
WA Tomorrow - Band E	12,200	11,898	-302
WA Tomorrow - Band C	12,200	11,498	-702
WA Tomorrow - Band A	12,200	10,940	-1,260
Centre for Population – Rest of WA	12,200	12,738	538
Centre for Population - WA	12,200	13,569	1,369
Commercial			
WA Tomorrow - Band E	2,385	2,034	-351
WA Tomorrow - Band C	2,385	1,570	-815
WA Tomorrow - Band A	2,385	924	-1,461
Centre for Population – Rest of WA	2,385	3,008	623
Centre for Population - WA	2,385	3,973	1,588
Industrial			
WA Tomorrow - Band E	164,250	163,174	-1,076
WA Tomorrow - Band C	164,250	161,750	-2,500
WA Tomorrow - Band A	164,250	159,768	-4,482
Centre for Population – Rest of WA	164,250	166,163	1,913
Centre for Population - WA	164,250	169,123	4,873

Sources: ABS (2022b), Western Australia Tomorrow (2019), Centre for Population (2021), Centre for Population (2022).

Dwellings

Applying the average number of persons per household in the Shire of Irwin in 2021 to the five population projections resulted in an estimate of between 1,500 and 2,000 dwellings demanded by 2031.

Figure 3. Dwelling Demand, Shire of Irwin, 2020 to 2031



Note: RoWA refers to Rest of Western Australia

Sources: ABS (2022b), Western Australia Tomorrow (2019), Centre for Population (2021), Centre for Population (2022).

Under population projection scenarios developed by WA Tomorrow, the declining projected population of Shire of Irwin is expected to lead to the number of dwellings demanded to decline by between approximately 210 and 60 dwellings by 2031. Under population projection scenarios developed by the Centre for Population for Western Australia and Rest of Western Australia, projected population growth is expected to lead to an increase in the number of dwellings demanded by between approximately 260 and 100 dwellings by 2031.

Table 5. Change in Dwelling Demand, Shire of Irwin, 2021 to 2031

Population Projection	2021 Dwellings	2031 Dwellings	Change
WA Tomorrow - Band E	1,699	1,641	-58
WA Tomorrow - Band C	1,699	1,564	-135
WA Tomorrow - Band A	1,669	1,458	-211
Centre for Population – Rest of WA	1,699	1,802	103
Centre for Population - WA	1,699	1,961	262

Sources: ABS (2022b), Western Australia Tomorrow (2019), Centre for Population (2021), Centre for Population (2022).

METHODOLOGY 2

General Approach

Methodology 2 involved using AEC's internal, high-level employment projections for the Shire of Irwin to develop indicative estimates of employment land demand to 2031. The following two projection methods were applied:

- **Scenario One – Projected employment growth:** Projected demand for retail, commercial and industrial land use categories were developed by applying the projected employment growth in each category to the 2021 land use in each category.
- **Scenario Two – GFA to employee benchmark:** The GFA estimates for retail, commercial and industrial land established for Non-Metro Western Australia in Methodology 1 were divided by the number of employees under each category in Non-Metro Western Australia to establish benchmark GFA to employee ratios. The benchmark GFA to employee ratios were applied to AEC's internal employment projections for each land use category in the Shire of Irwin to estimate the potential future change in land demand to 2031.

Assumptions

Scenario One utilised AEC's internal projections of annual employment growth in retail, commercial and industrial industries. These employment estimates utilise AEC's proprietary Macro Economic Growth (MEG) model to generate projections of employment. The model applies statistical regression techniques to project future employment, using historical relationships between employment, gross value added production and productivity, combined with published future projections for Australian and Western Australian economic growth (i.e. Gross Domestic Product and Gross State Product). Average annual employment growth in retail, commercial and industrial industries in the Shire of Irwin are presented in Table 6.

Table 6. Average Annual Employment Growth, Shire of Irwin, 2021 to 2031

Industry	Employment Growth
Retail	-0.1%
Commercial	0.4%
Industrial	-0.2%

Source: AEC (unpublished)

Scenario Two utilised the estimates of GFA for retail, commercial and industrial land uses for Non-Metro Western Australia established in Methodology 1. Dividing the GFA estimates by the number of employees in each industry in Non-Metro Western Australia resulted in the GFA per employee estimates used in this approach. The outcomes of each stage of this process are presented in Table 7.

Table 7. Gross Floor Area Estimates, Non-Metro Western Australia

Industry	GFA	Employees	GFA/Employee
Retail	1,214,907	38,475	31.58
Commercial	1,793,662	39,289	45.65
Industrial	4,242,864	44,878	94.54

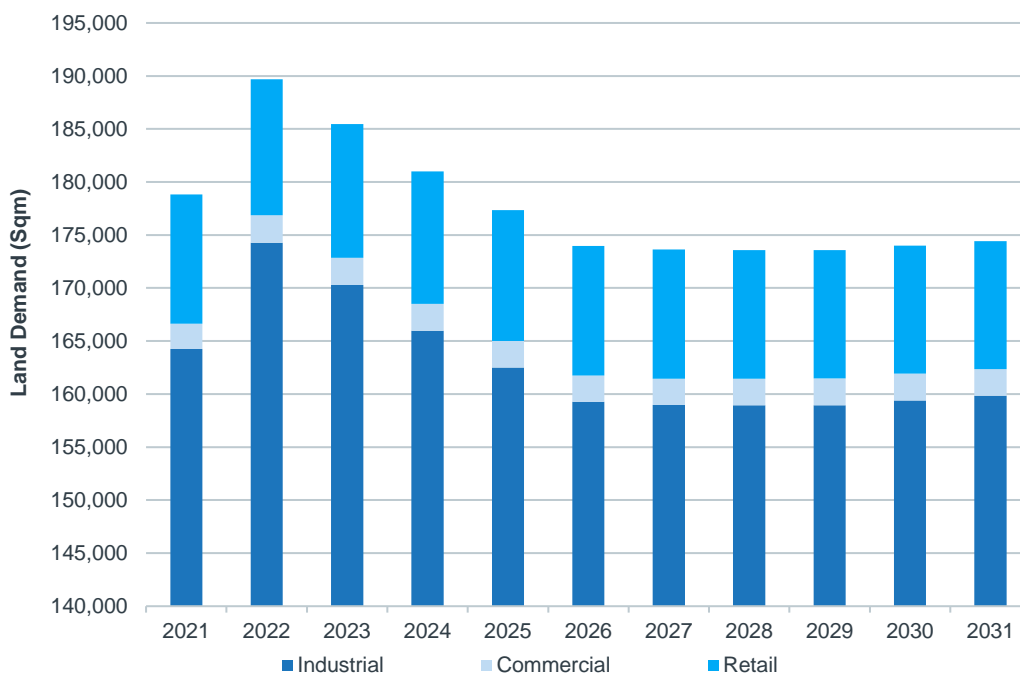
Source: AEC (unpublished), ABS (2022).

Outcomes

Scenario One

Applying projected annual employment growth rates to current land use estimates in the Shire of Irwin resulted in estimated land use demand of approximately 174,400 square metres by 2031. This is comprised of approximately 12,000 square metres of retail space, 2,500 square metres of commercial space and 159,900 square metres of industrial space.

Figure 4. Scenario One Land Demand, Shire of Irwin, 2021 to 2031



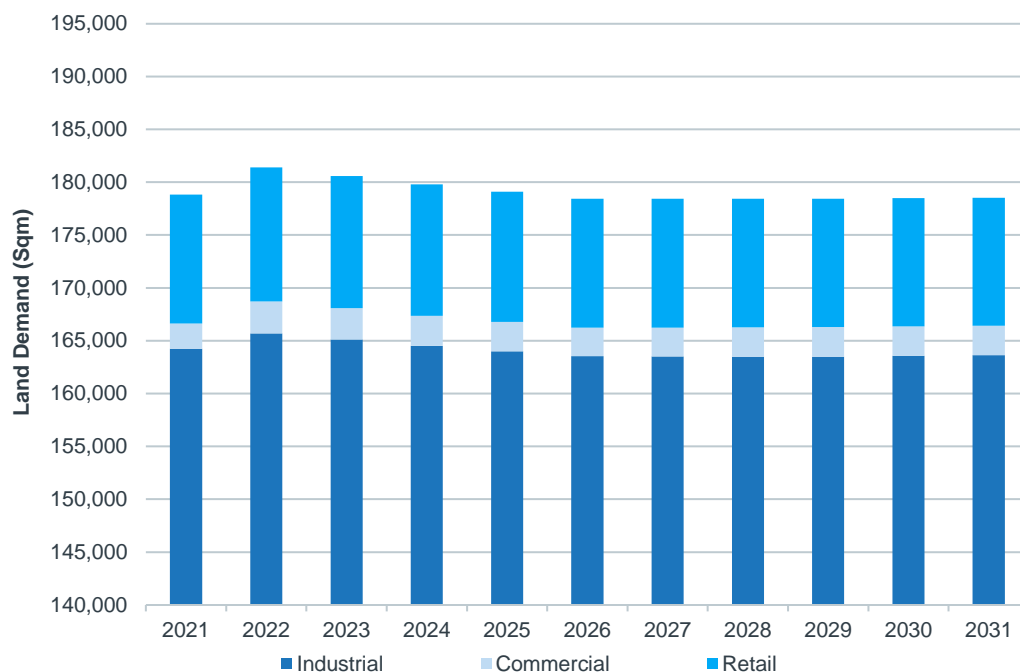
Source: AEC (unpublished a), ABS (2022).

Total land demand in the Shire of Irwin is expected to decrease by 4,400 square meters from 2021 to 2031. Commercial land demand is expected to increase by 100 square meters by 2031 while retail and industrial land demand is projected to decrease by 100 square meters and 4,400 square meters by 2031, respectively.

Scenario Two

Applying benchmark GFA to employee ratios to employment in the Shire of Irwin resulted in estimated land demand of approximately 178,500 square meters by 2031. This is expected to comprise 12,100 square meters of retail space, 2,800 square meters of commercial space and 163,600 square meters of industrial space.

Figure 5. Scenario Two Land Demand, Shire of Irwin, 2021 to 2031



Source: AEC (unpublished a), ABS (2022).

Total land demand in the Shire of Irwin is expected to decrease by 300 square meters from 2021 to 2031. Commercial land demand is expected to increase by 400 square meters by 2031 while retail and industrial land demand is projected to decrease by 100 square meters and 600 square meters by 2031, respectively.

METHODOLOGY 3

General Approach

Methodology 3 aims to determine a range for the maximum possible population level by 2031, assuming that there are a number of major projects which will occur in the region over the next ten years, thus contributing to an increase in the service population.

Methodology 3 involved applying the expected employment from upcoming major projects in the Shire of Irwin to the highest population projection scenario in Methodology 1. This was done for two scenarios:

- **Scenario One – 100% Local Resident:** Scenario One assumed that all workers required for the upcoming major projects in both construction and operational phases would live in the Shire of Irwin.
- **Scenario Two – 50% Fly-in Fly-Out (FIFO):** Scenario Two assumed that 50% of all workers required for the major projects in both construction and operational phases would be FIFO workers.

Under Scenario One, the number of employees required for the upcoming major projects was multiplied by the average number of people per household in the Shire of Irwin (i.e., 2.2 people (ABS, 2022)) and added to the highest population projection scenario in Methodology 1 (Centre for Population projections for Western Australia). Under Scenario Two, 50% of the employees required for the upcoming major projects (those assumed to be local residents) were multiplied by the average number of people per household in the Shire of Irwin while FIFO workers are assumed to live on-site without their families.

Each scenario was performed for two assumptions regarding the proportion of residents that are considered “net additional” (i.e., are additional to the projected population in Methodology 1):

- **100% Additional Residents:** All employees of the major projects who will reside in the Shire of Irwin are new to the region.
- **50% Additional Residents:** Half of the employees of the major projects who will reside in the Shire of Irwin are new to the region, with the other half sourced from existing residents (with no impact on population change).

The existing land use to population ratio developed in Methodology 1 (i.e., Table 1), was applied to the two population projection scenarios above to assess the potential future change in demand for each category.

Assumptions

The following assumptions were used in developing the final estimates for Methodology 3:

- Estimates of additional direct employment from upcoming major projects in the Shire of Irwin were developed based on information provided by Council. Without specific information stating otherwise, upcoming major projects in the Shire of Irwin were assumed to begin construction in 2025 (with construction occurring for one year, and operations commencing the year after). These estimates are detailed in Table 8.

Table 8. Major Project Employment

Organisation	Project Name	Construction Start	Construction Labour ¹ (Avg. Ann.)	Operations Start	Operations Labour
Cockburn Cement	-	-	-	Operating	12
Strike Energy	Project Haber	2024	1,135	2027	274
Tronox	Dongara	2025	80	2026	40
Triangle Energy	Carbon Capture and Storage	2025	20	2026	10
Infinite Green Energy	Stage 1	2023	750	2025	75
Perpetual	Beharra	2023	90	2024	19
VRX	Arrowsmith	2023	50	2024	20
Mitsui	Waitsia	2023	220	2024	25
Iluka (Eneabba)	Rare Earth	2024	500	2025	250
MinRes Energy	Lockyer	2025	300	2026	20

Note¹: Construction Labour refers to the average number of FTE construction jobs per year of construction activity.
Source: Shire of Irwin (unpublished).

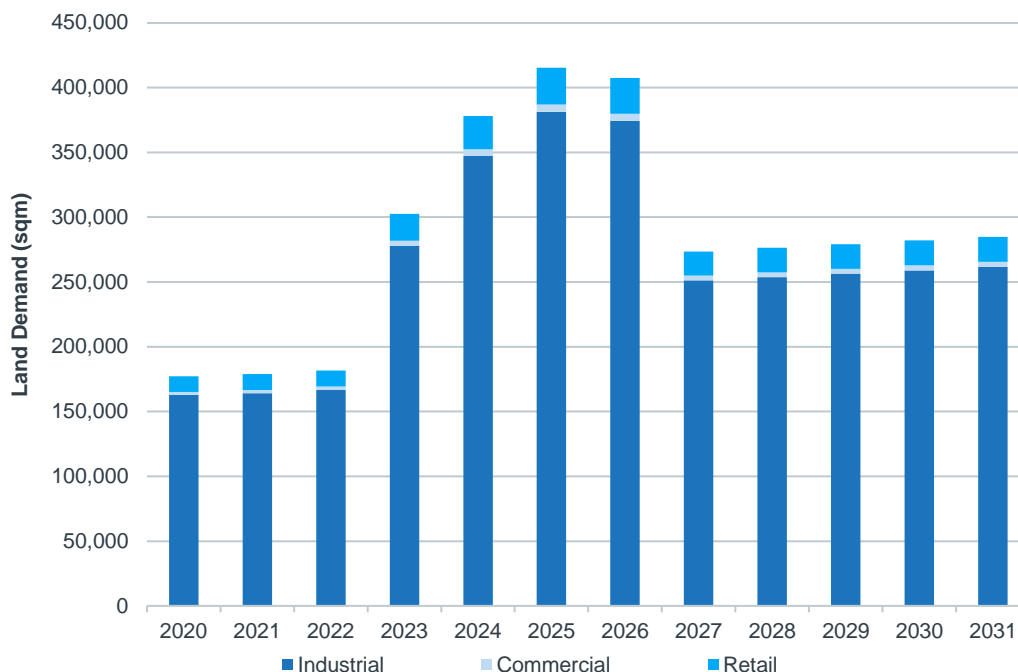
- Each employee associated with the above major projects is assumed to be part of a unique household (i.e., there are no employees which are part of a household together).
- FIFO workers were assumed to spend approximately 50% of their time in the region and would, therefore, equate to a 0.5 FTE resident in terms of their demand for retail and commercial land (applicable to Scenario 2 only).

Outcomes – Scenario One (100% Resident Workers)

100% Net Additional Residents

Under the assumption that all workers required for the Shire of Irwin’s upcoming major projects will live in the LGA and that all of these workers will be additional residents to the region, land use demand is expected to equate to approximately 284,900 square meters by 2031 with a peak of 415,300 square meters in 2025. By 2031, demand is expected to be comprised of approximately 19,400 square meters of retail space, 3,800 square meters of commercial space and 261,700 meters of industrial space.

Figure 6. Scenario One Land Demand, 100% Additional Residents, Shire of Irwin, 2021 to 2031



Source: ABS (2022a), Centre for Population (2022).

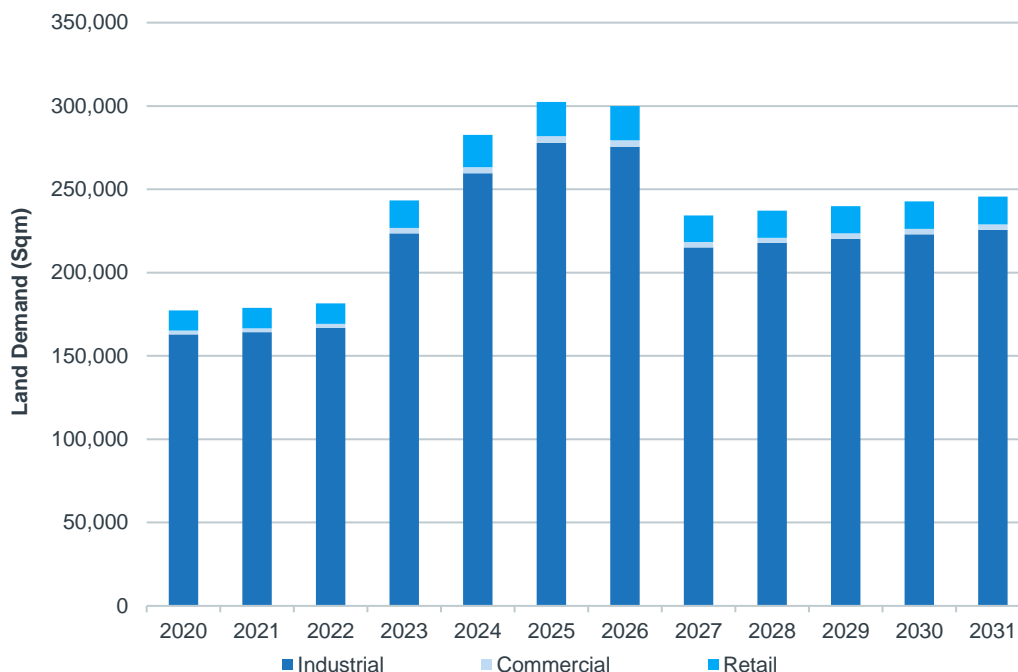
Total land demand in the Shire of Irwin is expected to increase by 106,000 square meters from 2021 to 2031. Industrial land demand is expected to record the largest increase in demand with an additional 97,400 square meters demanded. Demand for retail and commercial land is expected to increase by 7,200 square meters and 1,400 square meters from 2021 to 2031, respectively.

Demand for dwellings is expected to increase from 1,700 dwellings in 2021 to 2,700 dwellings in 2031, peaking at 3,900 dwellings demanded in 2025.

50% Net Additional Residents

Under the assumption that all workers required for the Shire of Irwin’s upcoming major projects will live in the LGA and that half of these workers will be additional residents to the region, land use demand is expected to equate to approximately 245,700 square meters by 2031 with a peak of 302,500 square meters in 2025. By 2031, demand is expected to be comprised of approximately 16,800 square meters of retail space, 3,300 square meters of commercial space and 225,600 meters of industrial space.

Figure 7. Scenario One Land Demand, 50% Additional Residents, Shire of Irwin, 2021 to 2031



Source: ABS (2022a), Centre for Population (2022).

Total land demand in the Shire of Irwin is expected to increase by 66,800 square meters from 2021 to 2031. The largest increases in demand are expected to be recorded for Industrial land with an additional 61,400 square meters anticipated to be demanded by 2031. Demand for retail and commercial land is expected to increase by 4,600 square meters and 900 square meters from 2021 to 2031, respectively.

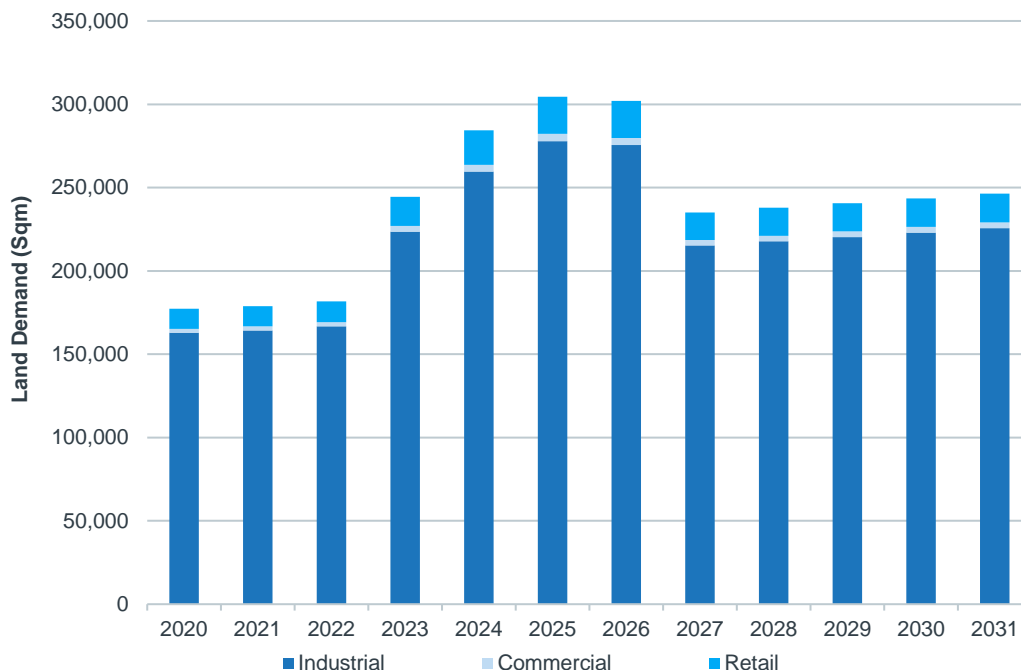
Demand for dwellings is expected to increase from 1,700 dwellings in 2021 to 2,300 dwellings in 2031, peaking at 2,900 dwellings demanded in 2025.

Outcomes – Scenario Two (50% Resident Workers and 50% FIFO Workers)

100% Net Additional Residents

Under the scenario in which half of the workers for Shire of Irwin’s major projects operate on a FIFO basis and all of the workers who reside locally are new to the region, land demand is expected to equate to approximately 246,400 square meters by 2031 with a peak of 304,600 in 2025. By 2031, demand is expected to be comprised of approximately 225,600 square meters of industrial space, 17,400 square meters of retail space and 3,400 square meters of commercial space.

Figure 8. Scenario Two Land Demand, 100% Additional Residents, Shire of Irwin, 2021 to 2031



Source: ABS (2022a), Centre for Population (2022).

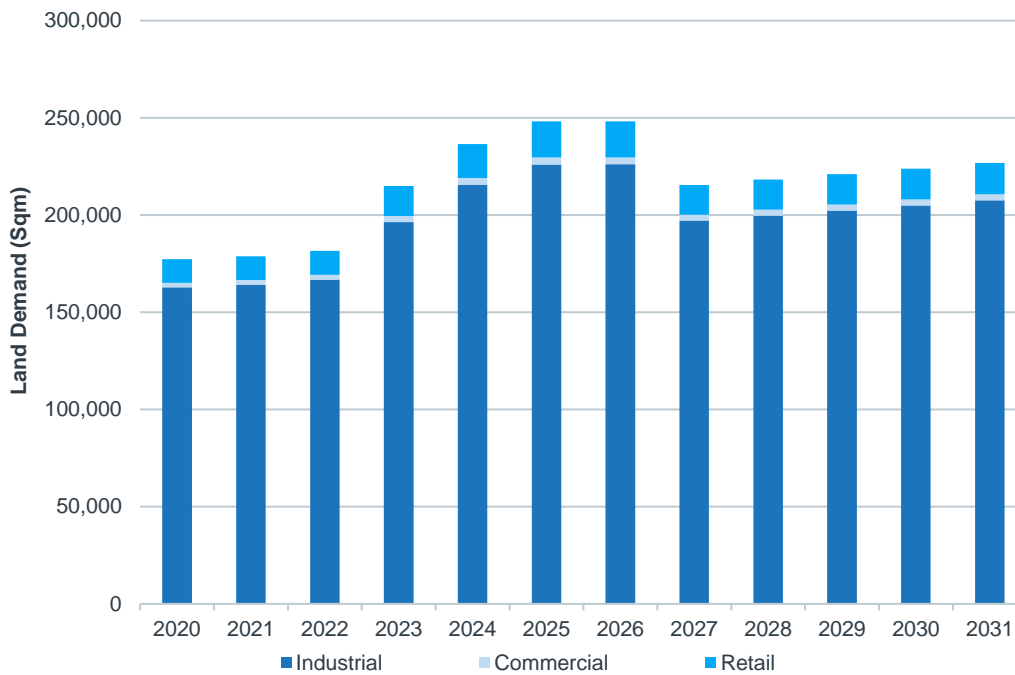
Total land demand in the Shire of Irwin is expected to increase by 67,600 square meters from 2021 to 2031. This is comprised of a 61,400 square meter increase in demand for industrial land, a 5,200 square meter increase in demand for retail land and a 1,000 square meter increase in demand for commercial land.

Demand for dwellings is expected to increase from 1,700 dwellings in 2021 to 2,300 dwellings in 2031, peaking at 2,900 dwellings demanded in 2025.

50% Net Additional Residents

Under the scenario in which half of the workers for Shire of Irwin’s major projects operate on a FIFO basis and half of the workers who reside locally are new to the region, land demand is expected to equate to approximately 226,800 square meters by 2031 with a peak of 248,200 in 2025. By 2031, demand is expected to be comprised of approximately 207,600 square meters of industrial space, 16,000 square meters of retail space and 3,100 square meters of commercial space by 2031.

Figure 9. Scenario Two Land Demand, 50% Additional Residents, Shire of Irwin, 2021 to 2031



Source: ABS (2022a), Centre for Population (2022).

Total land demand in the Shire of Irwin is expected to increase by 48,000 square meters from 2021 to 2031. This is comprised of a 43,400 square meter increase in demand for industrial land, a 3,800 square meter increase in demand for retail land and a 700 square meter increase in demand for commercial land.

Demand for dwellings is expected to increase from 1,700 dwellings in 2021 to 2,100 dwellings in 2031, peaking at 2,300 dwellings demanded in 2026.

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Engagement Outcomes Summary 2024



Shire of Irwin Local Planning Strategy

Engagement Outcomes Summary

Final May 2024

Document ID:					
Issue	Date	Status	Prepared by Name	Approved by Name	Signature
1	18 April 2021	Draft, interim	Hayley Campbell	Cath Blake-Powell	CBP
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1. Introduction

1.1 Project overview

The events of 2020 brought global and local changes to the way people live, work and recreate in their local area. The Shire of Irwin has not been immune to changes at a local, regional and global level, combined with the timely need to update the Strategic Community Plan has resulted in a two-pronged approach to 'refresh' their Local Planning Strategy (LPS). This refresh of the LPS (current as of 2017) will allow for better alignment with the modern Strategic Community Plan's themes, vision and objectives.

1.2 Report purpose

element was appointed to review the current LPS and lead community and stakeholder engagement to inform the project. This report presents a summary of the engagement outcomes from all engagement activities including online, face-to-face and stakeholder engagement. The key findings from this report will provide leads into the issues, opportunities and strategies of the draft LPS report.

2. Objectives

2.1 Project objectives

The project objectives are to:

- Develop a bold, robust “cutting edge” Strategy that delivers on facilitating economic development and growth opportunities within the district.
- Provide a Strategy in a more “graphic focused” succinct format with clear themes.
- Actively engage with relevant local, regional and state stakeholders to factor in future growth aspirations and needs.
- Develop clear objectives, strategies and actions, consistent with the local and regional planning context, that are measurable and achievable by the Shire.
- Clearly align the Strategy with the vision of the Shire’s Strategic Community Plan (review to commence in early 2021) and associated strategic documents.

2.2 Engagement objectives

Following the project objectives, the objectives of the engagement process are to:

- Foster early awareness and interest in the project.
- Promote knowledge sharing between key stakeholders and the project team.
- Uncover issues and opportunities not made available through desktop research.
- Reach as much of the Shire’s population groups as possible through creating accessible engagement activities (both hard copy and online) and having early advertisement of activities.

3. Methodology

3.1 Visioning Day Drop in Session

Alongside the Strategic Community Plan Visioning Day Drop In Session, element hosted a booth for the, which allowed for the first introduction of the project to the general community. The Visioning Day was held on 4 March 2021 with two sessions: 10am – 2pm and 4pm – 8pm. The Visioning Day attracted over 100 members of the Shire's community.

The session collected general information from the community at a high level, given it was the first touch point with the community and also raised project awareness and guided people to the online survey via a flyer and QR codes on the information posters. Copies of the information posters and the flyers can be viewed in the appendices.

3.2 Community Survey

The main point of data collection for the engagement process was through a community survey. This was carried out in hard copy form as well as through an online survey, hosted on the Shire's website and promoted on the Shire's Facebook page.

The survey ran for one month, going live from 4 March at the Vision Day Drop In Session and closing on 4 April 2021.

127 respondents were reached through the online survey and 19 respondents were reached through hard copy surveys, totalling 146 respondents altogether.

The following is an overview of the survey questions:

A little about you

- What is your age group?
- What gender do you identify as?
- Are you of Aboriginal or Torres Strait Islander origin?
- Do you or does anyone in your house have a disability?
- What suburb do you live in?
- Are you a resident, employee or visitor within the Shire?
- Would you like to register to receive project updates?

Economy

- What local businesses would you like to see more of in the Shire?
- Where in the Shire would you like these businesses to be based?
- Some of the Shire's most prominent industries include oil and gas, mineral sands, fishing and agriculture. Which industries would you like to see grow in the Shire?

- The Shire is an attractive destination, being located on pristine coastline and in close proximity to Geraldton and Perth. What ways can we improve tourism in the Shire?

Natural Environment

- What places, flora or fauna are of environmental value to you in the Shire?
- What are the key environmental issues facing the Shire?
- Which areas in the Shire do you think have string environmental values and should be protected from development?

Built Environment

- Majority of the Shire's housing is made up of freestanding, independent homes. What types of housing would you like to see more of in the Shire?
- The Shire has a mix of heritage and contemporary buildings, creating a uniquely 'Irwin' character. What areas in the Shire can be improved in terms of their character and why?
- Which distinctive places in the Shire that are characteristic of the area would you like to see protected and maintained?
- Do you have any concerns, comments or ideas to improve transport or servicing in the Shire?

Community

- The current population of the Shire is 3,569. What do you think is the ideal population for the Shire?
- Do you have any concerns, comments or ideas to improve the existing facilities, recreation or open spaces?
- What community facilities or social opportunities do you think the Shire needs and where would you like to see them located?
- Please provide any other comments you have on the Local Planning Strategy.

3.3 Stakeholder Input

A variety of stakeholders provided input over the engagement period of the project. Key stakeholders included:

- Shire of Irwin Elected Member and Staff workshops
- Mid West Development Commission
- Department of Water and Environment Regulation
- Department of Planning, Lands and Heritage
- Main Roads Western Australia
- Industry leaders (energy organisations)

The meetings allowed for technical and strategic advice to inform the draft LPS.

3.4 Drop in Session – Key Draft Planning Directions

The last point of engagement was the presentation of the draft key planning directions at a second community drop in session held on 12 May 2023. The purpose of the session was to seek feedback from the community before finalising the draft LPS report.

4. Key findings

4.1 Summary of key findings

Demographics



The need for assistance in the Shire of Irwin positively correlates with the age of residents, where the higher the age of a person, the higher their need for assistance is (according to ABS, 2017), which is reflected in the survey respondent details.

Economy



There should be a range of retail and hospitality businesses located centrally in the Shire to support a vibrant centre.



People would like to see growth in agriculture and fishing industries.

Tourism should be improved through improvements to the foreshore and camping facilities.

Environment



The River, South Beach and North Beach were the most valued environmental areas within the Shire.



Coastal erosion is perceived as the biggest environmental issue facing the Shire, followed by weeds.

Built environment



Community would like to see housing stay the same, however there is some appetite for affordable and diverse housing in the Shire's centre.



The Main Street is an area where buildings should be improved, preserved and maintained.



A bus service between Dongara and Geraldton is desired by the community.

Community



The community would like to see their population grow larger in the future



A pool is the most desired community facility.

Upgrades to playground and toilet facilities are desired by the community.

4.2 Visioning Day Drop in Session

A drop-in session was held on the 4th March at the Shire of Irwin Recreation Centre and was the first touch point for the community on the Local Planning Strategy project. The drop in session was an addition to the Shire's Visioning Day community engagement activity, which was held for their Strategic Community Plan project which is concurrently being drafted.

The Visioning Day attracted over 100 members of the Shire’s community, who also visited the Local Planning Strategy booth where we collected feedback on the current issues and opportunities within the Shire and tested the previous strategies of the current Local Planning Strategy.

Below is a summary of the comments gathered from the booth – broken down into four key areas: Economy, Community, Environmental and Built Environment. All comments are summarised in a SWOT diagram (strengths, weaknesses, opportunities and threats).

4.2.1 Economy

Strengths	Weaknesses
<ul style="list-style-type: none"> • Irwin has viable agricultural land • Strong local attractions and environment • Pristine local environment as a tourist attraction 	<ul style="list-style-type: none"> • Agricultural labour costs are too high • Absentee landlords on main street • Tourist information centre is currently closed • Proposed bypass out of town • Lack of publicity for Dongara Port Denison • The Shire of Irwin is land locked for development by private businesses. The Shire should encourage pro-development scheme amendments • Industrial lots are not big enough, businesses are moving to Geraldton. • Lack of signage on main road
Opportunities	Threats
<ul style="list-style-type: none"> • Alfresco / small café activation in Port Denison • Caravan parking • Bus service to Geraldton for workers. • More businesses and activation in Denison to cater for tourism • Increase jobs before increasing local population • Need a better entry statement to the town than crayfish, the whole road which bypasses Dongara needs enhancement • Cottage industry could be promoted, by holding regular farmers markets • Encourage and subsidise local events – music and food • Engage and empower local youth • Harvest Moreton Bay Figs for compost or other uses 	<ul style="list-style-type: none"> • Children and youth leave town due to inadequate education (and then don’t come back) • Proposed bypass directing traffic and tourists away from town.

<ul style="list-style-type: none"> • Another boat ramp is needed to aid tourism • Increase signage for tourism • Increase tech infrastructure and tap into 'work from home' potential (people don't have to work in the CBD anymore) 	
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4.2.2 Environment

Strengths	Weaknesses
<ul style="list-style-type: none"> • Moreton Bay Figs provide main street character • Beaches • Natural bushland • River • The ocean • Coastal nodes • The flora and fauna reserves are very important recreational areas to locals 	<ul style="list-style-type: none"> • Lack of maintenance of Irwin River and boardwalk • Beach erosion and lack of community awareness and adaptation of positive environmental practices on a community level • Mess caused by Moreton Bay Fig trees • Foreshore and South Beach degraded by too many people
Opportunities	Threats
<ul style="list-style-type: none"> • Need more nature reserves • Maintain, promote and grow native bushland • Native street trees for shade • Encourage poinciana trees • Initiative to promote water wise gardens – preserve water resource • Promote and educate about birdlife to locals and tourists • Educate the community on environmental protection • More burn-offs needed to promote new and healthy growth 	<ul style="list-style-type: none"> • Boxthorn and Dongara Daisy weeds which are overgrown throughout the Shire • Coastal erosion • Fracking is taking agricultural land • Tourism has an impact on the coastline • Springfield Estate, groundwater issues.

4.2.3 Community

Strengths	Weaknesses
<ul style="list-style-type: none"> • Heritage buildings • Coastal assets 	<ul style="list-style-type: none"> • Lack of doctor at emergency and lack of access to health facilities • Lack of public transport to Geraldton

<ul style="list-style-type: none"> • Extension of aged care facility a good outcome • Grassed area on the river, west of Hunts Road. 	<ul style="list-style-type: none"> • Lack of rental properties on town
Opportunities	Threats
<ul style="list-style-type: none"> • Better fishing facilities – build a bigger and more accessible fishing platform • Provide community bus service to Geraldton, run 4-5 trips per day. • Provide toilet facilities at Granny’s Beach and skate park / pump track • Community festival • Foreshore needs work done • Provide community pool as a safe and accessible swimming facilities for all ages • Wheelchair access to Granny’s Beach • Outdoor gym equipment • Nature playground • Theme a development of buildings along the main street to keep aesthetic consistency • Strong support for tertiary level education facilities in the Shire • Youth facilities • School bus to Geraldton 	<ul style="list-style-type: none"> • The focus on aged care doesn’t help to attract and retain young population

4.2.4 Built Environment

Strengths	Weaknesses
<ul style="list-style-type: none"> • Historic buildings • The Marina • The foreshore • Town is well looked after • Denison House • Library • Marine and residential conflict has now stopped 	<ul style="list-style-type: none"> • Too much vacant zoned land • Too much focus on aged care • Local heritage not valued • Lack of footpaths
Opportunities	Threats

<ul style="list-style-type: none"> • Save the Priory • Support infill over new estates • Concentrate local facilities in town – easy to walk to • Granny’s beach infrastructure needs improving and consider larger vehicles towing boats • Telecommunications upgrade • Sustainable modular housing – more natural materials for housing and more variety • Need a good study of historic built forms in Shire, then have new buildings reflect those forms and styles • Low density with character • More allowance to higher density in urban land to relieve pressure on agricultural land • Diversity in housing for elderly 	<ul style="list-style-type: none"> • No waterfront high rise – cap to 2 storeys • Industrial expansion is threatening quality agricultural land
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4.3 Community Survey

4.3.1 A little about you

Majority of the survey respondents were between the ages of 35 and 75, female and not from an Aboriginal or Torres Strait Islander background.

17% of respondents or someone in their household has a disability. This is significantly higher than the whole of Shire’s ‘need for assistance’ at 5%¹. According to the Australian Bureau of Statistics (2017), there is a positive correlation with a person’s age and their needs for assistance. Given the proportion of respondents over 65 years old in the survey, there has been a higher rate of people with disabilities.

Most of the respondents live in the suburbs of Dongara or Port Denison and a small proportion (less than 5% each) were from Springfield, Bonniefield, Bookara, Milo, Allanooka and Yardarino.

97% of respondents were either a resident, ratepayer, or both.

4.3.2 Economy

Q9 what local businesses would you like to see more of in the Shire?

Response rate = 62%.

The most popular themes that emerged in terms of anticipated local businesses by the local community are as follows:

- Clothing and other retail (n=17)
- Outdoor activities (n=15)

¹ Australian Bureau of Statistics, 2017. Irwin (S) General Community Profile.

- Restaurant and bars (n=14)
- Tourism (n=12)
- Utilities (n=10)
- Small café or eatery (n=9)
- Gifts and knickknacks (n=9)
- Groceries (n=6)
- Other including longer opening hours and impartial responses. (n=22)

For more detail, a table of responses is available in the appendices.

Q10 Where should these businesses be based?

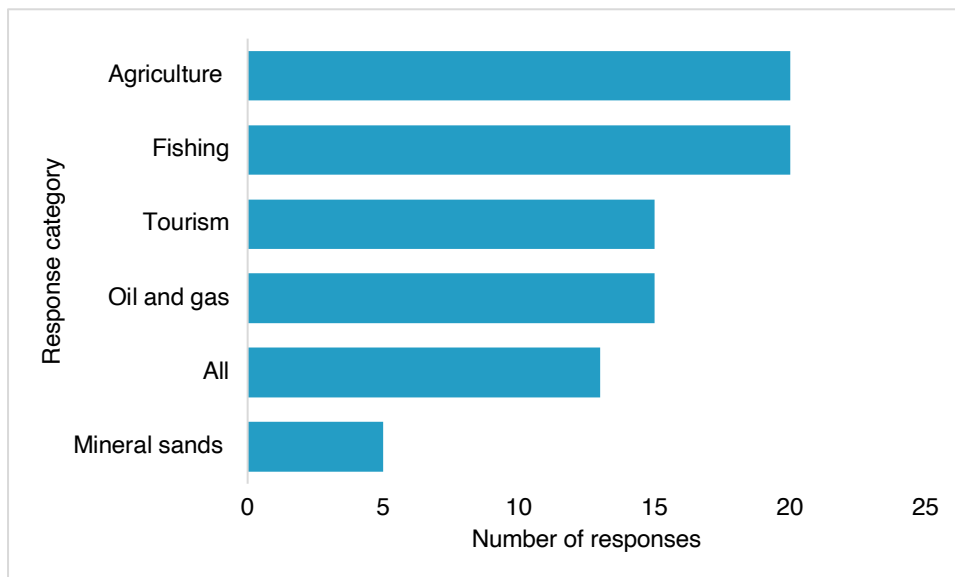
Response rate = 61%.

Most respondents thought that these new businesses should be based 'centrally or in the CBD', in Dongara or along the main street. Other popular responses were in Port Denison, or related businesses to be located in the industrial area or along the river/marina.

Q11 Some of the Shire's most prominent industries include oil and gas, minerals sands, fishing and agriculture. Which industries would you like to see grow in the Shire?

Response rate = 64%.

Respondents would most like to see growth in Agriculture and Fishing, followed by Tourism and Oil and Gas.



Q12 The Shire is an attractive destination, being located on pristine coastline and in close proximity to Geraldton and Perth. What ways can we improve tourism in the Shire?

Response rate = 70%.

The top responses that the respondents gave to improving tourism in the Shire were as follows:

- Improved foreshore (n=20)
- Camping (=19)
- Playground (n=16)

- Pool / waterpark (n=13)
- Improved advertising and signage (n=12)
- Events (n=8)
- Recreational activities (n=8)
- Improved tourist information centre (n=6)
- More food and beverage venues (n=4)
- Off-road facilities (n=2)
- Other (n=19)

For more information, see the table of responses in the appendices.

4.3.3 Environment

Q13 What places, flora or fauna are of environmental value to you in the Shire?

Response rate = 56%.

Respondents had three clear top places of environmental values which included:

- The River (n=27)
- South Beach (n=22)
- North Beach (n=17)

Other common responses were as follows:

- All (n=8)
- Unsure (n=8)
- Native plants (n=7)
- The Foreshore (n=6)
- Untouched bushland (n=4)
- Dunes (n=3)

A table of all responses is provided in the appendices.

Q14 What are the key environmental issues facing the Shire?

Response rate = 60%.

It was clear through the responses that the community perceives coastal erosion to be the biggest environmental threat to the Shire (n=45). Other key environmental issues captured were as follows:

- Weeds (n=14)
- Litter (n=9)
- Fracking (n=6)
- Unsure (n=6)
- Unsustainable agricultural practices (n=4)
- Mining (n=2)

- Chemical pollution (n=2)
- Other or comments unrelating to the question (n=12)

Q15 Which areas in the Shire do you think have strong environmental values and should be protected from development?

Response rate = 57%.

The river and the coastline were the two most common responses to areas that should be protected from development due to high environmental values (n=23 and 24 respectively). Other common responses included:

- River (n=23)
- Dunes and general coastline (n=24)
- Other (n=19)
- Foreshore (n=11)
- None or unsure (n=9)
- South beach (n=6)
- All (n=2)

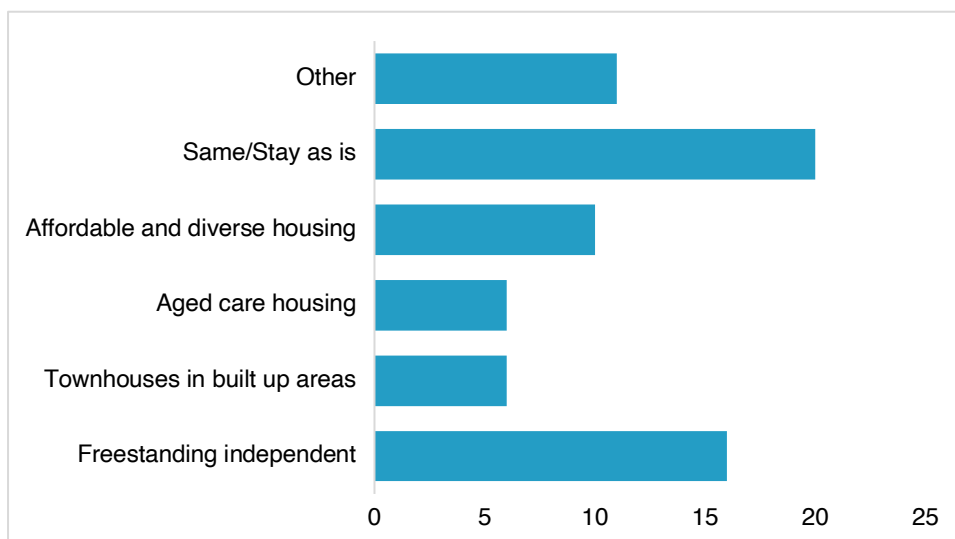
A table of responses is provided in the appendices.

4.3.4 Built environment

Q16 Majority of the Shire’s housing is made up of free-standing, independent homes. What types of housing would you like to see more of in the Shire?

Response rate = 69%.

Respondents would most like to see the typology of housing stay the same as it currently is, or new free standing independent homes. Other common responses included housing for aged care, affordable and diverse housing and townhouses in built up areas.



A table of responses is included in the appendices.

Q17 The Shire has a mix of heritage and contemporary buildings, creating a uniquely 'Irwin' character. What areas in the Shire can be improved in terms of their character and why?

Response rate = 49%.

While a proportion of respondents suggested that there should be no changes to the current Irwin character through its built form (n=11), various other hotspots were mentioned for improvements, including the main street and Port Denison.

- No change (n=11)
- Main Street (n=7)
- Port Denison/Denison House (n=7)
- All areas (n=10)
- Dongara (n=4)
- Priory Hotel (n=3)
- Other (n=24)

A table of responses will be included in the appendices.

Q18 Which distinctive places in the Shire that are characteristic of the area would you like to see protected and maintained?

Response rate = 52%.

The Priory Hotel and the Main Street were high on the community's agenda for distinctive places that should be protected and maintained. Other places included:

- Irwin River (n=8)
- Russ Cottage (n=5)
- Granny's Beach (n=5)
- Denison House (n=5)

A table of responses will be included in the appendices.

Q19 Do you have any concerns, comments or ideas to improve transport or servicing in the Shire?

Response rate =48%.

Respondents are most interested to see a bus service between Dongara Port Denison and Geraldton (n=14). Other ideas included:

- Bicycle paths (n=6)
- Increased taxi or rideshare services (n=5)
- Footpaths (n=3)
- None (n=21).

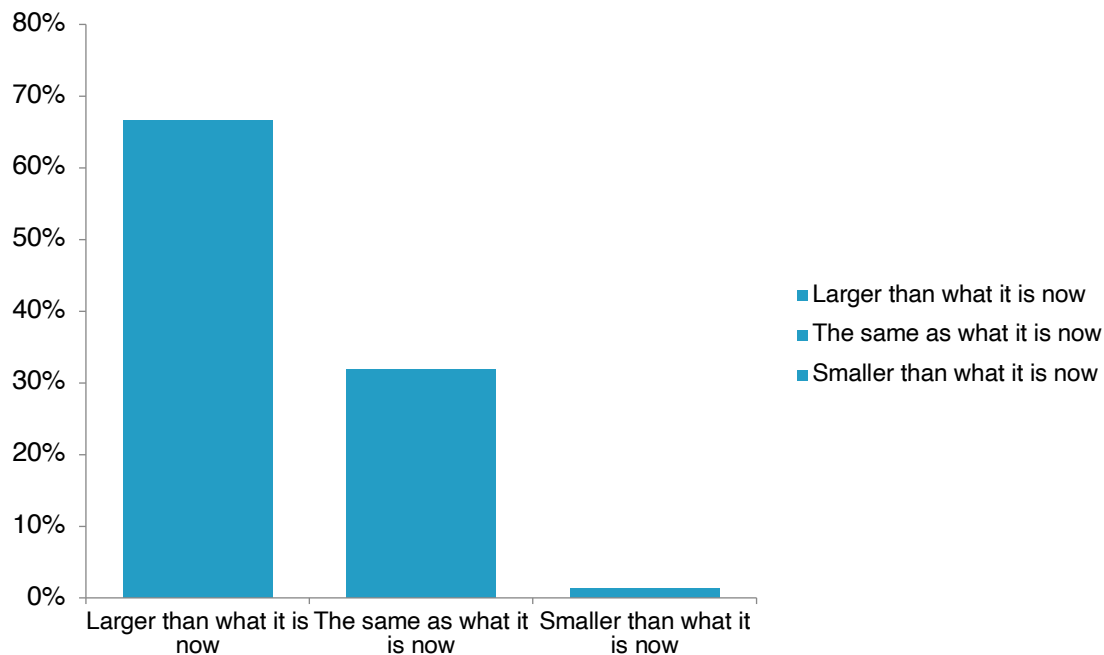
A table of responses will be included in the appendices.

4.3.5 Community

Q20 The current population of the Shire is 3,569. What do you think is the ideal population for the Shire?

Response rate = 56%.

Majority of survey respondents would like to see the Shire's population larger than what it is currently.



Q21 Do you have any concerns, comments or ideas to improve the existing facilities, recreation or open spaces?

Response rate = 52%.

Pools (n=15), playgrounds (n=10) and public toilets (n=8) were the most common facilities mentioned that respondents would like the Shire to have. Other common responses included:

- Barbeque upgrades (n=5)
- Increased shade (n=4)
- Tourist information centre (n=3)
- Foreshore (n=3)
- Dog facilities (n=2)
- Public exercise equipment (n=2)

A table of responses will be included in the appendices.

Q22 What community facilities or social opportunities do you think the Shire needs and where would you like to see them located?

Response rate =46%.

An ocean pool or community pool were, combined, the most desired community facilities that respondents would like to see (n=21 combined, 9 and 12 respectively). Other top responses included:

- playground (n=8)
- outdoor exercise equipment (n=6)
- community engagement services (n=4)

- community garden (n=2).

Q23 Please provide any other comments you have on the Local Planning Strategy.

Response rate =31%.

Just over one third of respondents answered this question. Their comments can be categorised into the following issues:

- Upgrade facilities and roads (n=8)
- Public toilets and amenities (n=6)
- Encourage tourism (n=4)
- Transport issues (n=3)
- Housing opportunities (n=3)
- Employment opportunities (n=3).

A table of responses can be viewed in the appendices.

4.4 Draft Planning Directions Community Drop in Day

Map/Sheet	Comment
Community Growth and Environment	Careful not to lose old time relaxed holiday feel that we have/ keep development in tune with the holiday style we enjoy – still need development but in the right way
	Potential bulky goods precinct – traffic and safety issues if other side of highway
	Consolidate district commercial precinct into Dongara Townsite and reinforce centre roles – use cricket oval? Or tip site in Port Denison (Councillor)
	Advocate MRWA for pedestrian overpass over Bran Highway near Dongara town centre
	Modify crown reserve boundary to reflect historic value and landscape aesthetic, preserve sand hills
	Childcare is expanding – own surrounding land
	Marine zone – investigate composite zoning (Shire Staff)
	Reserve (sea rescue site) gifted to Shire for public use not commercial
	Protect agricultural land
	Reiterating coastal erosion is a significant issue
Industry and Infrastructure	Supportive of industries establishing here (southern strategic industrial/ Arrowsmith area)
Economy, Tourism and Commercial	The Kailis site would be a better site for a hotel/ accommodation site.
	Need for more affordable accommodation
	Potential to create a regional recreation/ community destination on Port Denison foreshore – sea rescue site?
	Five storey resort with restaurant on top at Port Denison
	Prefer low rise development along foreshore / further away from foreshore
	Caravan park: Caravan park location possibly River Retreat east (residential zone) Do not want caravan park moved away from beach front – fix erosion

	Invest in protecting caravan park, not relocation
	Don't support relocation of caravan park south – windy
	Caravan park location criteria to include just outside/within walking distance to main tourist area
	Old Mill (privately owned) is an iconic site – preserve, opportunity for town activation
	Support for footbridge across River in location as shown
	Extend Dongara townsite northward up to Brand Highway

Appendix 1 – Visioning Day Drop in Session

Introduction

We are currently seeking community input into the draft Local Planning Strategy to help shape growth and development for the next 15 plus years.

Let us know how we can plan Irwin's Brilliant Future by commenting on the following areas:

-  Economy
-  Built Environment
-  Environment
-  Community



Supporting Opportunities for Growth

Current Population (2016)

3,620 people



Population Forecast

Moderate Scenario

↓ 3,195 people (0.8% decline)



High Scenario

↑ 3,965 people (0.95% increase)



We want to hear your thoughts...

Where do you see your Shire being in 30 years time?
What would Irwin look like in 2050?

Economy Snapshot of Considerations

Have we missed anything?

Tourism



- Tourism is a significant opportunity for the Shire given its coastal location and proximity to Perth. There is a need to provide high end tourist accommodation within Dongara-Port Denison.

Oil & Gas



- Onshore oil and gas opportunities already exist within the Shire. Opportunity for further employment associated with the oil and gas industry in the long term.

Basic Raw Materials



- The extraction of basic raw materials plays a significant part in the local economy. Mineral sand and limes and are the two main basic raw materials extracted.

General Farming



- The Department of Agriculture and Food's (DAFWA) agricultural mapping for the Irwin region identifies land along the Irwin River as having the greatest versatility.
- There will be opportunities for tree farms on lower versatility land.

What we've previously heard...

- "There is not enough traffic through town."
- "There is not enough directional signage for tourists."
- "Lack of a range of tourist accommodation options."
- "Viability of agriculture"

What would you like the Shire's economic landscape to look like in 15 years?

What planning steps do you want the Shire to take to encourage the local economy?



Biodiversity and Natural Areas

- The Shire of Irwin contains high levels of flora and fauna species diversity
- To date, the Shire does not have a Local Biodiversity Strategy



Coastal Planning and Management

- The coastline is a significant asset to the Shire and experiences significant development pressure
- A Coastal Hazard Risk Management and Adaptation Plan has been developed to promote a greater understanding of and manage coastal risks



Water Management

- The Shire of Irwin is located within two surface drainage basins being the Greenough Draining Basin and the Arrowsmith Drainage Basin
- The Irwin River is subject to flooding



Bushfire Management

- In the Geraldton Sandplain region of Western Australia the bushfire risk is greatest from November to April

What places of environmental value within the Shire are important to you?

What are the top 2 environmental issues facing the Shire?

What steps can the Shire take to become more resilient to environmental processes?

What we've previously heard...

"Lack of street trees and shade"

"Need to improve the Town's relationship with the Irwin River"

"Consider adaptation to coastal processes"

"Bushfire planning is a key consideration"

Community Snapshot of Considerations

Population Profile

Gender

50.4% male



49.6% female



Median Age

36 Australia

49 Irwin



Aged Care

- There is an identified need for additional aged person's accommodation in order to cater for the ageing population



Health Facilities

- The community has identified the need to improve access to a general practitioner outside of normal business hours and on weekends.
- Access to dental services is also limited



Recreation Facilities

- The Shire will need to ensure appropriate land is set aside for community infrastructure in accordance with the recommendations of the Shire's research reports



Education

- There are opportunities to establish tertiary level education services and programs within the Shire through partnerships and based on existing assets such as the Port
- It will be necessary to plan for and reserve land to accommodate future schools to support population growth

What we've previously heard...

"Lack of housing and other facilities to facilitate 'ageing in place'"

"Limited access to health services"

"Need to provide facilities for older youth"

"Retention of population, particularly youth, is an issue"

Have we missed anything?

What community facilities would you like to see more of?

Where do you think any new community facilities should be located?

Household Composition



Couples with Children

34% Irwin

45% Western Australia

Dwelling Type
Separate House

90% Irwin

80% Western Australia

Dwelling Occupancy
Full Time

78% Irwin

86% Western Australia



Mixed Use Zones

- The previous strategy proposed introducing 'mixed use' zones to transition the Dongara Port-Denison CBD to its residential zones.



Residential Growth

- The Shire is trying to promote density infill of existing vacant residential zoned land as a priority and located close to the town centre.



Retail and Commercial Land

- The Dongara-Port Denison Urban Area is identified as a sub-regional centre and plays a support role to Geraldton Regional City.



Industrial Land

- Two main industrial precincts exist within the Shire. The first is a General Industry zone located off the Brand Highway, at the eastern entrance to the town.
- The second is the 'Marine Based Industry' zone in Port Denison in close proximity to the small boat harbour. The intent of this zone is to service the Fishing Industry.

What we've previously heard...

"Development and activity is spread across the two Town Need to consolidate land use and activity where possible"

"Conflicts between residential and marine based industrial lots"

"Industrial land facing Brand Highway is unsightly"

"Larger rural living lots are not practical"

"Local heritage is valued"

What existing places best represent character elements of the Shire worth retaining or replicating?

Where should new housing be provided to ensure that growth occurs in a manner in keeping with the existing / intended character of the Town?

What type of housing would you like to see in 15 years?

Next Steps

Open House Session

Community Survey

Prepare Draft Local Planning Strategy

Present Draft LPS at Drop In Session



Thank you for having your say to help plan Our Brilliant Future!

If you'd like to stay involved in the process or have more comments to share, please do so by taking our Community Survey.

We will be using your comments to help inform the Draft Local Planning Strategy Report.

Stay tuned to the Shire communications to find out more!

To take the survey, open your camera app and scan this QR Code:



Or find a hard copy at the following places:

- Irwin Rec Centre
- Dongara Library
- Visitors Centre
- The Shire's administration offices
- Community Resource Centre

Appendix 2 – Community Survey

Q9 what local businesses would you like to see more of in the Shire?

Theme	Responses
Clothing and other retail (n=17)	<ul style="list-style-type: none"> • Technological (i.e.; Jb hi - fi. Dick Smith), Bunnings • Small department store • Clothing • Kmart • Clothing shop for everyday people not just expensive brand names • Tourism and retail • Children's wear and toys • Retailers • Children's clothing and toys • Clothing • Shops with basics like underwear / socks • Boutique shops
Restaurant and bars (n=14)	<ul style="list-style-type: none"> • Food, entertainment, bars • More takeaway's / restaurants • More choices of places to eat • Local food/ beverage (e.g. illegal tender) • Pub • More food options • Restaurants • A la carte restaurant • Proper restaurants • McDonalds • Greek restaurant • Cottage industry, food/microbrewery style business • Restaurants • Revamp fish and chip shop
Outdoor activities (n=15)	<ul style="list-style-type: none"> • Community garden? • Outdoor based • Outdoor activities • Outdoor adventures • A boat/kayak hire place near the beach • Water sports hire • Canoe or kayaking walking mountain biking along river and marina • Activity based businesses

	<ul style="list-style-type: none"> • Canoe hire, mini golf • More sporting activities • Water sports hire • Orchards, rental shop e.g. quads, kayaks, ocean bikes • Community pool • Local pool
<p>Tourism (n=12)</p>	<ul style="list-style-type: none"> • Would like to see tours being run from Dongara I.e. charter fishing, Abrolhos days trips, day trips to local areas e.g. ten mile, river walks, 4wd adventures etc. A facility for tourists to higher canoes, small power boats (under 5hp) for tourists to explore the marina/river. • Tourist activities • Tourism • Animal related, tourist leisure activities • Tourism • Tourism related • Tourism (e.g., canoe hire, mini golf) • Tourist park / caravan park • Tourism • Tourism operators • Entertainment for tourists and teens • Bigger tourism information centre
<p>Utilities (n=10)</p>	<ul style="list-style-type: none"> • Hardware • Car wash • Car wash • Car wash • Appliance repair • Caravan repairs and parts • A good auto electrician • Auto electrician, garden centre • Revamp petrol station
<p>Small café or eatery (n=9)</p>	<ul style="list-style-type: none"> • Decent café something with different variety • Food, entertainment • More choices of places to eat • Local food beverage (e.g., illegal tender) • Café • More eateries • More food options • Tourism and Hospitality (ample restaurants, need better opening hours, only the Dongara pub and tavern (Southerlys) were open for evening meals on last public holiday. • Revamp current bakery

Gifts and knickknacks (n=9)	<ul style="list-style-type: none"> • Homewares • Homewares • Gift shops • Local crafts • Gift shop • Gift shops • Gift shop • Giftware, homeware • Art craft, something similar to Red Dot
Groceries (n=6)	<ul style="list-style-type: none"> • ALDI, Spudshed, Dan Murphy's • Fruit and vegetable • Food variety • Deli • Delicatessen • More local crafts and produce on display • Revamp old IGA
Other (n=22)	<ul style="list-style-type: none"> • Anything that helps with the economy • Anything • Ag related • Small business • Unsure • Health, chiropractor, physio • None have too many in the town already • Not necessarily anymore coffee shops we've done that one to death • Anything that benefits everyone • Give the ones we have a chance to flourish • None • I think we have a good mix already • Businesses servicing oil and gas industry • Shops that are actually open • Happy with what's in town, opening hours/ days can be an issue in some businesses • Happy with the amount of businesses in Dongara... it's the early closing of some that cause issues and requires driving to Geraldton. • I think it's OK • Employ local people • Transport services to Geraldton • Anything as long as the proprietors have business acumen to survive • Dance studio • Youth centre

Q10 Where in the Shire would you like these businesses to be based?

Theme	Responses
Dongara (n=18)	<ul style="list-style-type: none"> • Dongara main street • Dongara CBD • Fringes of Dongara • Central Dongara • Dongara light industrial area
Port Denison (n=7)	<ul style="list-style-type: none"> • Denison foreshore • Spread between Dongara and Port Denison • Foodworks complex • Main Street
Main Street (n=15)	<ul style="list-style-type: none"> • Dongara main street • Plenty of empty buildings in main street, if rent was more sensible than it is • River, marina • South Beach • Port Leander Drive
Central / CBD (n=16)	<ul style="list-style-type: none"> • Town centre • In the CBD – under policy structured building heritage codes (unlike the IGA monstrosity) • Easy to get to and park • In the shopping area preferably • Moreton Terrace
Industrial Area (n=3)	<ul style="list-style-type: none"> • Anywhere they fit – auto sparky and garden centre in the industrial area
River / Marina (n=3)	<ul style="list-style-type: none"> • River and marina
Other (n=21)	<ul style="list-style-type: none"> • Leander Drive • On Brand Highway across from service station • South Beach – harbour – Grannys – unsure of exact place • Coast • Current Medical Centre • Nowhere to many empty shops already • Moreton Terrace • Anywhere • You got me there • It doesn't matter as long as they serve the public correctly they will survive • Scattered through the Shire • Wherever it is appropriate

Q11 Some of the Shire's most prominent industries include oil and gas, mineral sands, fishing and agriculture. Which industries would you like to see grow in the Shire?

Theme	Responses
Oil and gas (n=15)	<ul style="list-style-type: none"> • I would love to see our town connected to gas instead of bottles • Gas on to house in town • Oil and gas is important but it needs to be managed
Fishing (n=20)	<ul style="list-style-type: none"> • Fishing including recreational • Fishing is self-regulated by the resource
Mineral sands (n=5)	<ul style="list-style-type: none"> • Mineral sands, oil and gas

Agriculture (n=17)	<ul style="list-style-type: none"> • Agriculture with yearly traineeship for local kids, or adults could also do a horticultural traineeship with orchards
Other (n=15)	<ul style="list-style-type: none"> • CBD cultivation • Wave pool • Theme park • Aquaculture • Manufacturing • Hospitality • Better health care facilities • We are not in a position to grow industries outside of what we have – would require good power / population / someone with the money and the ability to do so • Youth groups • Swimming lessons
Tourism (n=15)	<ul style="list-style-type: none"> • Tourism industry
All (n=13)	<ul style="list-style-type: none"> • They all assist in supporting the town • All of them – it helps with growth
Farming (n=3)	<ul style="list-style-type: none"> • No comments

Q12 The Shire is an attractive destination, being located on pristine coastline and in close proximity to Geraldton and Perth. What ways can we improve tourism in the Shire?

Theme	Responses
Improved advertising and signage (n=12)	<ul style="list-style-type: none"> • Focus on the river & beautiful beaches, which are hidden gems • Make the town look more attractive from the road – the ancient signage does nothing for the town • Promotion by way of publications and television • Advertising similar to the way Kalbarri promote themselves • Promotion of the area and local attractions – pamphlets are very old fashioned and a waste of money – focus more on television and social media • A lot more advertising – more signage on the highway • Should have an Irwin Tourism Board • Continue promoting tourist attractions like the archery park • Better approaches to the town especially if the bypass goes in – let people going past be aware of what is here
Pool / Waterpark (n=13)	<ul style="list-style-type: none"> • Swimming pool • Ocean pool • Water sports • Water park at the foreshore • Decent playground on the foreshore – possibly a waterpark • Ocean pool of some kind or make the marina a swimming area • Water playground like Geraldton have • Community pool – jump/bounce – waterpark • Swim platform at Granny's Beach
Events (n=8)	<ul style="list-style-type: none"> • Big events and festivals • Family outdoor activities with family friendly food and beverage facilities • Live entertainment • Festivals – Australia Day, New Years • Mountain bike event

	<ul style="list-style-type: none"> • Trail run • Adventure race • Triathlon/Iron Man event • Surfing comp • Caravan and camping events
Improved Tourist Information Centre (n=6)	<ul style="list-style-type: none"> • Bigger exciting & visible tourist information centre • Tourist Centre open every day • Encourage local tours
More food and beverage venues (n=4)	<ul style="list-style-type: none"> • More cafes • Food events
Camping (n=19)	<ul style="list-style-type: none"> • Open up the free camp again to entice travellers to our town • More camping sites • Stop charging for camping • Free overnight camping on the cricket oval – they may only stay 1-2 nights but in that time they spend money • Offer a free night when you pay for 2 nights camping • Free camping for one night at the cricket oval • Stop being pigheaded greedy bastards let free campers keep using facilities you are driving away millions of \$\$\$ • Free RV camping in town and surrounds • Improve free RV parking signs
Playground (n=16)	<ul style="list-style-type: none"> • Decent kids playground on the foreshore • More playgrounds with shade and fences • Nature playground • Adventure playground • Upgrade and modernise the playground areas • Dog exercise park • Playground like Jurien Bay has • Flying fox • More shelter, BBQ's, toilets, tables and chairs, little kids slide play area • Undercover playground
Off road facilities (n=2)	<ul style="list-style-type: none"> • Public off-road motorbike / four wheel driving areas • Making the track access north off north shore to 7 mile a gravel road to allow access to 2wds and tourists to visit
Other (n=19)	<ul style="list-style-type: none"> • Resurface main street in town centre • Relocate the fishing precinct to the natural harbour at Five Mile – then remove the granite and let the Town Beach (the town's lost natural asset) re-establish itself • Open the doors, engage local business to be able to draw the crowds, keep the red tape out for new ventures • More activities for when weather is not conducive for beach going • Clean up the weeds around town and make the entry into town more attractive • More activities for tourists • Spend money around town and do stuff up instead of wasting untold thousands on rural roads • Clean up all the wattles in the area • Canoe ramp area should be cleaned up towards Ocean Drive • Make the tourists feel more welcome • Extra capacity at the boat ramp • A council that is run by the elected councillors, residents and ratepayers and not by staff alone • Utilise the river precinct again – keep it small and boutiquey

	<ul style="list-style-type: none"> • Improve facilities to suit residents and the tourists will also benefit – focus on the ratepayers needs first
Improved Foreshore (n=20)	<ul style="list-style-type: none"> • Improve Dongara main street and also the foreshore with a bridge over the river somewhere near Denison House • Fix the beaches • Access for wheelchairs to main beaches • Expanded picnic areas • Big bbq area on foreshore with lots of shelter tables and chairs • More areas for families with kids • Beach tours, quad bike tours, windsurfing • Foreshore playgrounds • Extra capacity at the boat ramp • Making foreshore more accessible for everyone • Utilise the river more – foreshore development in Dongara sea spray area • More family friendly destination • Sink a ship for a reef – similar to Coogee
Recreational activities (n=8)	<ul style="list-style-type: none"> • Mini golf • Maze • Canoeing • Water sports • More interesting things to do and see • Fishing charters • Bike trails • Walk trails • Rental of quad bikes, kayaks and ocean bikes • Ocean playground on the water during peak season

Q13 What places, flora or fauna are of environmental value to you in the Shire?

Theme	Responses
Untouched bushland (n=4)	<ul style="list-style-type: none"> • Our natural bushland needs to be preserved with weed control measures • Moreton Bay trees to be heritage listed • Much more treescaping needs to happen for urban landscape and heat pockets • Along the foreshore, beaches and along the river – both sides • All native flora and fauna • Love the river/ beaches - places to walk enjoy our nature resources. close to wildflowers . and the animals that we encounter in our area. I have had pleasure of echidnas , kangaroos, bearded lizards, racehorse and other lizards, pretty sure we had a Chuditch hanging around a few years ago too - encouraging all fauna is an asset though
The River (n=27)	<ul style="list-style-type: none"> • The estuary • Walk trails, especially along the river with strategically placed picnic tables and/or seating. • River, beaches and all native animals • South Beach dunes – 7 mile • The river and estuary • River walk, foreshore, coastline • River walk area, boardwalk area with birds. The black, red tailed cockatoos.

	<ul style="list-style-type: none"> • River and ocean • River is beautiful just needs rubbish, dead trees and white tiles removed • River mouth, nuns pool reef, reef area at South Beach • River, river mouth, grannies beach, the foreshore, south beach, milo crossing, strawberry bridge • Now ruined Grannys Beach • Beaches and river. Honestly though this town has been raped and pillaged by the farming and fishing industries. • Fairy garden down at the river
South Beach (n=22)	<ul style="list-style-type: none"> • Keep the beaches natural • The South Beach dunes
Dunes (n =3)	<ul style="list-style-type: none"> • The Dunes
Marina (n=0)	<ul style="list-style-type: none"> • No comments
Agricultural land (n=0)	<ul style="list-style-type: none"> • No comments
Native plants (n=7)	<ul style="list-style-type: none"> • More trees • Natural coast scrub • All the trees in town • New and old trees the Shire have planted • Wildflowers • Moreton Bay trees • Along the foreshore, beaches and along the river, both sides. All native flora and fauna.
None or unsure (n=8)	<ul style="list-style-type: none"> • No ideal spots
Other (n=9)	<ul style="list-style-type: none"> • Farmland free of fracking • Main street and general tidiness • Real shame about the dongara daisy taking over and planting of non indigenous trees (when I was involved with the swan river trust , their main concern was the leaves from introduced trees entering the river . Being so close to the river , the poinciana trees worry me) • I would love to see the Nuns memorial by the Priory!! Fix it up as it can be a great tourist site • More shade along church Street going from reserve st to Seaspray to provide nicer access to walking tracks and beach
North Beach (n=17)	<ul style="list-style-type: none"> • Anywhere undeveloped. Particularly the natural bush remaining between Ocean Dr and Richardson Road suburbia. Also the coastal strip north of North shore. Being natural coastal buffer zones. • Keep the beaches natural
All (n=8)	<ul style="list-style-type: none"> • All of them – the area is pristine and should be protected • All of it – this is what brings the tourists
Foreshore (n=6)	<ul style="list-style-type: none"> • Improve the river and foreshore walks with places to stop and observe bird life etc. clean the area either side of deadfall and pruned waste so mowing can be done and benches and tables provided

Q14 What are the key environmental issues facing the Shire?

Theme	Responses
Weeds (n=14)	<ul style="list-style-type: none"> • Fire hazard areas • Weed control • Dongara daisy • Pepper trees along the river

	<ul style="list-style-type: none"> • Weed invasion and cockies in town! • Buckthorn bush are spreading rapidly • Dongara daisy overtaking natural bush and verges and vacant blocks • Town gardens need a tidy and to look more welcoming to promote a cleaner happier town • Invasive weeds – planting the wrong trees – not enough colour in the gardens, everything looks drab – the Shire staff have no idea
Coastal Erosion (n=45)	<ul style="list-style-type: none"> • Coastal mismanagement • Dune erosion with ATV's during holiday periods – the Ranger needs to make his presence known • Land degradation • Constant eroding away of the beaches on the north side of Marina • Water wall problems at the beach • Power issues on power poles due to erosion causing fires • Health of the river • Reclaiming land on ocean front is causing erosion and therefore cost to ratepayers
Fracking (n=6)	<ul style="list-style-type: none"> • Pollution from industry fracking • Issue is reactive emotions and fear ruling popular beliefs/ leading to friction and poor or unpopular decisions made. • Too much run on social media 'facts' or loud voices of few. • Need less emotional / over reaction about - environmental impacts such as fracking. and real facts concerns related to the area and environment that they are proposed or lactated. Identification and Addressing and risk analysis of areas from independents (self appointed environmental groups and mining groups both have extreme views and nether give an accurate view/assessment) - so balanced decisions can be made
Mining (n=2)	<ul style="list-style-type: none"> • No comments
Unsustainable agricultural practices (n=4)	<ul style="list-style-type: none"> • Animal agriculture • Farming and fishing pesticides • Land clearing • Over fishing pressure
Litter (n=9)	<ul style="list-style-type: none"> • Lots of rubbish, especially at the free camping areas • Recycling - lack thereof. Littering in public spaces such as along river and on beach. • Each household needs a recycle bin
Chemical pollution (n=2)	<ul style="list-style-type: none"> • Health of river • Beachside pollution
Other (n=11)	<ul style="list-style-type: none"> • Listen to the residents and ratepayers • Lack of infrastructure • Driving tourism away • Ageing population • Greed mostly look outside the picture • Clean it up make it a joy for tourists to drive from Port Denison to Dongara • White cockatoo problem
Unsure (n=6)	<ul style="list-style-type: none"> • Not much to see or do

Q15 Which areas in the Shire do you think have strong environmental values and should be protected from development?

Theme	Responses
River (n=23)	<ul style="list-style-type: none"> • The Irwin River • The river mouth • River & associated buffers • The point • River & heritage • Kailis Drive entrance • Wetlands near river mouth • Marine and foreshore point lookout • Natural bush surrounding beaches
Foreshore (n=11)	<ul style="list-style-type: none"> • The foreshore especially in Port Denison • Offshore reefs • The coastal strip – the deeper the better • The foreshore does not need any more development • The Big 4 Park should be closed and become public open space • The town oval could become caravan parks and a shopping centre
Dunes and general coastline (n=24)	<ul style="list-style-type: none"> • The river, sand dunes and reef. I don't think though that development should not include them as I think development around them and awareness could be very positive for their protection. If they are not incorporated into "organised" development then detrimental random development could endanger the survival of biodiversity in these areas. • Beekeeper's reserve and Yardonogo needs a bit of patrolling – feral goats are becoming rampant • 7 Mile • Coastal areas, farmland • North of current housing at North shore • Hidden Valley – it is a dune system
South Beach (n=6)	<ul style="list-style-type: none"> • South Beach and all along the river on both sides – farmland in the Irwin area
Other (n=19)	<ul style="list-style-type: none"> • All waterways – underground water supplies • The 3 blocks below the Oblisk in Port Denison • Cliffhead – for a local that respects and frequently goes camping there with mates, I would like it to be preserved • Too late – hard to find land along the beach stretch • The Shire Hall • The area behind the rec centre • Everybody has their own idea of value but instead of new land released infill first • Too little too late really, anything natural has long gone • protect the environment and lifestyle that we live in, still allowing growth and assets within our community. But allowing people to enjoy and appreciate what we have, protecting the locals neighbourhood areas • I do believe that free camping should be a managed area, with bins/ and areas for parking and should be roadside and outside of the town. EG % mile would be a good spot but not how they can make their own camp anywhere. the parking should be just that and a camping area like the 48hr spots up north with actual camper parking areas / bins and probably drop toilet as they will just squat no matter what the rules. maybe even at old Coles servo area? - added opportunity for a board for local businesses and tourist areas to be advertised too.

All (n=2)	<ul style="list-style-type: none"> No comments
None or unsure (n=9)	<ul style="list-style-type: none"> Farmers

Q16 Majority of the Shire's housing is made up of free-standing, independent homes. What types of housing would you like to see more of in the Shire?

Theme	Responses
Freestanding independent (n=16)	<ul style="list-style-type: none">
Townhouses in built up areas (n=6)	<ul style="list-style-type: none">
Aged care housing (n=6)	<ul style="list-style-type: none">
Affordable and diverse housing (n=10)	<ul style="list-style-type: none">
Same / Stay as is (n=20)	<ul style="list-style-type: none">
Other (n=11)	<ul style="list-style-type: none">

Q17 The Shire has a mix of heritage and contemporary buildings, creating a uniquely 'Irwin' character. What areas in the Shire can be improved in terms of their character and why?

Theme	Responses
Dongara (n=4)	<ul style="list-style-type: none"> Maintaining the Shire's own policy structure pertaining to new and existing dwellings - particularly in the CBD. Instead of tearing down unique historic architecture and replacing them with featureless Lego block randoms. The "Unique" character of Dongara was lost with the IGA construction and the strangulation of Arunine bay. The old part of Dongara – some of the houses are very run down The Shire should try to maintain the charm of the “fishermans villages” as long as possible. Dongara and port Denison have small town charm, this is what makes it a welcome change for visitors from the city. All areas with heritage buildings, maintenance & upgrade. Main street in Dongara, no more modern buildings
Port Denison / Denison House (n=7)	<ul style="list-style-type: none"> Denison House; the poor place is falling apart, fix it up as a show house / attraction place with a lovely little cafe beside it on the river with a boardwalk over the river would be such an attractive piece to the community Denison house, unless something is done soon it's going to become unsafe, the Chapel Room needs serious work. The whole building needs serious money spent on it. Port Denison brings in more fishing history Building murals. Make the lobster larger and murals throughout the town to bring in tourists. Waterpark at the south end of the port Denison foreshore. The old shire hall (take us back to old time dances and live stage shows) Denison house - monastery, its unique vision and it's a very valuable community centre Very old building on Pt Leander drive opposite childcare centre could be restored and utilised.

	<ul style="list-style-type: none"> • Denison house could be utilised for hospitality (cafe etc.) with the area fronting the river developed to allow picnics etc.
No change (n=11)	<ul style="list-style-type: none"> • It's a good mix • Don't change a thing – town looks great! • I think the Shire does a great job with heritage buildings • Stop changing everything to look like Geraldton • None I think there are lots of empty blocks that need using up first • Maintaining existing buildings would suffice • I think our old buildings are great just the way they are. Obviously keep them maintained and renovate and repair some that need it to their former glory. • Happy as they are
Priory (n=3)	<ul style="list-style-type: none"> • The Priory would be beautiful restored and maybe made into a school holiday camp if not maybe a hotel please do not waste this beautiful building • Something productive needs to be done with the priory so it can be utilised. It's such a beautiful spot and it's sitting there untouched. • Priory is something that needs to be kept in better shape!! • The Nuns memorial has fallen to ruin!! Fix it up and use as a tourist spot
The Oblisk (n=1)	<ul style="list-style-type: none"> • The Oblisk, important in the history of the town, nothing attractive about the area it is on
All (n=10)	<ul style="list-style-type: none"> • Greater effort to protect buildings with heritage • Keeping heritage place to in original outside appearance • Not sure, but keep the heritage • Old buildings that are an eyesore should be removed and replaced with modern architecture • I like the variety of housing in relation to appearance. I like that the old service station on the way into town is now gone. I'd like to see a 'pull over' bay near the red crayfish - for safety & to attract people to stop. Make it more accessible & welcoming. Also loving the lawn at the drives. I think the playgrounds either need some upgrades & maintenances or to be bulldozed, particularly those dotted round the foreshore. • the entrance statement because it could be a lot more attractive and try to keep some of the older historical properties. Restore historical old buildings and make good use of them • Regular maintenance of heritage buildings and their gardens, museum, old post office etc. • I love the old buildings - appreciate that they involve a lot of maintenance. I would love the little stone house over road from daycare restored or at least the stone walls, maybe there should be a restoration grant from historical buildings? In reality - it is really the front of the building of private owned dwellings that is the main historical value of the town as that is all the locals and visitors will have the pleasure of seeing, and that character is really the community value that needs to be preserved. • Enhancement of our historic buildings and precincts. The corner of hunts road and Waldeck is a good place for this.
Other (n=23)	<ul style="list-style-type: none"> • The upkeep of these buildings must be a drain on the Shire's finances. Is there a possibility that they can be used for some careful financial gain? • The Shire Hall is a disgrace and needs serious attention • Move industrial businesses out of town • Some look derelict

	<ul style="list-style-type: none"> • Heritage buildings such as the rag office • Do the town hall up and use it – too many historical buildings are falling apart • So many unkempt dwellings • The old building on Hunts Road should be repairs – such amazing properties • I don't think many areas have real character. There are many renovated beach cottages that have character and I would like to see more of that style housing. • I think a few heritage building could do with a clean up , I've noticed gutters are full and minimal work done on them inside and out. • Old buildings that are an eyesore should be removed and replaced with modern architecture • some people should be assisted in maintaining heritage places as they are dictated to as to what they can and cannot do, but then again some people do not care... • The Main Street is decrepit could do with a facelift to complement the heritage buildings that still exist • Point Leander drive between Foodworks and big roundabout. Big open ugly area. • Just out of town – it does not get appreciated enough • The police station - it is the closest building leading into the river and needs enhancing. • Port Denison house - a beautiful building in desperate need of maintenance. • A sheltered area at the foreshore as it is one of our major attractions. • Put all power lines underground as that always destroys the view within an area. Footpaths on all roads within the residential area of the Shire. • Police station, Shire Hall, Main Street. To all blend in with shire office and library would be beautiful.
Main Street (n=7)	<ul style="list-style-type: none"> • The trees along the main roads are brilliant. Thumbs up guys! • The little house across from the childcare centre on Pt Leander drive should be protected somehow. I know it's privately owned but there must be something that can be done? • The Main Street. Minimise the traffic in the Main Street and open the area up as an alfresco area. • A real shame the old world charm is being lost thru modern buildings (IGA) • Review heritage building, demolition of the old houses in Moreton terrace has reduced character and vibe of Main Street • One way street next to newsagent needs to be reversed • Need more foot traffic through Moreton terrace with cafes shops etc. • The Town Hall needs refurbishing to suit the communities needs. Renovations have been costed by a building surveyor and not a heritage architect.

Q18 Which distinctive places in the Shire that are characteristic of the area would you like to see protected and maintained?

Theme	Responses
Irwin River (n=8)	<ul style="list-style-type: none"> • What's left. The river bank/lagoon environments. Flora maintenance in around day use points around town. It appears the Shire only maintains visiting sites where grass is present. Local groups which

	<p>initiated stabilising vegetation (Obelisk, Nuns Pool, South beach foredunes) never receive attention.</p> <ul style="list-style-type: none"> • Once again - the Irwin River and its immediate environment must be protected and maintained while still being used to its full potential.
Grannys Beach (n=5)	<ul style="list-style-type: none"> • Grannies beach re: erosion. Safety upgrades in regards to the danger of cars in and around kids playground and passing by. More shade as facilities for families such as toilets/kiosk.
The Priory (n=14)	<ul style="list-style-type: none"> • Great history
Museum (n=2)	<ul style="list-style-type: none"> • No comments
Main Street (n=14)	<ul style="list-style-type: none"> • Moreton Terrace – save the trees • Heritage type houses near the service stations • Roads and pavements • Main street - I think encouragement for rebuild of falling apart non historical buildings to redevelop into more functional - fitting shop front. old IGA and buildings in front are becoming an eyesore.
Russ Cottage (n=5)	<ul style="list-style-type: none"> • No comments
Surf Club (n=1)	<ul style="list-style-type: none"> • No comments
Oblisk (n=0)	<ul style="list-style-type: none"> • No comments
None (n=4)	<ul style="list-style-type: none"> • No comments
Dongara (n=4)	<ul style="list-style-type: none"> • Historical buildings • The cray at the entrance to Dongara • Dongara central
All (n=6)	<ul style="list-style-type: none"> • The cemetery
Cliffhead (n=1)	<ul style="list-style-type: none"> • No comments
South Beach (n=1)	<ul style="list-style-type: none"> • No comments
Denison House (n=5)	<ul style="list-style-type: none"> • The monastery or Denison House – would love to see a café there along the wall trail • Great history
Other (n=14)	<ul style="list-style-type: none"> • Old police station and the big old white house around the corner from it • Something to be done with old IGA

Q19 Do you have any concerns, comments about or ideas to improve transport or servicing in the Shire?

Theme	Responses
Footpaths (n=3)	<ul style="list-style-type: none"> • Yes! Combined bike/walkway path from Francisco/Brennand intersection, down Brennand, up Philbey, down Tulloch. Many kids/horses/cyclists/walkers/prams sharing winding road with trucks, cars, floats, motorbikes. I believe it's only a matter of time before there is a serious accident as seen many near misses. • Walk bridge across the river
Bicycle paths (n=6)	<ul style="list-style-type: none"> • More bike paths, especially at the racecourse area – very hard for bikes and people with prams as it is
Increased taxi / uber services	<ul style="list-style-type: none"> • A 24 hour taxi service – more available • More taxis, engage long term about high speed rail, • Have a long term strategic plan about freight and existing road access • le: address the elephant in the room around tabletop/midlands intersection and Milo crossing
Bus service (n=14)	<ul style="list-style-type: none"> • Daily bus service to Geraldton and back • Invest in a little local bus around town • We need a bus route to Geraldton and back so if we have medical appointments we have a choice of not driving as we get older • School bus stops should have a place for students to sit when they are waiting for the bus and when it rains

	<ul style="list-style-type: none"> • We have a great school bus service – maybe a shuttle bus on the weekends / school holidays between Moreton Terrace, the foreshore and South Beach • The shire needs a new Community Bus with more space that better suits our senior residents needs.
Other (n=15)	<ul style="list-style-type: none"> • A train service to and from Geraldton • It would be nice to have roadside pickup for residents possibly once or twice a year. Or occasional free tip passes. Some locals who do not wish to pay transfer station fees find alternatives to dump rubbish... such as skip bins... or unfortunately, the mobile dunes in the Carson's beach area. • The road network could do with some attention. Past CEO Simmons commented that the Shire was up to date with all road projects in the district. Yet, residents in Nhargo / Five mile / Bonniefield & Springfields are still negotiating dirt tracks after decades of providing for their own property access. • Cheaper transport for elderly residents that can't drive to get to medical appointments etc. • My main concern is that there is no dedicated Tourist Information Centre which can be a boom to a town such as Dongara where travellers actually have to drive off the highway. • Drainage • Obviously power supply is a huge problem • Stop wasting so much money on rural roads and invest it in town where people can benefit from it • Bigger boat ramp • Reveal the road into South Beach past the kiosk • Expand school zone on church St down to corner of Dodd and Church. Possibly speed bumps (I witness speeding in this area daily) • Footpath added to the Dodd Street side for kids not to have to cross extra times to get school • A fast train track to Geraldton would be amazing
None / no (n=21)	<ul style="list-style-type: none"> • No comments

Q20 The current population for the Shire of Irwin is 3,620. What do you think is the ideal population for the Shire?
Answered 72

Skipped 55

Theme	Responses
Larger than what it is now (n=48)	•
The same as what it is now (n=23)	•
Smaller than what it is now (n=1)	•

Q21 Do you have any concerns, comments about or ideas to improve the existing community facilities, recreation and open space?

Theme	Responses
Public toilets (n=8)	<ul style="list-style-type: none"> • Toilets at Grannys beach • Need more toilets and signs to show people how to find them and more parking would be good • Can never have enough toilets and water fountains at the recreational places around town. A bit of TLC. • Baby change facility at Grannys beach

	<ul style="list-style-type: none"> • The toilets at the foreshore need a refresh
Footpaths (n=0)	<ul style="list-style-type: none"> •
Pool (n=15)	<ul style="list-style-type: none"> • Would like to see something along the lines of a sea pool developed. Maybe somewhere the erosion is always occurring, people would use it to swim laps. I'm no engineer but would have thought there would be a place along the beach for such a facility. • Therapy pool • An ocean pool rather than an actual swimming pool. • Swimming lessons and physiotherapy at pool. • We need a heated swimming pool. • We definitely need a rehabilitation pool. With the aging population and increased injuries and pain management we need a rehab pool. Everyone that needs a pool goes to Geraldton then does all their shopping up there as it's convenient. • We need a pool, we've always needed a pool and in 50 years we will still need a pool! • We need a small indoor heated pool for people requiring physio etc & for the disabled to use. Possibly at the Health Centre & accessed only with medical approval. • Hydro pool for elderly, sick or swim classes from 6mths to 5yrs. • We need a bloody pool!!!
BBQ Upgrades (n=5)	<ul style="list-style-type: none"> • The bbq area in the foreshore needs refresh / rebuild a space that fits and enjoys the beauty of the area / wind break and shade is essential, love the communal cooking but blocks view and ugly, not interactive with rest of foreshore atm. • The cleared area next to the river, (south of the police station) could be levelled and grassed up to the river bank with a bbq/ shade installed to allow recreation on the river bank.
Increased shade (n=4)	<ul style="list-style-type: none"> • A decent sized, fenced, shaded playground, more shade at grannies and the foreshore, update the shaded picnic table areas along the foreshore. • More shade in the whole Shire via appropriate trees • Shaded playgrounds with water • Shade over play areas with more seating on the river
Playgrounds (n=10)	<ul style="list-style-type: none"> • Upgrade all the playgrounds • Family friendly • Nature playground • Better playground and facilities for our locals its not just about holiday makers and visitors • Remove un-used parks and replace with a great park at the foreshore. • A couple of decent playgrounds for a range of aged children. • The park near the bridge [fairy garden] to be reticulated, the blocks next to the sea rescue to be turned into a carpark and the ones on marina to be closed and landscaped to be safer for families and more kids play areas. • Less playgrounds but better maintenance and variety with the ones we have.
Dog facilities (n=2)	<ul style="list-style-type: none"> • More off lead dog walking areas. • Dedicated dog park.
Public exercise equipment (n=2)	<ul style="list-style-type: none"> • Outdoor exercise equipment spread out along the foreshore for kids and adults to use.
Other (n=15)	<ul style="list-style-type: none"> • Dongara has pretty good facilities ie the Rec Centre, its just a shame its so expensive to use. The Patchwork Club has problems finding somewhere to hold friendship days or sewing weekends. The Rec

	<p>Centre hire cost is prohibitive and there is no where else. Our home at Denison house is a tad on the small side for such events, even our sewing days see us at capacity</p> <ul style="list-style-type: none"> • More uses for the Dongara Irwin race club i.e. oval or sports club use as currently it has great facilities that don't get enough use • Disability access to the beaches • A dedicated building at the racecourse for the pony club. They cover such a diverse cross section of the community including people with disabilities, children and adults. Very family inclusive. • A pedestrian crossing would be beneficial for those living in Port Denison to cycle/ walk to town without having to go up to busy Point Leander drive. • An outdoor museum based on the towns fishing history • A botanical garden would be wonderful • Locals should be allowed to stay at cliffhead for free. Should be free for everyone like it has been for since who knows when. • We have exceptional sporting facilities within this shire, would be good to see the shire work with sporting groups to bring more carnivals and exhibition tournaments to town. We have lots of styles and prices of accommodation outlets and a great choice of eating venues. • The skate park is great! • I do believe caravans are hugely restricted for parking in our town. • Spend more money on developing dongara instead of always port Denison. Another foreshore where old Kailis factory was. More parks and footpaths. Delis. Multi purpose areas with wetlands, walk paths, exercise areas and of course a bloody pool!!!! • Pedestrian crossings placed on main St, outside IGA etc. There is no safe crossings other than the 2 roundabouts which make life difficult with a double pram. • Out of town does not get appreciated enough and a dance place where people can go and dance whenever they want. • I am concerned that the fees for using the Rec centre place an unnecessary pressure on the clubs using them. I understand it is a major cost to maintain but it is an amazing facility that needs to be used to full advantage and one that everyone can be proud of. • Proper maintenance and ongoing evaluation of facilities used. appropriate signage in all areas, like dog beach (responsibility of picking up dog shit), helmet to be worn at pump track at all times, etc. • Love the planting of the trees and the idea to revamp the Main Street, well done. • Please do something about safety of our kids in regards to traffic (poppies/grannies beach). • A pedestrian crossing would be beneficial for those living in Port Denison to cycle/ walk to town without having to go up to busy Point Leander drive.
<p>None / no (n=15)</p>	<ul style="list-style-type: none"> • I have no concerns, however if possible a more visible presence of police in the town would serve to protect the whole area. • Keep going the way you are your vision over the past two years has been on the money. • I think we have lots so just keep them maintain and used. • I think the Shire has sufficient facilities.
<p>Foreshore (n=3)</p>	<ul style="list-style-type: none"> • Foreshore needs improvement • Update the parks and the beachfront make family friendly

Tourist Information Centre (n=3)	<ul style="list-style-type: none"> • I have heard comment that your tourist information centre needs to be more accessible. Long weekends and public holidays when people visit town, the place is shut. • There was a plan to open the north coastline for day use sites to allow visitors and locals alike to utilise inaccessible beaches. New boat launch facility. Why did CEO Simmons abolish the project?
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Q22 What community facilities or social opportunities do you think the Shire needs and where would you like to see them located?

Theme	Responses
Shopping Centre (n=1)	<ul style="list-style-type: none"> • Need some mall-like shopping facilities
Ocean Pool (n=9)	<ul style="list-style-type: none"> • Definitely need an ocean pool – maybe where Grannys is now? • Ocean pool – anywhere suitable • Swimming area in the harbour
Pool (n=12)	<ul style="list-style-type: none"> • Hydro pool at the rec centre • Community pool to be located wherever possible • Rehab heated pool
Playground (n=8)	<ul style="list-style-type: none"> • A playground like Denham on the foreshore • More Toddler activities. • Playground built for smaller kids, possibly with sensory and nature learning incorporated into it. • Large 'statement' play equipment (ie like the ship at Busselton jetty) could be built at the marina to attract families in school holidays
Cafes / Food (n=1)	<ul style="list-style-type: none"> • Café near Oblisk
Outdoor exercise recreation (n=6)	<ul style="list-style-type: none"> • Soccer oval/nets – area for roller skating or better paths. • The rec centre needs more utilisation. • More activities like pop up mini golf, laser tag, paint balling, outdoor community garden, outdoor gym equipment • Gym classes like pole dancing, dance fitness, mini trampolines, more free fitness/wellness workshop opportunities • Mountain bike trail through the golf course between the greens
Community engagement / services (n=4)	<ul style="list-style-type: none"> • More community engagement with opportunities to help those less fortunate with health/fitness/mental illness • Not sure if you have HACC services, through NDIS but as the population ages, if you haven't, you need to consider partnership with State Government. • Increase community involvement ie beach clean up followed by free bbq for participants. Freshen up community buildings ie autumn centre play group. • More social opportunities for the disabled are needed. located in the central Dongara area
Community garden (n=2)	<ul style="list-style-type: none"> • Community garden in the town centre.
Non / unsure (n=10)	<ul style="list-style-type: none"> • Happy as they are but also open to further development. Just don't have any suggestions! • What we have is good just need to utilise the rec centre.
Other (n=20)	<ul style="list-style-type: none"> • Places for the young people to go with their parents and maybe some fencing around playground especially near riads(??) • There needs to be a family room for parents to change and feed their children. Both Dongara and Denison. • From my observations, the town is fairly well serviced. Obviously, there is always room for more of both of the above.

- A library.
- Racecourse improvements for the pony club.
- That drive-in is a huge draw card but can't operate properly with the very poor equipment it has currently.
- Upgrade golf club house.
- All additional facilities mention in previous question. Plus foot tag along Brennand, philbey & tulloch as previously described.
- Need a small hall [like the old fishermans hall] for people to hold events balls etc ,some places are just too big or isolated.
- Music and arts events along the banks of the river across from the priory and the south western side of town bridge.

Q23 Please provide any other comments you have on the Local Planning Strategy that do not fit these themes.

Theme	Responses
Public toilets / facilities (n=6)	<ul style="list-style-type: none"> • Public family change/rest room, no children's change tables in public toilets, • Grannies beach needs to be sloped down from footpath of sand and more shading with a concrete wheelchair ramp, street skating at the skate park, more raised area along side of stepped area at skate park up long to the tennis courts with shade umbrellas to watch children on the pump track, definitely needing toilets there too (but bushes are getting a good watering!!) • After only recently moving to Dongara we have been very impressed with most of the facilities except for toilets. The Shire should be proud of the community as everyone has been so helpful and welcoming! • Toilets/change rooms are a priority need at granny's beach.
Housing opportunities (n=3)	<ul style="list-style-type: none"> •
Employment Opportunities (n=3)	<ul style="list-style-type: none"> • Plan to retain the younger people in the area. There is not a lot of industry for employment.
Aged sector (n=1)	<ul style="list-style-type: none"> •
Upgrade facilities & roads (n=8)	<ul style="list-style-type: none"> • An active community strategy, foot paths, exercise area as part of foreshore, further utilise river access, footpaths or hike paths to the north of Dongara. • Don't reduce the parking along our main Street. And look at incorporating into our town a community garden. • Family activities are a major part of supporting the future of our town. Footpaths and Trails have a major role in enhancing this and encouraging positive activity. • There is no pull off areas for school busses in port Denison. Signage needs updating specifically for long vehicle parking.
Encourage Tourism (n=4)	<ul style="list-style-type: none"> • Parking at the 'lobster' our entrance statement to town.... photo opportunities for tourists. Re-open free camping brings tourists into town. • Something needs to be done where fisherman's hall is whether a proper car park to allow caravans to park , put a better playground in also, but shouldn't be left as it is. • Move the welcome notice board to the crayfish out on the Highway provide a turnaround area so caravans etc can get in. People park on the edge of the highway to get photos with the crayfish. Make it safer! It's a disaster waiting to happen.

	<ul style="list-style-type: none"> • If you want more tourist than have more events on during the weekends. • Encourage tourism and cottage industry but keep it small and eco friendly. • Utilise the town for some more events showcasing the beauty of the town.
Get a pool (n=1)	<ul style="list-style-type: none"> • Pool. We need a pool. • Swimming lessons, safety lessons, hydrotherapy facilities (would be amazing). So many people in town travel for swimming lessons, money which could be spent in our town. • Not to mention the ability to be able to take the kids for a swim on a hot day and not have to have my 3 months old suffer in the heat.
Transport issues (n=3)	<ul style="list-style-type: none"> •
Other (n=19)	<ul style="list-style-type: none"> • Don't cut trees down willy nilly! and don't plan Norfolk pine trees under power lines. Complete underground power for the shire's built up suburbs. • No increases in rates to achieve the goals, find other ways to fund • To many empty shops we need a town that encourages young families to move here not designing from the 17th century • the shire has some grand ideas but sorting out the finances is priority, then worry about the great but unaffordable plans. get back to basics first then plan. • According to the Local Government Act, there has to be a community forum and survey, then the shire staff can do whatever they like, we then have no say in it. We had a forum and survey on the Bond Store. 85% wanted to save the hall, so the shire demolished it. Has my point been taken? • Better support for small businesses, like signage on road signs to be allowed and made affordable and easy. • Think about planning for the children of residents and tourists, all kids don't enjoy the skate park or the beach...
Doctor / Medical issues (n=1)	<ul style="list-style-type: none"> • Get a doctor who will go and see you at A&E and cheaper doctor service
Beach erosion (n=2)	<ul style="list-style-type: none"> • Before any money is spend on the beach front an erosion study needs to be done. Until then you might as well leave everything as it is to save wasting money. • Please do something more permanent about the erosion instead of bandaid jobs. An artificial reef or something to protect the area. Enough with the curbing and bollard bullshit.

Appendix 3 – Key Planning Directions Drop in Session

SHIRE OF IRWIN LOCAL PLANNING STRATEGY

Planning Our
Brilliant Future



Where have we been?

Since the adoption of the Shire's previous Local Planning Strategy in 2017:

Population growth
By 111 persons

Aging population
Median age has increased from 40 to 53

Tourism growth
COVID-19 lasting influence of domestic exploration

Key project completions
Moreton Tce and Port Denison Foreshore upgrades

Strategy development
Walking trail masterplan and coastal management plan

Energy sector
Transformational growth in renewables

Where are we going?

A safe place to live, an exciting place to visit and a progressive place to work
Local Planning Strategy 2023 - 2038 will:

Alignment
Support implementation of Strategic Community Plan

Investment in industry
Renewable energy industry, road connections and infrastructure to support up to 9.7ha of additional industrial land

Dwelling growth
Up to 1,000 additional homes within a 5km growth band, sustainable living opportunities

Retail & commercial
Up to 7,200sqm of additional retail and 1,600sqm of additional commercial space

Centres
Redefine industrial and commercial areas, and protect the character of town centres

Protect
Environmentally significant areas

Purpose of the Local Planning Strategy

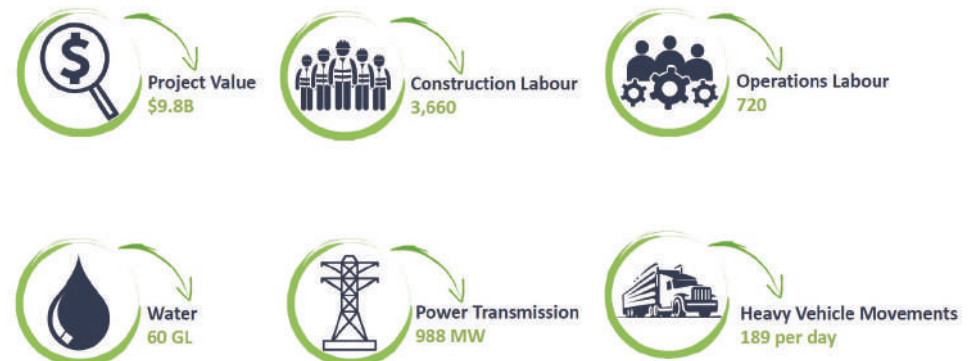
15 Year horizon
Coordinate development across the Shire

Agile
Optimise the Shire's ability to act quickly when new growth opportunities arise

Future proofing
Attract and future proof the Shire's growth opportunities

The Opportunity

Shire of Irwin as the Region's Green Energy Hub





WHAT WE HEARD FROM COMMUNITY DURING INITIAL PHASES OF THE PROJECT

A Diverse and Prosperous Economy — Protect Our Natural Beauty — A Friendly, Safe and Inclusive Community



Community, Urban Growth & Settlement

- Moreton Tce is an area where buildings should be improved and maintained
- Concentrate local facilities in town - easy to walk to, a pool is desired and youth facilities
- Welcome extension of aged care facility
- Support for tertiary level education facility
- Lack of access to health facilities
- Lack of rental properties in town
- A lot of vacant zoned land, support infill over new estates
- Allowance of higher density in urban land to relieve pressure on agricultural land
- Advocacy for sustainable housing



Environment

- The River, South Beach and North Beach are valued environmental areas
- Flora and fauna reserves are important recreational areas
- Coastal erosion is a serious environmental issue
- Desire to protect River and dunes from development
- Groundwater issues in Springfield estate to be overcome



Economy and Employment

- Larger industrial lots desired, some business moving to Geraldton
- Industrial expansion should balance quality agricultural land
- Desire for activation, intensification, alfresco etc. of Port Denison
- Foreshore improvements and camping facilities to support tourism
- Tourism to not adversely impact upon coastline
- Desire for improved entry statement to town



Infrastructure

- Desire to tap into the work from home potential with improvement in technology infrastructure
- Identified need to upgrade telecommunications

Growing Our Community: Facilitating Urban Growth and Settlement While Protecting Our Environment

Planning Our Brilliant Future



A Sustainable Community

Under differing population projection scenarios, the Shire's housing needs range from a modest decline of 200 dwellings, to a sizable increase of 1,000 dwellings. The impact of investment in the renewable energy industry is a once in a generation opportunity that can have lasting positive influence on our town.

We have an opportunity to attract additional population from the growth in the renewable energy sector.

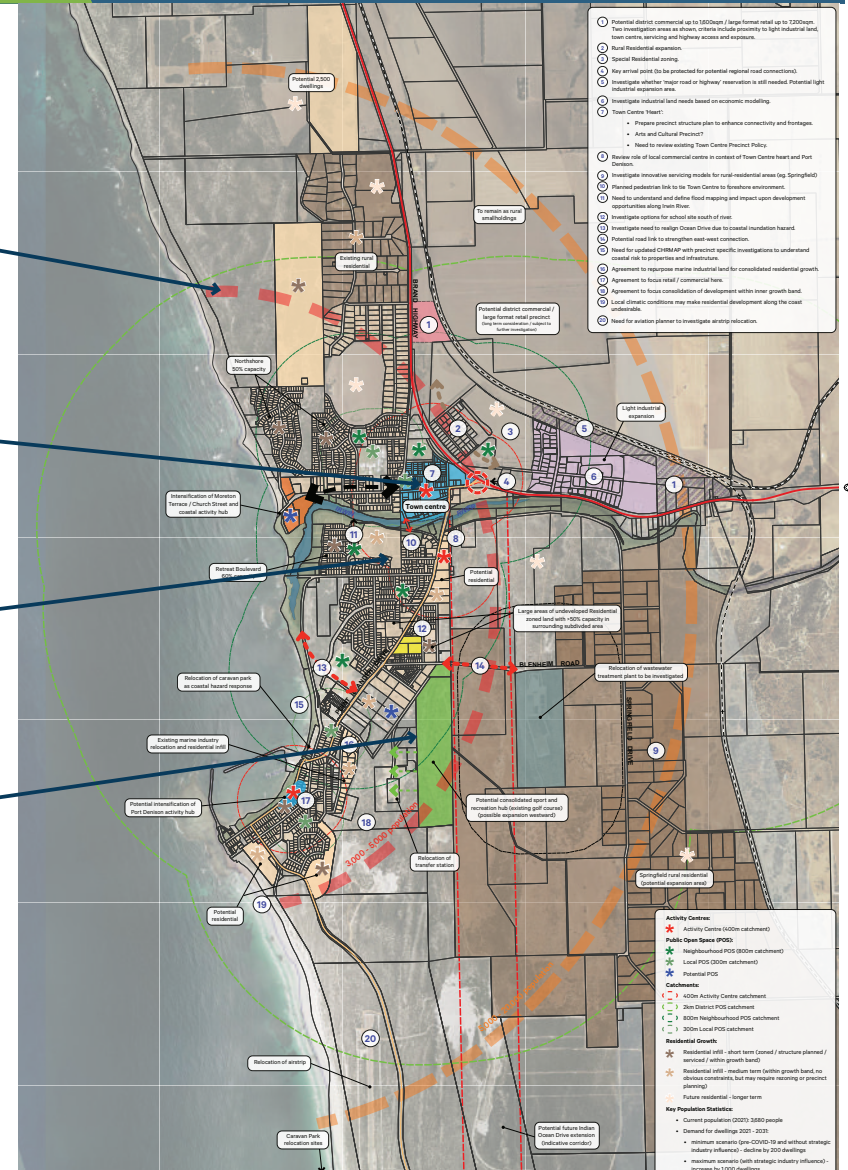
We need to identify appropriate residential land and supporting services for new workers and their families.

The Shire is actively planning to meet the needs of community and the environment through:

1. the identification of residential land to supply approximately 1,000 dwellings to 2031, focusing growth close to town to achieve efficient use of existing urban amenities and relieve pressure on quality agricultural land;
2. facilitating the optimal provision and location of core community services to improve accessibility; and
3. planning for potential coastal changes in response to climate change over time.

Key Planning Directions

Issue/opportunity	Consolidated Growth
Planning direction	<ul style="list-style-type: none"> - To ensure efficient use of existing infrastructure close to urban amenities - To support the repurposing of existing marine industrial areas for urban infill
Action	<ul style="list-style-type: none"> - Identify 5km growth band within the Local Planning Strategy to house up to 1,000 new dwellings
Issue/opportunity	Town Character & Sense Of Place
Planning direction	<ul style="list-style-type: none"> - To retain the character of the Dongara town centre through development pressures as the population grows
Action	<ul style="list-style-type: none"> - Prepare local planning policy/ design guidelines to preserve character of Moreton Terrace - Extend activity westward to the Coast
Issue/opportunity	Care For All Ages
Planning direction	<ul style="list-style-type: none"> - To co-locate community facilities and leverage synergies between aged, youth and child care
Action	<ul style="list-style-type: none"> - Undertake a community needs gap analysis to understand facility requirements and to inform a future scheme amendment
Issue/opportunity	Regional Reaction
Planning direction	<ul style="list-style-type: none"> - To provide a district level recreation hub to meet future recreation needs
Action	<ul style="list-style-type: none"> - Undertake a recreation needs analysis to inform potential consolidation of sporting facilities at the golf course
Issue/opportunity	Coastal Management / Erosion
Planning direction	<ul style="list-style-type: none"> - To ensure coastal management is undertaken in a coordinated manner
Action	<ul style="list-style-type: none"> - Implement Coastal Management Plan including investigations into relocation of Ocean Drive, dedication of coastal reserves (e.g. UCL at river mouth and end of Point Leander) and prepare a policy to guide tourism developments in sensitive coastal environments.



A Prosperous and Diverse Economy

- ✓ **Business Expansion and Increased Tourism**
- ✓ **Achieve Thriving Business Precincts**

Tourism

Tourism is a significant opportunity for the Shire given its coastal location, access to natural amenity and due to its proximity to Perth and Geraldton.

Key action items include:

1. Prepare an updated Local Tourism Planning Strategy for the Shire. This should include a feasibility and gap analysis of tourist accommodation within the Shire. Investigate opportunities to deliver a variety of tourism accommodation and associated recreation sites across the Shire. According to previous studies, there is an identified need to provide high end tourist accommodation within Dongara-Port Denison.
2. Relocation of existing Big 4 Caravan Park due to longer term coastal inundation impacts. Alternative site selection to be further investigated adjacent to the existing airstrip.
3. Prepare Design Guidelines for the 'Special Use 28' site at the corner of Point Leander Drive and Samuel Street to provide guidance on how the site can be developed for hotel/motel purposes and contribute to the activation of the Port Denison Foreshore Management Plan.

Commercial Centres

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1. Opportunity to create a recreation destination at Port Denison's Point Leander Drive. This will require expanding the existing Commercial planning scheme zone along Point Leander Drive to accommodate future commercial growth and create a focal point to the Point Leander Recreation area – maximising activation between businesses to the planned foreshore masterplan works.

Dongara

1. It is apparent that there is an existing oversupply of commercial zoned land within the Dongara town centre in particular. However, its role will need to be reviewed in the context of potential strong population growth scenarios projected which could require up to 7,200sqm retail area (further detailed commercial/retail needs and viability analysis required). As part of this review the Town should maximise tourism sector growth opportunities, which could potentially include an Arts and Cultural Precinct.
2. Create a potential district commercial site for large format retail: a site has been identified outside of the Dongara Town Centre on Brand Highway in order to provide good vehicle access and exposure.



Regular monitoring and review of the Local Planning Strategy is essential to ensure key planning directions and actions are responding to emerging issues and opportunities.

Implementation and review will include:



Implementing proposed key actions, including scheme amendments, further studies and plan and policy preparation



Reviewing the local planning scheme and strategy every 5 years, including a status update on the proposed actions



Amending the Strategy, as required, to apply any new or amended State or regional policy, new studies, or amended Strategic Community Plan



Comments

Comments regarding the Local Planning Strategy 2038 'Key Planning Directions' can be made by:

Dropping written comments into the Shire's administration offices; or

Email to: reception@irwin.wa.gov.au; or

Post to:
Chief Executive Officer
Shire of Irwin
PMB 21
DONGARA WA 6525

We will use your comments to help inform the Draft Local Planning Strategy. **Thank you.**

Next Steps

01



Open House Session

We are here!

02



Comments on Key Planning Directions

by 08 June 2023

03



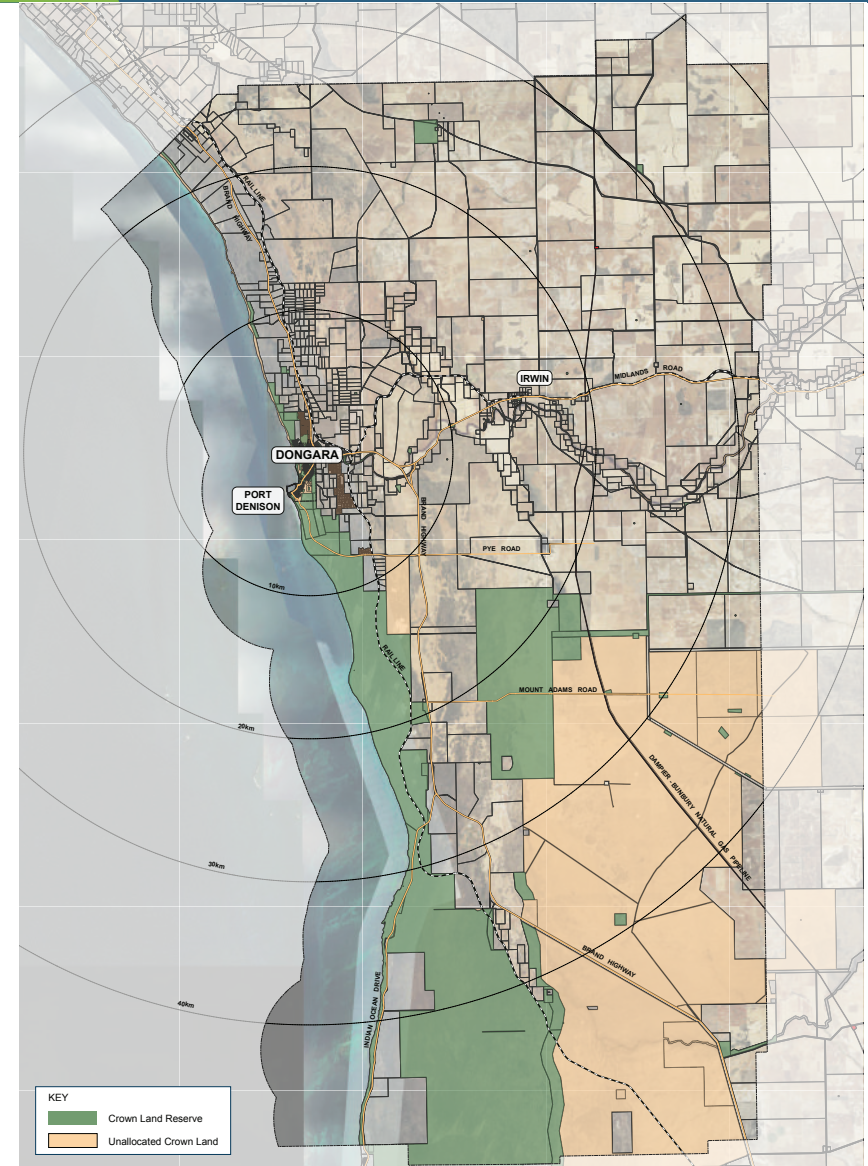
Finalise Draft Local Planning Strategy

04



Present Draft Local Planning Strategy

Q4 2023



Strategy Blueprint 2024

Strategy Blueprint 2024

Planning Our Brilliant Future

element.



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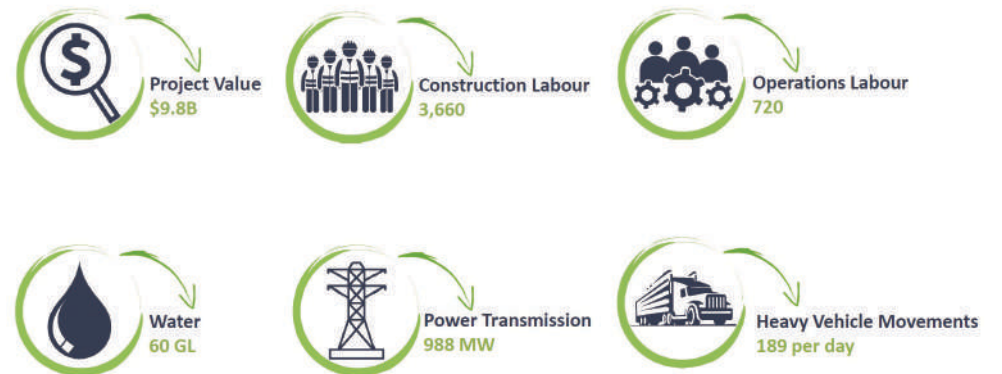
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“Protect our natural beauty”

The natural areas of environmental significance within the Shire include coastal and riverine areas, and State conservation reserves. It is these natural assets that attract residents and tourists alike. Coastal and riverine areas require further planning to manage natural hazards such as flooding, storm surge, inundation, erosion and accretion. Preparation of the new local planning scheme will also allow the opportunity to reserve environmentally significant areas appropriately.

Key Planning Directions

Issue/opportunity	Water Resources
Planning direction	- Safeguard public drinking water source areas. - Recognise floodplain mapping of significant waterways.
Action	- Apply a special control area to the Allanooka-Dongara Water Reserve to protect the resource through the control of land use or development, which has the potential to affect the quality of drinking water supplies for public use. - Identify the 1 in 100 AEP flood event area as per the 2017 Irwin River Flood Study.

Issue/opportunity	Coastal Protection
Planning direction	- Manage and protect the coastal assets of the Shire whilst also ensuring adequate protection for development against coastal processes.
Action	- Implement the land use planning recommendations of the Coastal Hazard Risk Management and Adaptation Plan.

Issue/opportunity	Basic Raw Materials
Planning direction	- Ensure basic raw materials are protected to enable future extraction.
Action	- Include provisions relating to the permissibility for extraction of basic raw materials.



“A prosperous and diverse economy”

The Shire of Irwin economy has been founded on strong agriculture and fishing industries. The unique combination of natural and cultural (traditional and European) assets and coastal lifestyle are the foundation of a healthy local tourism industry. More recently, mining and resource industries have become a major driver of the local and regional economies.

There is currently an adequate volume of industrial land available in the Shire to meet expected future demand under a ‘Business as Usual’ scenario. However, the Shire sits at the heart of a region expected to experience investment in mining, agribusiness and infrastructure. Together with the evolving nature of industrial activity we may see an increase in the total volume of industrial land demand; and a change in the nature of services desired to support emerging energy industries.

We are no longer in an era of change, but a change of era with regard to energy.

Through collaboration with established and emerging industries, energy transition is a great objective for the Shire’s Arrowsmith Resources Area.

The Shire is actively planning to meet the needs of industry through:

1. the identification of approximately 9.7ha of additional zoned industrial land to supply manufacturing and associated industries that will support strategic renewable energy industry;
2. facilitating the establishment of new energy industries within the Arrowsmith Resources Area; and
3. planning for potential new road corridors to connect the Shire’s industry hubs to achieve efficient movement networks through the ongoing development of a broader roads strategy.

Key Planning Directions

Issue/opportunity	Industry
Planning direction	<ul style="list-style-type: none"> - Ensure an adequate supply of industrial land. - Facilitate an agile planning framework that supports the timely on-boarding of emerging energy industries including renewables.
Action	<ul style="list-style-type: none"> - Implement the land use planning recommendations of the Industrial Land Use Strategy. - Review the permissibility of uses in the established marine industry area off Duval Street, Port Denison

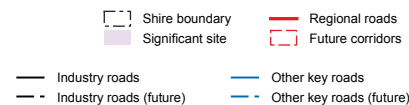
Issue/opportunity	Tourism
Planning direction	<ul style="list-style-type: none"> - To provide opportunities for a wide range of tourism land uses to operate within the Shire.
Action	<ul style="list-style-type: none"> - Accommodate land use flexibility for tourism accommodation and other compatible uses across a range of zones.



Key road infrastructure is essential to facilitate the movement of people and goods between the wide range of activities which occur within the Shire. Future transport infrastructure needs to be planned according to demand in economic activities and to provide suitable access between activity centres and rural smallholdings. Ensuring utility infrastructure is readily available to onboard new industries is equally important and having a line of sight on investment will provide a level of confidence to industries and developers.

Key Planning Directions

Issue/opportunity	Transport Network
Planning direction	- Protect key transport infrastructure which serves the Mid West region and/or is part of the wider State network.
Action	- Remove the current Dongara-Geraldton bypass regional road reservation alignment from the Scheme.
Issue/opportunity	Buffers
Planning direction	- Ensure that appropriate buffers are identified to avoid conflict between industry and/or essential infrastructure and sensitive land uses. - Review the location of strategic infrastructure should it constrain future expansion of the urban area.
Action	- Include Special Control Areas in the Scheme to reflect the buffers - Indicate on the Strategy buffer requirements/separation distances for mobile dunes, basic raw materials and other mineral/energy resources.
Issue/opportunity	Servicing
Planning direction	- Align infrastructure service planning to staging of growth to meet predicted supply demands.
Action	- Advocate the use of the Strategy by servicing agencies when planning for infrastructure based on the growth scenarios outlined in the Strategy. - Ensure that infrastructure and public utilities can be appropriately development in various zones.



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element.

the art and science of place

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