

# Summary

## Introduction

The Shire of Ashburton has prepared a draft Local Planning Strategy that provides the Shire's land use and development vision for the next 15 years. The Strategy considers future growth potential, particularly within the Onslow, Tom Price and Paraburdoo townships.

Part 1 of the draft Local Planning Strategy incorporates strategic plans for the Onslow, Tom Price and Paraburdoo townships, and provides a range of actions for implementation.

The supporting studies and analysis that form the basis for these strategic aims and objectives are contained in Part 2 – Local Profile and Context Report.

## Purpose of a Local Planning Strategy

A Local Planning Strategy is a legislated requirement for every local government to prepare, monitor and review. This will be the Shire's first local planning strategy.

The Strategy will work towards the Shire's Vision as a vibrant and prosperous place for work, leisure and living. It will work towards the Goals and Objectives of the Community Strategic Plan.

The Local Planning Strategy:

- a. Sets out the long-term planning directions for the local government;
- b. Applies State or regional planning policies that are relevant to the Strategy; and
- c. Provides the rationale for zoning or classification of land under the local planning scheme.

## Future population growth

This draft Local Planning Strategy is the broad plan anticipating the Shire's future growth opportunities, ensuring that the Shire is well-prepared for new development that meets the community's aspirations and goals.

The medium-term population forecasts indicate that the Shire could be home to 12,200-15,400 people by the year 2026. This growth will primarily occur within Onslow, Tom Price and Paraburdoo.

As a company town, Pannawonica is outside the scope of this Strategy, and any population changes in Pannawonica will be directed by Rio Tinto.

The draft Local Planning Strategy has a set of township strategy plans for Onslow, Tom Price and Paraburdoo. The township strategy plans are found in Part 1 of the draft Local Planning Strategy and identify future areas for housing, industry, tourism and commercial development, ensuring the Shire is well positioned to meet future population growth and economic development.

A Local Planning Strategy does not rezone land, rather it provides the strategic justification and rationale for the future direction of growth and is the basis for preparing the Shire's new local planning scheme.

## Onslow Issues and Opportunities

The draft Local Planning Strategy identifies and considers the following significant issues and opportunities for Onslow:

- Demand for future housing areas, both as infill and as expansion;
- Future school sites in expansion areas;
- Acknowledging and adapting to floodplains and modelled changes to the coastline;
- Expansion and upgrades to Beadon Creek boat harbour;
- Potential investigation areas for future relocation of the town centre;
- Workforce Accommodation and Short Stay Accommodation being encouraged in Onslow;
- Opportunity for future industrial/business park uses adjacent to Onslow Airport;
- Potential new road links;
- Separation of housing from major infrastructure such as the waste water treatment plant, flight paths, etc.

## Tom Price Issues and Opportunities

The draft Local Planning Strategy identifies and considers the following significant issues and opportunities for Tom Price:

- Future housing areas as infill areas in the townsite;
- Future housing development on the periphery of town where terrain allows;
- Workforce Accommodation and Short Stay Accommodation being encouraged in Tom Price;
- Opportunity for future housing or tourism on vacant land north of Karijini Lodge;
- Possible industry expansion near Doradeen Road, on Nameless Valley Drive, and Mine Road;
- Explore improvements to pedestrian connectivity on currently disconnected streets.

## Paraburdoo Issues and Opportunities

The draft Local Planning Strategy identifies and considers the following significant issues and opportunities for Paraburdoo:

- Future housing areas as infill areas in the townsite;
- Identify vacant lots suitable for new housing;
- Identifying additional expansion areas once other housing supply is exhausted;
- Workforce Accommodation and Short Stay Accommodation being encouraged within Paraburdoo;
- Potential expansion of the industrial area;
- Relocate clubs closer to the town centre;
- Maintain and improve landscaping at entry roads to town.

## Advertising Period

The advertising period is from 18 July 2018 to 14 September 2018.

The draft Local Planning Strategy documents are available to download from the Shire of Ashburton website. Hard copies are available for public inspection at:

- Tom Price Administration Office, Lot 246 Poinciana Street;
- Onslow Administration Office, Second Avenue;
- Paraburdoo Administration Office, Ashburton Avenue;
- Department of Planning, Lands and Heritage, Level 2, 140 William Street, Perth.

## Community Information Sessions

Community information sessions will be held in August 2018 and one each will be held in Onslow, Tom Price and Paraburdoo. Residents are welcome to attend one of these information sessions to hear more about the draft Local Planning Strategy.

The dates and venues will be confirmed on the Shire of Ashburton website, [www.ashburton.wa.gov.au](http://www.ashburton.wa.gov.au).

## Questions or preparing a submission

You are welcome to approach the Shire's planning officers to receive general information and advice. Should you wish to discuss a particular property or matter, please contact the Shire on (08) 9188 4444 or via email [townplanning@ashburton.wa.gov.au](mailto:townplanning@ashburton.wa.gov.au) to arrange an appointment.

The Shire of Ashburton will take into account any submissions that are received during the advertising period.

Should you wish to make a submission on the draft Local Planning Strategy, please lodge before 5pm on 14 September 2018.

Feedback Forms are available at the Shire's offices in Tom Price, Paraburdoo and Onslow, and online at [www.ashburton.wa.gov.au](http://www.ashburton.wa.gov.au)

Submissions may also be prepared and sent to the Shire of Ashburton by the following means:

By Post: Shire of Ashburton, PO Box 567, Tom Price WA 6751

By email: [townplanning@ashburton.wa.gov.au](mailto:townplanning@ashburton.wa.gov.au)