



# Onslow Expansion Plan

THE STAR OF THE NORTH

Building blocks for a vibrant, sustainable and prosperous future

## MINISTER FOREWORD

I would like to commend the collaborative efforts of all those involved in developing the Onslow Expansion Plan, including the Shire of Ashburton, Pilbara Cities Office, LandCorp, Department of State Development, Department of Planning, Chevron, key stakeholders and especially the community of Onslow.

The Expansion Plan paints a vivid picture of a town featuring all of the essential modern elements, that a town of its anticipated future size needs. Most importantly it will pay homage to the unique historical and cultural character of Onslow.

Coupled with the strong sense of community that already exists, I can easily envisage Onslow being a town in which one could happily live, work and raise a family.

This Expansion Plan represents the first of many staged developments for Onslow's growth as it sets out to achieve the aspirations of the local community and key stakeholders.

We are highly committed to progressing this Expansion Plan, however we cannot do it alone. To ensure this project continues to travel down the path to securing a prosperous future for Onslow, the cumulative efforts of the private and public sectors are essential.

State Government, Shire of Ashburton, local business and resource industry investment are needed to turn this Expansion Plan into a reality, so we invite you to join us on this exciting and rewarding journey.

### **Hon, Brendon Grylls, MLA**

Minister for Regional Development; Lands



## SHIRE PRESIDENT FOREWORD

I have had the pleasure of living in Onslow for over 16 years with my husband Steve - we ran the local supermarket until selling last year. During that time I can say I have had the opportunity to be involved with every facet of the town and feel I have a good sense of how it ticks.

The Shire and LandCorp conducted a week-long community planning process in the Town Hall that saw over 80 Onslow residents and visitors attend and put forward their views and aspirations. This plan has been generated from that feedback and clearly expresses the overall hopes and dreams of the community.

We understand that some aspects may not be your dream, but there will be other opportunities for you to have your say during the development of Onslow in the future.

This plan is a wish list, a plan of what Onslow could grow into. This draft sets the way forward and will help governments, key service agencies, developers and families plan a future in and around the town.

Onslow has a heart and soul that has developed over many generations. Through acknowledgement of our past, we hope to direct growth to enhance the existing way of life and enable Onslow to be the Star of the North – a great place to live and play.

### **Kerry White**

Shire President



# THE STORY OF ONSLOW

## THE PAST

The past and present locations of the townsite sit on traditional lands of the Thalanyji people.

Founded in 1883 as a small port at the mouth of the Ashburton River, the story of modern day Onslow is one forged in the township's ability to turn adversity into opportunity.

Due to repeated cyclone damage and flooding, the decision was made in 1913 to move the town 16 kilometres north east to take advantage of the deeper waters of Beadon Bay and the higher ground. With the Second World War intervening, and the important role Onslow was to play in the country's defence, the move was made over several years.

Whilst still subject to the brunt of cyclones sweeping along the coast, the present township of Onslow and its sense of community remain strong.

The town has traditionally been a small fishing, holiday and pastoral community supported by the growth of tourism and, in more recent times, the salt industry. Now, its deep water access and proximity to off-shore gas reserves will help write the next pages in Onslow's history with the development of the Ashburton North Strategic Industrial Area (ANSIA).

In July 2011, the Shire adopted the Onslow Townsite Strategy, which aims to ensure the characteristics that set it apart from other resource driven towns are maintained and enhanced. In order to progress this work, the Shire, in partnership with the State Government, have developed an Expansion Plan to drive the vision for a vibrant, sustainable and prosperous future into all areas of growth.

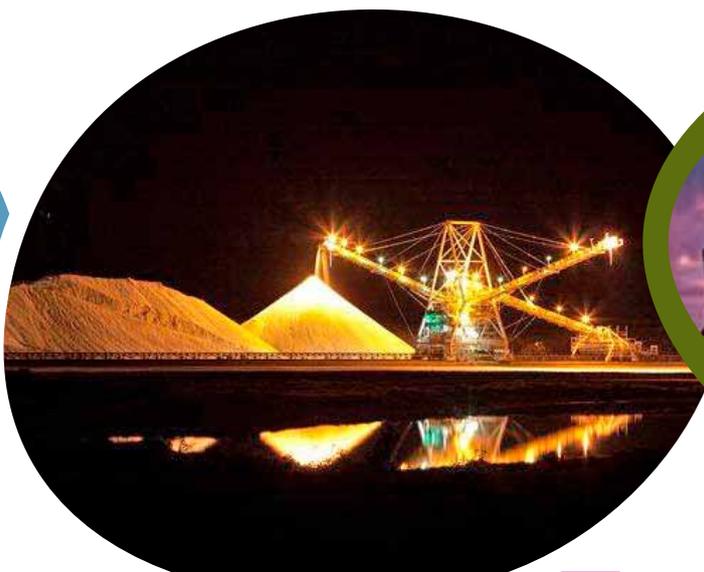
## THE PRESENT

The ANSIA has been identified by the State as a strategic area that will cater for the development of liquefied natural gas processing and storage, and provide a multi-user export hub that will primarily be used by those in the oil and gas sector.

Population growth and expansion of the town will be brought about by the ANSIA's development and the growth of local industry. Protecting and building upon the relaxed and inclusive community and holiday atmosphere is essential. With a current residential population of approximately 700, Onslow is expected to welcome an additional 1,500 residents by 2016 and more than 3,300 into the future.

The preparation of the Expansion Plan signals a local and State Government commitment to working closely with the community and key stakeholders to provide a clear picture as to how this growth should be delivered and to ensure an integrated approach in the townsite's development.

The Plan targets key priority areas such as infill residential lots, broad scale residential and industrial expansion opportunities, the town centre and foreshore. The Shire of Ashburton and key stakeholders will collaborate to ensure the delivery of projects that will create the pillars for growth to steer other future development in Onslow.



## WHERE TO NEXT?

This Plan provides the building blocks for a vibrant, sustainable and prosperous future for Onslow, and considers the significant opportunities that are currently presented to the town. Transforming these into reality still requires investment and planning from Government, resource companies and the private sector.

### **The challenges.**

Onslow faces a number of challenges before it can reach its full potential. Critical issues such as limited infrastructure and land development constraints still need to be overcome before the Expansion Plan can be fully realised.

### **The way forward.**

The Shire will concentrate its short term efforts on key projects including:

1. Main Street upgrades;
2. Airport expansion; and
3. Light industrial development.

LandCorp will move forward with:

1. Infill development to release residential lots throughout 2012 and 2013;
2. Putting in place a Structure Plan to accommodate medium to long term growth; and
3. Providing guidelines to ensure new housing and community facilities better reflect local climatic conditions and Onslow's unique character.

### **Partnerships.**

The above work will be completed in parallel to the planning for infrastructure currently being undertaken by the Department of State Development, the lead agency in regard to infrastructure planning for both the ANSIA and town.

Involvement of local businesses and resource companies is also essential. With the recent contribution of up to \$250million from Chevron, the private sector is helping to establish a foundation on which to build.



# THE ESSENTIAL ELEMENT – THE COMMUNITY

To ensure the visions and aspirations of the local community shape the development of the Expansion Plan, extensive stakeholder engagement has been undertaken and will continue into the future.

In July 2011 a large-scale consultation was completed with the local residents of Onslow to gauge responses to a wide cross section of issues. There have also been numerous consultation processes in the past that fed into the development of the vision.

Key feedback to date includes:

- Provision of affordable and diverse housing types;
- The acknowledgement of a distinctive Onslow built form style and character that responds to the natural environment (climate and cyclones);
- The importance of acknowledging and respecting Onslow's Aboriginal and European heritage;
- The need for increased recreation and tourism related opportunities, giving the community and visitors the opportunity to access and appreciate new areas of the foreshore;
- Better access to the town centre and the water's edge;
- The desire for additional cool, shaded spaces, using natural and purpose built structures;
- The need to appropriately manage town centre traffic and parking related issues;
- The desire to attract shops and services such as cafes, bakeries, butchers, banks, chemists, doctors, dentists and clothing stores; and
- The integration of existing and new residential areas.



# THE VISION FOR ONSLOW

This Expansion Plan aims to support and progress the Shire of Ashburton's community vision that Onslow be a vibrant, sustainable and prosperous place for work, living and leisure – for both residents and visitors.

Key objectives underpinning that vision, combined with community feedback, have become the foundations of the Plan:

## SUSTAINABLE LIVING

- Respect and build on Onslow's existing heritage values;
- Be sensitive to the culture of Onslow's Indigenous community and protect areas of high value; and
- Maintain and conserve Onslow's historical buildings and places.

## ECONOMIC VITALITY

- Allocation and development of land to cater for anticipated demand;
- Ensure the resource and associated companies related to Ashburton North utilise Onslow for operational purposes;
- Facilitate local job creation;
- Improve and enhance connectivity to, from and within the town centre;
- Provide hard and soft infrastructure in an efficient, coordinated, cost-effective manner; and
- Provide for transient workforce accommodation only where it ensures positive social, amenity and architectural outcomes.

## COMMUNITY WELLBEING

- Enhance liveability and lifestyle choice opportunities;
- Strengthen local sense of place;
- Provide community facilities and services in a coordinated and timely manner; and
- Maintain a secure and safe community.



# THE KEY AREAS FOR PLANNING

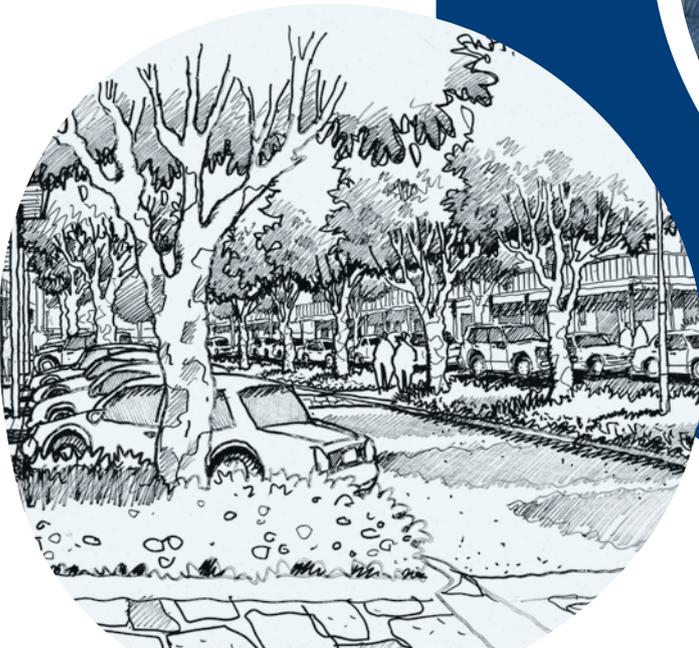
## RESIDENTIAL EXPANSION

- The development of new residential precincts that respond to the local environment;
- Residential streets with shaded open spaces that are planted with a range of native and environmentally suitable plants; and
- The development of a distinctive, elevated style of housing that is both responsive to the climatic conditions and local character of Onslow.



## TOWN CENTRE

- A town centre offering diversity for locals and visitors;
- A full range of goods and services such as shops, cafes and restaurants along Second Avenue;
- Main Street development that is attractive and representative of the historical township character of Onslow;
- Climatically responsive design features, such as large covered walkways that enable people to comfortably move around the town;
- Ground level commercial and civic buildings with residential apartments above;
- A main street with enhanced connections to the water's edge and surrounding residential areas;
- Activities that extend into the evening, when the outdoor temperature is more appealing to street life; and
- Built form that takes potential flooding issues into account.

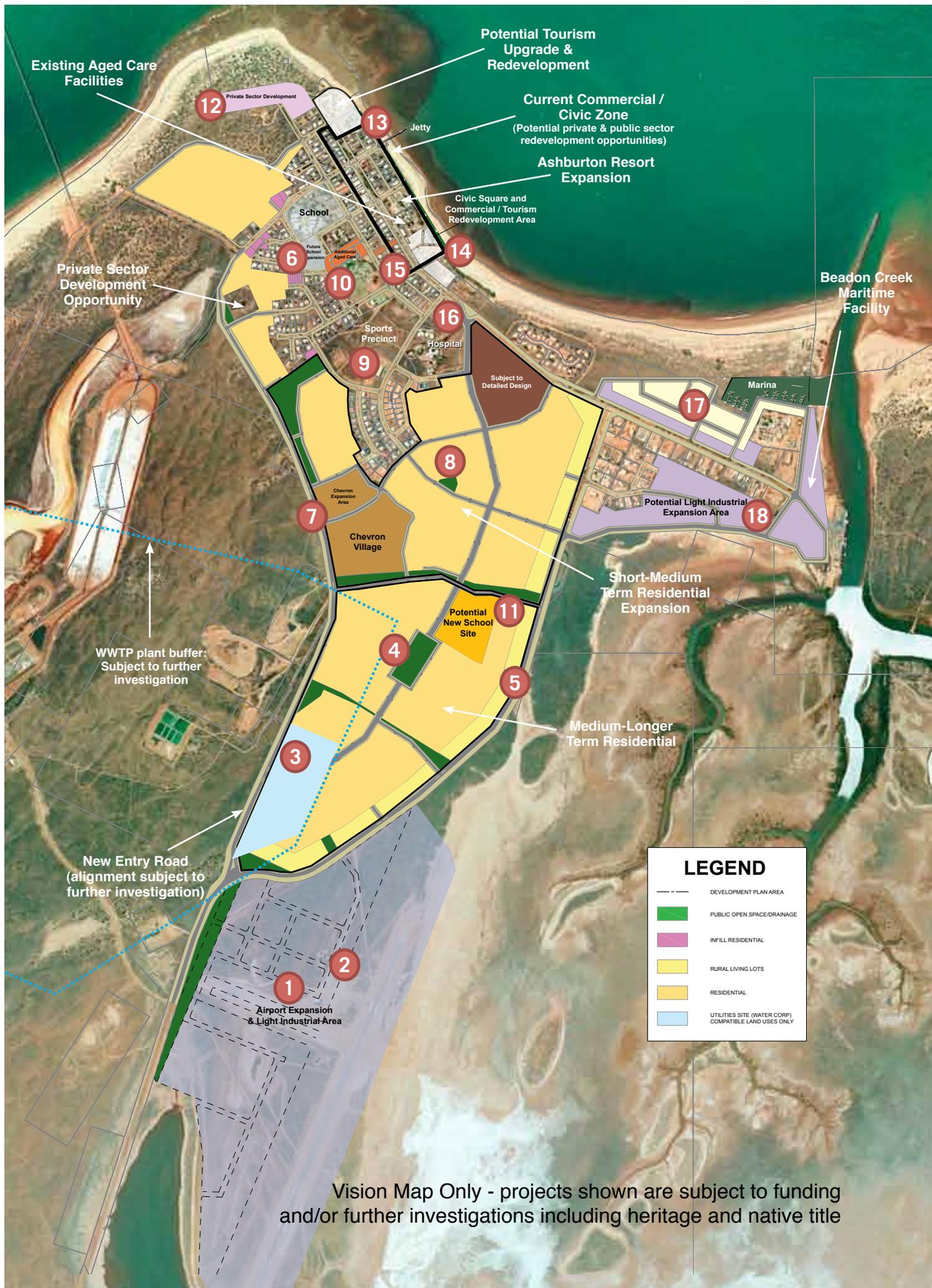


## FORESHORE

- Low impact development that retains significant open space;
- A range of active and passive recreational activities that draw tourists and local residents to the water's edge to exercise and interact;
- Easily accessible pathways that encourage the integration of walking and cycling into key activity hubs along the foreshore;
- A range of visitor accommodation, which could diversify and strengthen the local economy of Onslow; and
- A possible future Beadon Creek Marina that could enhance the marine based recreational and commercial activities that already exist and create a unique attraction within the townsite.



# ONSLOW EXPANSION PLAN: THE BUILDING BLOCKS FOR A VIBRANT, SUSTAINABLE



LEGEND	
	DEVELOPMENT PLAN AREA
	PUBLIC OPEN SPACE/DRAINAGE
	INFILL RESIDENTIAL
	RURAL LIVING LOTS
	RESIDENTIAL
	UTILITIES SITE (WATER CORP), COMPATIBLE LAND USES ONLY

Vision Map Only - projects shown are subject to funding and/or further investigations including heritage and native title



## THE EXPANSION PLAN PROVIDES THE BUILDING BLOCKS OF A VIBRANT, SUSTAINABLE AND PROSPEROUS FUTURE FOR ONSLOW

1. The opportunity for an extended and upgraded airport. ●
2. The Shire's new light industrial precinct to support the development of ANSIA. ●
3. Location for water infrastructure (subject to further investigation). ●●
4. Centralised and connected open spaces to encourage community interaction. ●●●
5. The possibility of larger residential living lots. ●●●
6. An area to facilitate the expansion of Onslow Primary School. ●●
7. Site for the Chevron Operational Workforce Village. ●
8. Opportunity for higher density surrounding public open space and high amenity areas. ●●
9. Development of a new multi-sport and recreational precinct. ●
10. Additional high quality aged care accommodation that is centrally located. ●●
11. The potential for a second school. ●●
12. Privately owned development site. ●●
13. A new town jetty, contributing to the activation of the foreshore area. ●●
14. A pedestrianised civic square / plaza that provides a central meeting area along with the potential for commercial / tourism redevelopment opportunities. ●●
15. A pedestrian link that provides a safe thoroughfare for future residents of the aged care accommodation. ●
16. Existing hospital site to be redeveloped in its current location (subject to further investigation). ●●
17. Potential for mixed density residential, tourism and accommodation surrounding a possible future Marina. ●●
18. Potential for light industrial and marine based activities. ●●

●	Short term
●	Medium term
●	Long term

## MORE INFORMATION

We look forward to further community and stakeholder contributions to the realisation of the vision for Onslow as illustrated by this plan.

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Plans are indicative only and subject to investigation, including Heritage Surveys, native title and funding.

LC1834 03/12

