



# Local Planning Strategy Part A







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## STRATEGIC PLANS

Regional Plan  
City Coast Plan  
Karratha Plan  
Dampier Plan  
Wickham & Cossack Plan  
Roebourne Plan  
Point Samson Plan





# 1

## Introduction

### 1.1 Purpose

This Local Planning Strategy provides strategic land use planning for the City of Karratha for the next 10 years to achieve Council's vision to be Australia's most liveable regional city. The Strategy has been developed in accordance with the Department of Planning's Local Planning Manual.

A Local Planning Strategy is required to be prepared under the Planning and Development (Local Planning Schemes) Regulations 2015 as the strategic basis for the preparation of a Local Planning Scheme. The Strategy must

- set out the long-term planning directions for the local government;
- apply any State or regional planning policy that is relevant to the strategy; and

- provide the rationale for any zoning or classification of land under the local planning scheme.

The Strategy consists of two components:

**Part A – Local Planning Strategy**

Outlines the strategies and actions.

**Part B – Local Profile and Context Analysis**

provides the relevant background to the Strategy, including analysis of information and the rationale for the Strategy.



## 1.2. City of the North West

The City of Karratha encompasses a total land area of 15,882 square kilometres, 350km of coastline and is home to more than 21,000 residents according to the 2016 census. It is the most populated Local Government area in North-Western Australia. Located in the dynamic Pilbara region of Western Australia the City of Karratha consists of Dampier, Karratha, Roebourne, Wickham, Point Samson and the historic village of Cossack. These coastal communities offer high levels of amenity and recreation opportunities which provide a strong foundation for continued population growth into the future.

The City of Karratha is one of thirteen local government authorities within the Gascoyne Pilbara and Kimberley regions that constitute North Western Australia, as identified by the Federal Office of Northern Australia.

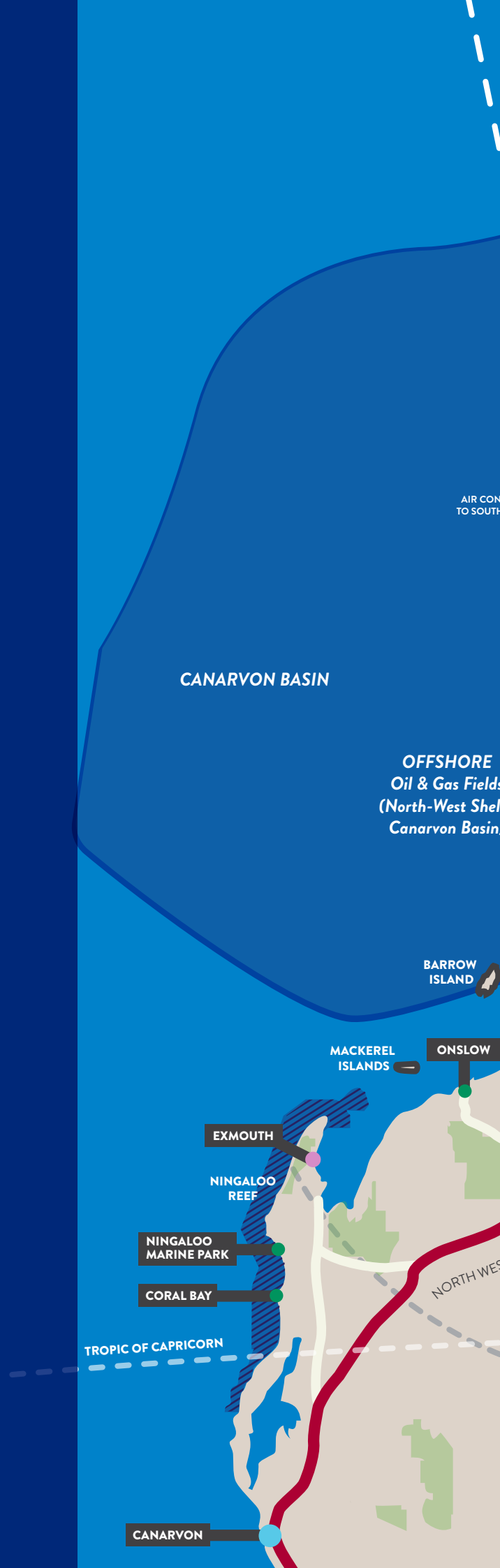
*Of these thirteen Local Governments the City of Karratha hosts the largest population, controls the largest infrastructure portfolio, has the largest asset base and generates the largest revenues. This places is the City in the best position to be the primary City of the North West.*

The City has very low unemployment and median weekly incomes significantly higher than the Western Australian average, and higher than any other member of the Regional Capitals Alliance of Western Australia. When compared to some regional City's, Karratha has more than double the median income (2016 ABS Census).

Famous for its resource industry, the City of Karratha has rapidly grown into a vibrant and liveable regional destination. Today, major features of the City include unparalleled access to the Indian Ocean through the Dampier Archipelago and Burrup Peninsula, an extensive calendar of annual events and a growing number of modern recreational facilities and services for residents and visitors.

The City encompasses three high production ports of Cape Preston, Dampier and Cape Lambert which are responsible for export of a number of bulk commodities including iron ore, LNG, condensate, LPG, petroleum, salt and ammonia. Karratha is the sixth largest contributor to the national economy with a Gross regional product of \$19.69 billion following Brisbane (\$106b), Sydney (\$102b), Melbourne (\$76b), Perth (30.5b) and Gold Coast (\$25b). Plans for further expansion of the resources sector into the future will lead to the development of two new ports at Anketell and Balla Balla.

The City contains the largest collection of indigenous rock art in the world; up to a million estimated individual pieces dating back over 30,000 years. The area is the Traditional land of a number of Traditional Owner language groups.









## 2

# Vision and Planning Principles

## 2.1. Vision

The City of Karratha's adopted vision is:

*Australia's most liveable regional City.*

The vision is consistent with the vision in the City's 2016 – 2026 Community Strategic Plan which was developed following extensive community engagement.

Australia's most liveable regional city will have a variety of affordable living options, a diversified economy, high quality recreational infrastructure and a well conserved natural environment.

The planning principles for the Local Planning Strategy align with the City's Community Strategic Plan Themes and the Pilbara Planning and Infrastructure Framework.







# 3

## Strategies and Actions

### 3.1. Our Role in Australia's North West

**Objective: Strengthen Karratha as the primary centre of Australia's North-West Region.**

OUR STRATEGIES		OUR ACTIONS
3.1.1	Provide sufficient urban land in Karratha to support population growth identified within the Pilbara Planning and Infrastructure Framework (2012).	<ul style="list-style-type: none"> <li>• Zone land as per Karratha Strategic Plan and Local Structure Plans to accommodate population growth.</li> <li>• Zone Lazy Land sites for future development where appropriate.</li> <li>• Review density codes as part of the preparation of Local Planning Scheme No.9.</li> <li>• Make land available to support Australian Defence Force operations in Northern Australia.</li> <li>• Make land available to facilitate development of health and education facilities to service the broader North-West region.</li> </ul>
3.1.2	Develop Dampier, Point Samson, Wickham, Roebourne, Cossack to be cohesive settlements with a strong sense of place and unique character that is climate responsive.	<ul style="list-style-type: none"> <li>• Implement townsite structure plans for each community.</li> <li>• Prepare Local Planning Policy to protect and enhance the unique elements of each community that define their sense of place and character (i.e. Dampier's connection to the coastline and Islands).</li> <li>• Plan for the development of the Wickham Town Centre as a district centre servicing the eastern corridor of the City.</li> </ul>
3.1.3	Make Karratha a more accessible destination.	<ul style="list-style-type: none"> <li>• Grow and develop Karratha through facilitating appropriate development and attracting higher order services, to provide for existing and future residents and visitors of Australia's North West.</li> <li>• Plan and protect the development of transport corridors which increase accessibility for domestic and freight movements to and from Karratha.</li> <li>• Support development of uses which will complement operations at the Karratha International Airport.</li> </ul>
3.1.4	Provide commercial and industrial land that create local jobs to service local and regional needs.	<ul style="list-style-type: none"> <li>• Zone commercial and retail land to meet regional population growth.</li> <li>• Zone general and light industrial land to meet regional population growth.</li> </ul>

## 3.2. Our Community

**Objective: Diverse opportunities in employment, housing and infrastructure.**

	OUR STRATEGIES	OUR ACTIONS
3.2.1	Provide choice, quantity, quality and affordability in housing that contributes to a desirable lifestyle.	<ul style="list-style-type: none"> <li>• Enable replacement of aged dwelling stock in established urban areas.</li> <li>• Facilitate higher density and quality multiple and grouped dwellings within and around activity centres and areas of high amenity.</li> <li>• Provide incentives which encourage development of retirement and aged care living options.</li> <li>• Implement the residential densities recommendations of the Karratha Revitalisation Strategy (2017) .</li> <li>• Plan the development of surplus Public Open Space suitable for rationalisation.</li> <li>• Review Local Planning Policy DP7 - Residential Design Codes and adopt provisions to facilitate redevelopment.</li> </ul>
3.2.2	Provide land and infrastructure to support growth of existing and new industries including downstream processing, renewable energy, aquaculture, intensive agriculture & tourism.	<ul style="list-style-type: none"> <li>• Enable tourism development and uses in Dampier, Point Samson and Roebourne which maximise interaction with the coastline and heritage areas.</li> <li>• Assist industry proponents establish new industries and downstream processing.</li> <li>• Protect infrastructure corridors, strategic industrial areas and strategic transport infrastructure from encroachment of sensitive land uses and creation of industry buffers consistent with Environmental Guidance Statement No.3.</li> </ul>
3.2.3	Grow the City's permanent population and workforce.	<ul style="list-style-type: none"> <li>• Ensure residential land is readily available to develop in preparation for major investment decisions by the primary industries sector.</li> <li>• Plan the transition to a more residential workforce wherever possible.</li> <li>• Continue to provide for workforce accommodation on an as-needed basis and in accordance with relevant Council policies.</li> </ul>
3.2.4	Maintain a secure supply of high quality utilities, transport, telecommunications and community infrastructure.	<ul style="list-style-type: none"> <li>• Plan new and preserve existing corridors for utilities.</li> <li>• Reserve land which will provide for improved connectivity of existing settlements.</li> <li>• Provide and maintain recreation and community facilities which are accessible, fit-for-purpose and responsive to community expectations.</li> <li>• Plan for utilities, transport and telecommunications infrastructure demands.</li> <li>• Review plan for local roads, footpaths and community facilities to meet community needs.</li> <li>• Review and plan for local roads, footpaths and community facilities to meet community needs.</li> </ul>





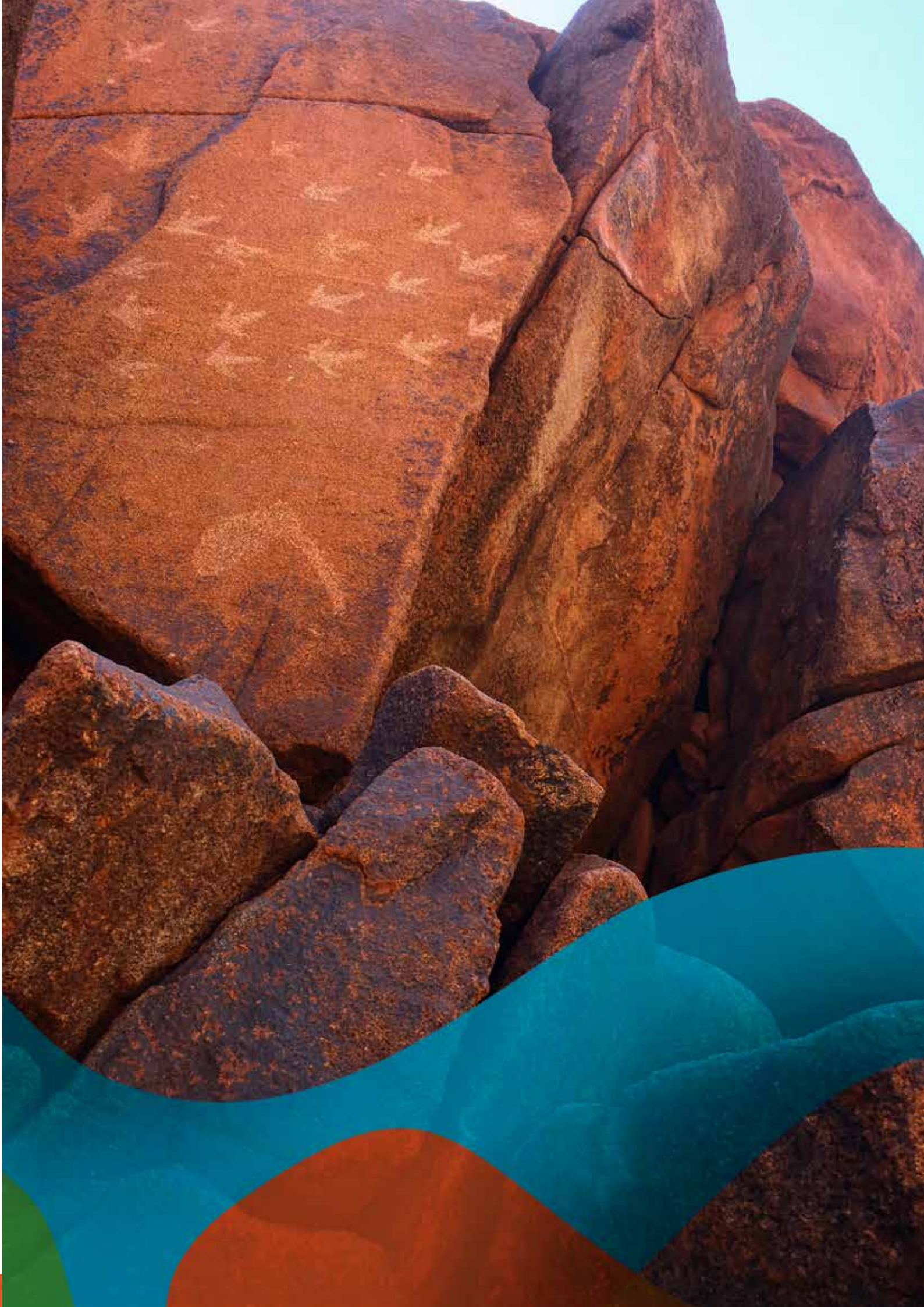


### 3.3. Our Natural and Built Environment

**Objective: Responsibly leverage environment, built and cultural heritage assets**

	OUR STRATEGIES	OUR ACTIONS
3.3.1	Provide for extraction and processing of natural resources to enhance community, economic values in a responsible manner.	<ul style="list-style-type: none"><li>• Facilitate extraction of basic raw materials where it does not compromise environmental and recreational values.</li><li>• Ensure oil, gas and mineral resources are protected for extraction.</li><li>• Support the resources sector develop industries in a way that maximises benefits for the local economy and local community.</li></ul>
3.3.2	Manage and promote the City of Karratha's natural environment and cultural heritage values through conservation, tourism and recreation.	<ul style="list-style-type: none"><li>• Areas of environmental significance are recognised and protected.</li><li>• Consult with Traditional Owners regarding land development and management.</li><li>• Ensure heritage sites are zoned to conserve historic values whilst enabling tourism</li></ul>
3.3.3	Manage protect and enable coastal recreation activities.	<ul style="list-style-type: none"><li>• Implement the City's Coastal Management Strategy and coastal management plans.</li><li>• Facilitate site responsive coastal development and land uses.</li><li>• Facilitate expansion of Hampton Harbour Marina, and Point Samson Marina, by resolving land use constraints.</li><li>• Plan for commercial development at Searipple Precinct.</li></ul>
3.3.4	Ensure the recognition, protection, enhancement and promotion of places of Aboriginal and European heritage significance and exemplary local character.	<ul style="list-style-type: none"><li>• Designate Roebourne Heritage Precinct and Cossack Heritage Precinct as Heritage Areas under the Planning and Development Regulations (2015).</li><li>• Update the City's Municipal Heritage Inventory and maintain a Heritage List under the Planning and Development Regulations (2015).</li><li>• Identify heritage areas and develop local planning policies which manage land uses, include design guidelines and incentivize the use of heritage buildings for active purposes.</li></ul>







## 3.4. Governance

**Objective: Flexible, responsive planning and decision making framework.**

OUR STRATEGIES		OUR ACTIONS
3.4.1	Develop a land use and development control environment which encourages investment and activity in the City of Karratha.	<ul style="list-style-type: none"><li>• Develop and adopt local planning policies and management plans which consider the Pilbara vernacular and reflect conditions within the City of Karratha.</li><li>• Land Use and Development controls reviewed towards creating a streamlined approvals pathway for subdivision and rezoning.</li><li>• Local circumstances and flexibility in interpretation of policy, is factored into decisions on local issues.</li></ul>
3.4.2	Development on residential, commercial and industrial land enabled through orderly and rational planning.	<ul style="list-style-type: none"><li>• Review Local Planning Strategy, the local planning scheme and local planning policies in accordance with minimum time-frames.</li><li>• Prepare urban water management plans for each settlement consistent with the Karratha Water Management Strategy</li><li>• Scheme provisions and local planning policies are reviewed and updated to deliver a high quality urban form.</li></ul>
3.4.3	Work within Land Administration legislation to ensure timely supply and management of land.	<ul style="list-style-type: none"><li>• Ensure that land identified for future development is transferred into Freehold title through engagement with Traditional Owners and State Government.</li><li>• Support development of Crown Land Reserves and Management Orders which enable tourism and/or recreation uses.</li><li>• Support Crown Land Reserves and Management Orders which enable flexibility in land use and development.</li></ul>
3.4.4	Proactively consult and listen to feedback from the community and business sectors.	<ul style="list-style-type: none"><li>• Develop consultation policies which incorporate modern communication platforms.</li></ul>
3.4.5	Anticipate and respond to coastal hazard, bushfire management, and flooding risks through the land use framework.	<ul style="list-style-type: none"><li>• Plan for Bushfire risk management and prepare Bushfire/Hazard mapping to minimise risk to people, property and infrastructure.</li><li>• Review the City's Coastal Hazard Risk Management and Adaption Plan to provide for up-to-date storm surge and flood risk information.</li><li>• Have regard to modelled flood risk as part of preparing plans and facilitating development..</li></ul>





AIR CONNECTION  
TO SOUTH EAST ASIA

SHIPPING CONNECTION  
TO SOUTH EAST ASIA



CANARVON BASIN

OFFSHORE  
Oil & Gas Fields  
(North-West Shelf,  
Canarvon Basin)

**KARRATHA**  
Regional Capital  
North-West Australia

DAMPIER  
ARCHIPELAGO

MURUJUGA  
NATIONAL PARK

BARROW  
ISLAND

MACKEREL  
ISLANDS

ONSLOW

MILLSTREAM  
NATIONAL PARK

PANNAWONICA

EXMOUTH

NINGALOO  
REEF

NINGALOO  
MARINE PARK

CORAL BAY

TOM PRICE

PARABURDOO

TROPIC OF CAPRICORN

CANARVON

NORTH WEST COASTAL HIGHWAY

KARRATHA-TOM PRICE RD





**1. KARRATHA** - *Estimated Future Population 40,135*

**2. DAMPIER** - *Estimated Future Population 2,250*

**3. WICKHAM** - *Estimated Future Population 4,388*

**4. ROEBOURNE** - *Estimated Future Population 4,200*

**5. POINT SAMSON** - *Estimated Future Population 4,300*

**6. ANKETELL** - *4,300 ha*

**7. MAITLAND** - *4,300 ha*

 **Strategic Industry**

 **Future Strategic Industry**

 **Existing Transport Network**

 **Planned Transport Network**

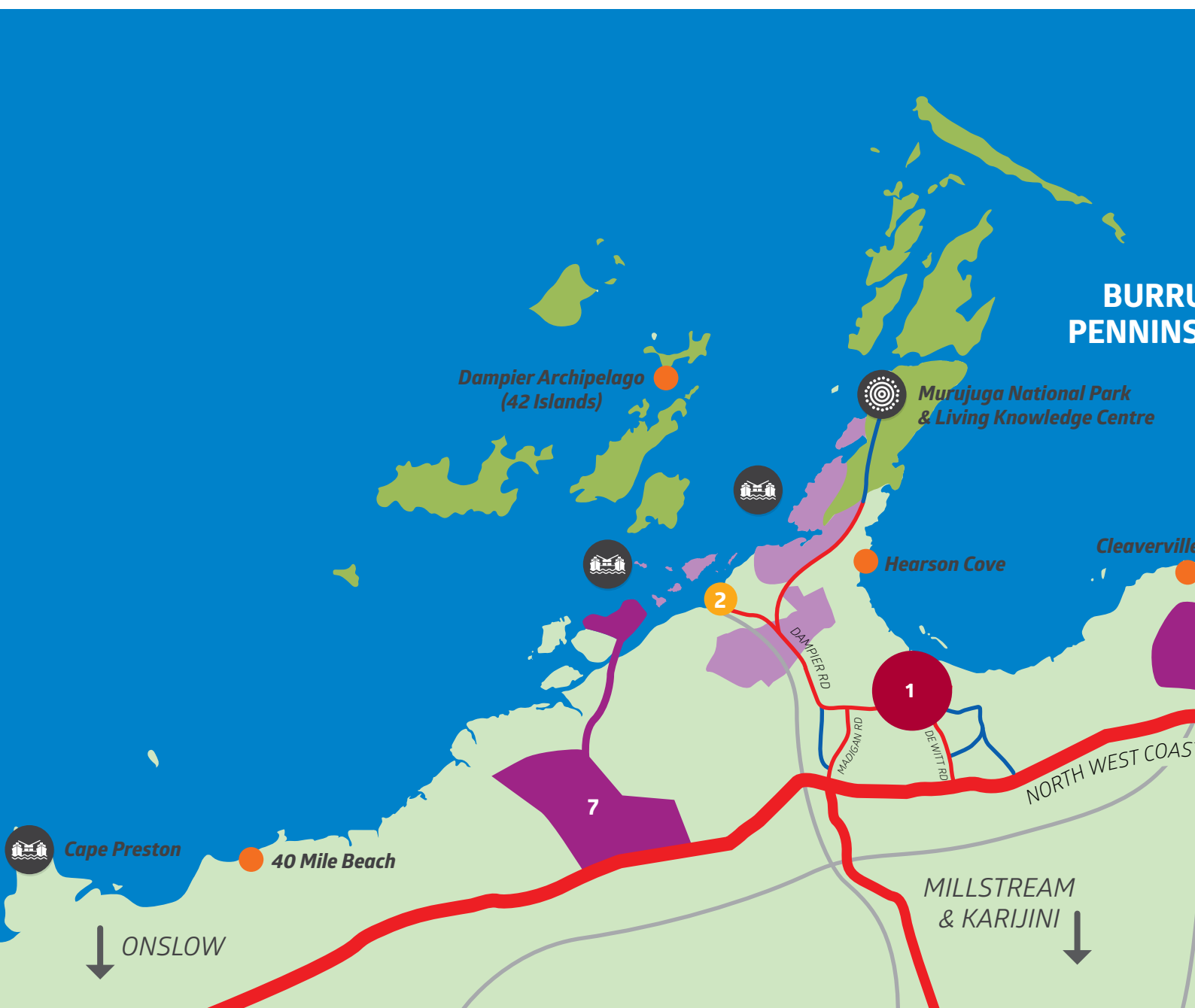
 **Tourism**

 **Rural**

 **Regional Capital**

 **Major Town**

 **Town Site**



ature Population 670

Capital City



Conservation



Port



Cultural Centre

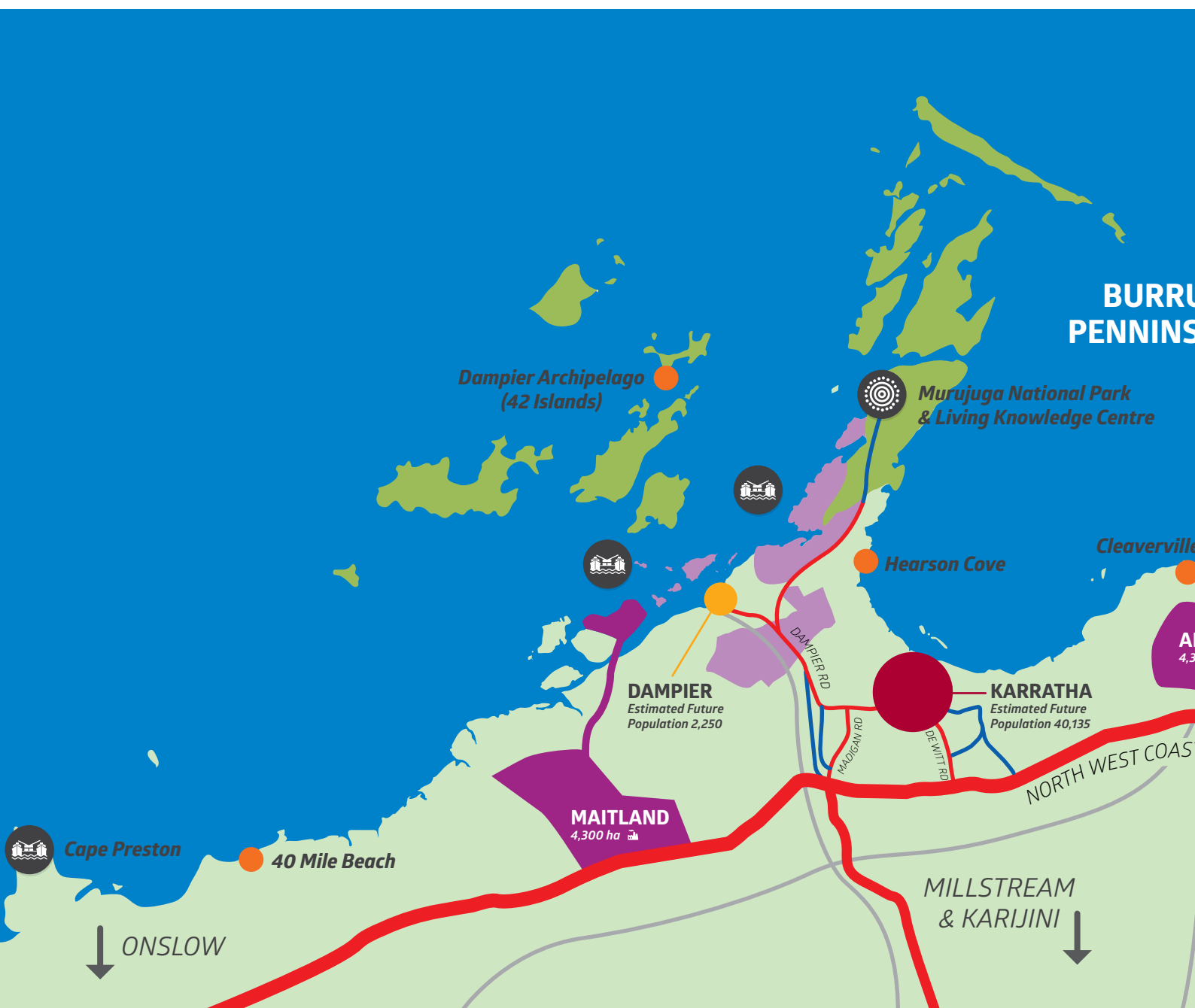
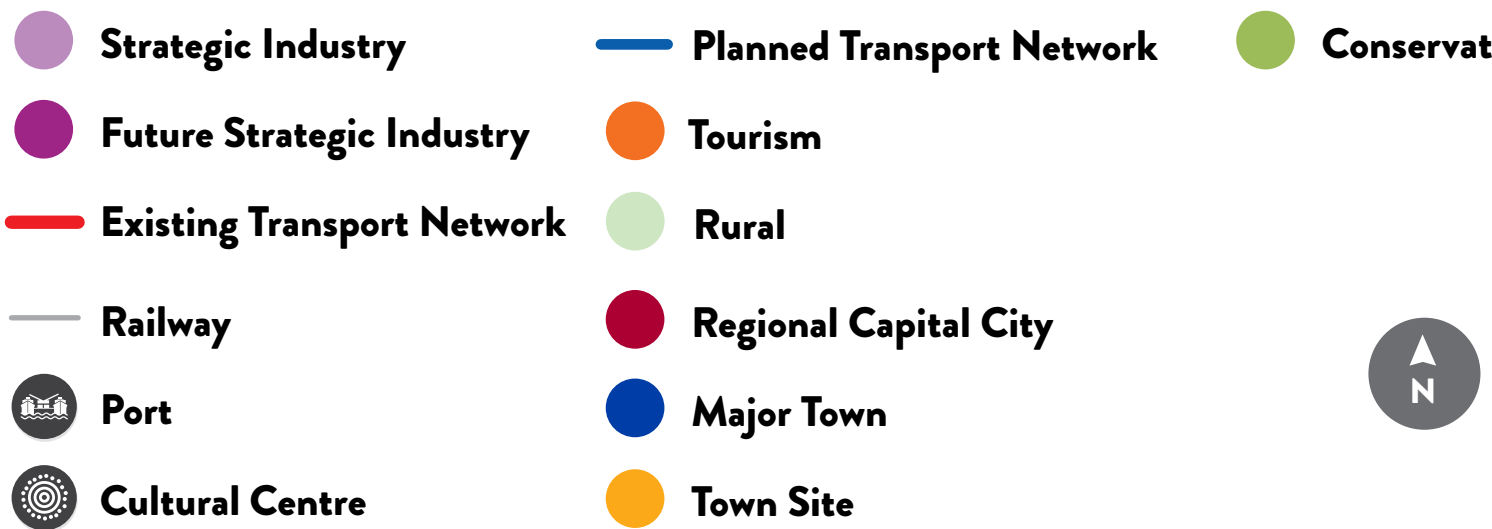


Railway



UP  
SULA







ion

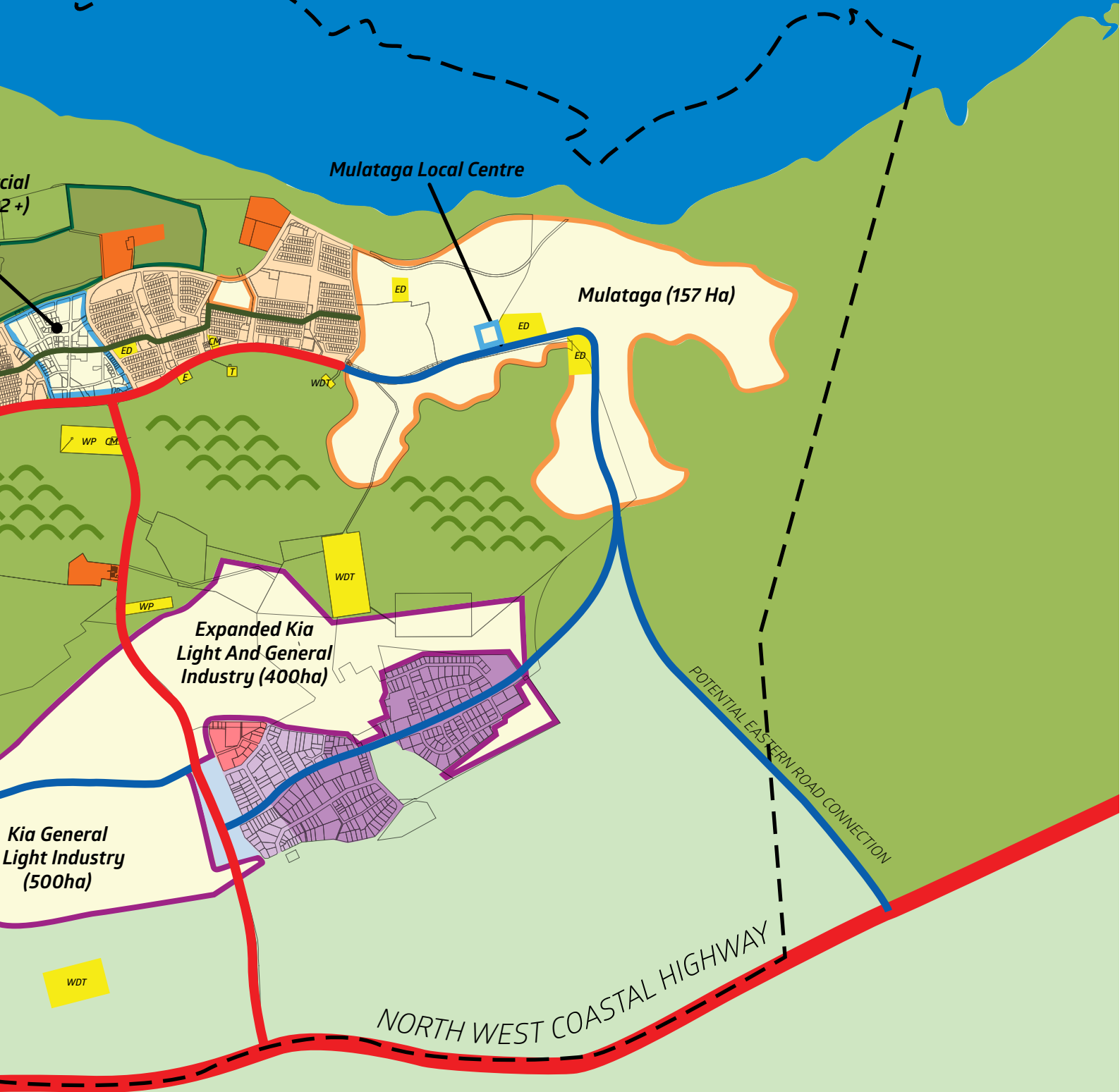
UP  
SULA





- |                |                        |                   |                    |  |
|----------------|------------------------|-------------------|--------------------|--|
| Urban          | Light Industry         | Significant Roads | Town Centre        |  |
| Proposed Urban | General Industry       | Proposed Roads    | Service Commercial |  |
| Rural          | Industrial Development | Railway           | Tourism            |  |
| Mixed Business | Townsite Boundary      | Green Link        | Public Purposes    |  |
- E - Energy, ED - Education, H - Hospital,  
 WD - Water & Drainage CM - Community  
 WDT - Waste Disposal & Treatment,  
 KLP - Karratha Leisureplex, C - Cemetery  
 KCP - Karratha Cultural Precinct

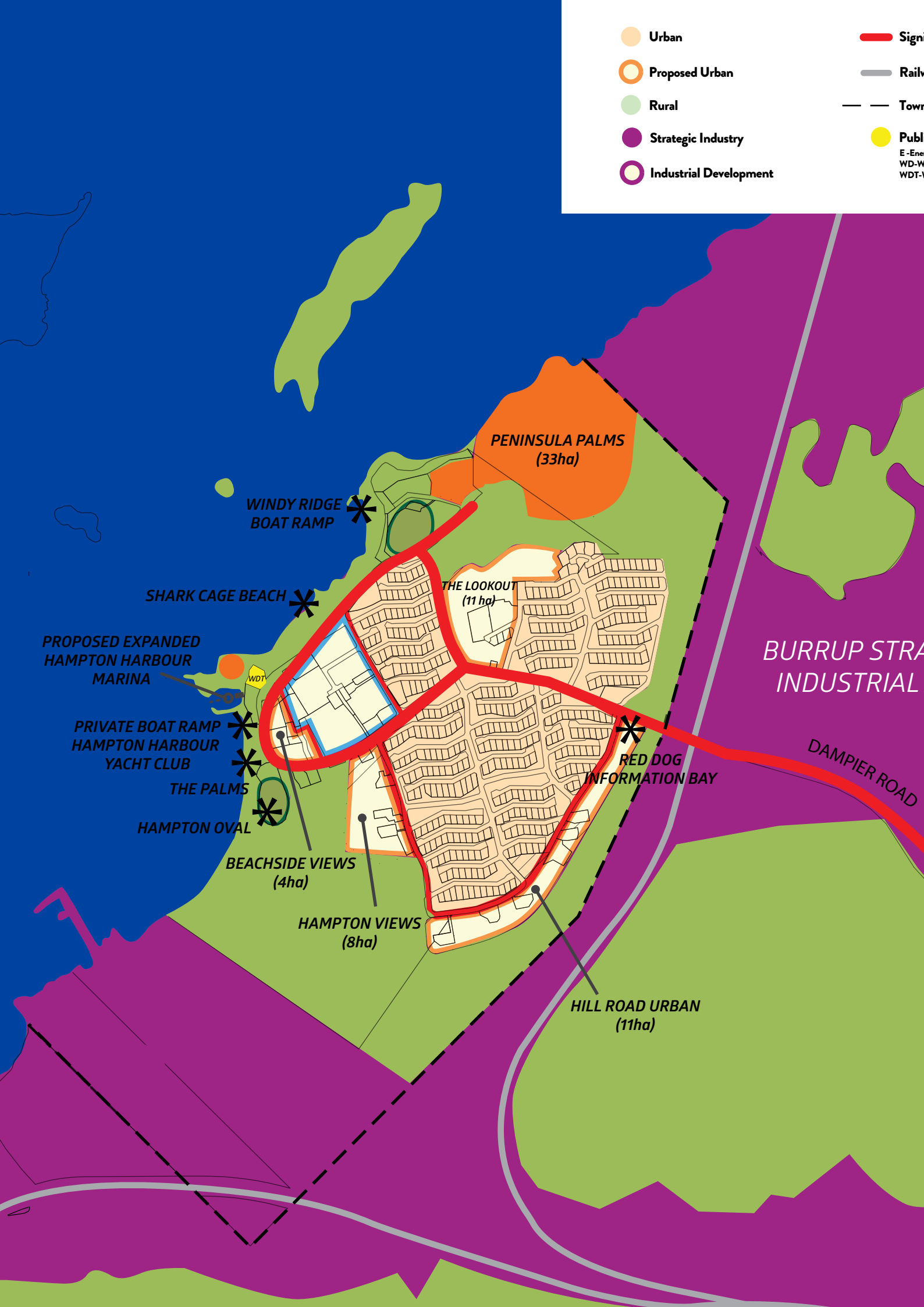
# NICKOL BAY



**Parks, Recreation  
and Drainage**  
**Conservation Recreation and  
Natural Landscapes Reserve**







Significant Roads

Highway

Ward Boundary

Land Use Purposes

Energy, ED-Education, H-Hospital,  
Water & Drainage  
Waste Disposal & Treatment,

Town Centre

Tourism

Parks, Recreation  
and Drainage

Conservation Recreation and  
Natural Landscapes Reserve

Amenity Structure / Jetty  
/ Viewing Platform.



PLAN 4  
DAMPIER

STRATEGIC  
AREA

BURRUP ROAD

INDUSTRIAL DEVELOPMENT  
CINDERS ROAD

(TEMPORARY INDUSTRIAL USES  
SUBJECT TO RELOCATION)



- |                |                        |                   |  |  |
|----------------|------------------------|-------------------|--|--|
| Urban          | Light Industry         | Significant Roads | Heritage Precinct  |  |
| Proposed Urban | General Industry       | Proposed Roads    | Parks, Recreation and Drainage   |  |
| Rural          | Strategic Industry     | Railway           | Conservation Recreation and Natural Landscapes Reserve   |  |
| Town Centre    | Industrial Development | Green Link        | Public Purposes  |  |
| Tourism        | Mixed Business         | Townsite Boundary | E - Energy, ED - Education, H - Hospital,<br>WD - Water & Drainage C - Cemetery<br>WDT - Waste Disposal & Treatment, |  |





SETTLERS  
BEACH

READERS HEAD  
LOOKOUT

COSSACK COLONIAL  
CEMETERY

COSSACK  
LANDING

VAMPIRE  
ISLAND

NULLAGINE  
RIVER

COSSACK ROAD

PERSEVERANCE STREET

Amenity Structure /Jetty  
/Viewing Platorm.





Urban

Proposed Urban

Rural

Rural Residential

Service Commercial

Light Industry

Heritage Precinct

Tourism

Industrial Development

Townsite Boundary

Significant Roads

Proposed Roads

**Public Purposes**  
E - Energy, ED - Education, H - Hospital,  
WD - Water & Drainage  
WDT - Waste Disposal & Treatment,

Town Centre

Community Facilities Precinct

Parks, Recreation  
and Drainage

Conservation Recreation and  
Natural Landscapes Reserve



- Urban
- Proposed Urban
- Strategic Industry
- Tourism
- Strategic Marina Infrastructure
- Parks, Recreation and Drainage
- Significant Roads
- Townsite Boundary
- Conservation Recreation and Natural Landscapes Reserve
- Amenity Structure /Jetty /Viewing Platform.



## PLAN 7 POINT SAMSON

