

10.0 Strategies & Actions

<div>IDENTITY</div> <div><i>An active empowered and multicultural community</i></div>		
Theme	Strategies	Actions
ENGAGED & STABLE COMMUNITY	Engage with community members and associations which are actively participating in making the City of Karratha a great place to live.	Continuously review and improve community engagement as part of planning processes to better inform the City's decision making.
	Promote and enable permanent residency as an attractive and healthy accommodation option for workers and their families	Align land use planning with projected land supply requirements to facilitate affordable private accommodation.
		Implement the recommendations of the Karratha Revitalisation Strategy (2015).
		Facilitate the accommodation of workforces in permanent forms of town-based accommodation wherever possible, preferably dwellings integrated into existing neighbourhoods.
THE CITY OF KARRATHA, A GREAT PLACE TO BE.	Promote and celebrate the unique character and sense of place which contribute to the lifestyle and amenity of the City which residents and tourists enjoy.	Implement adopted Strategic Plans that draw on a unique character and sense of place of the City and deliver a desirable lifestyle and amenity for residents.
		Provide for tourism opportunities as part of the planning framework that helps position Karratha as the 'Gateway to North-West Australia Tourism'.
HERITAGE CULTURE AND ARTS	Ensure the recognition, protection, enhancement and promotion of places of Aboriginal and European heritage significance and exemplary local character.	Periodically review and regularly refer to the City's Heritage Inventory as part of the development assessment process. Recognise the significance of this area in relation to aboriginal heritage and consult with appropriate agencies, groups and representatives as part of the planning process.
		Prepare design guidelines for heritage precincts and introduce appropriate Scheme provisions to preserve and enhance the character of heritage sites within the City. Encourage the utilisation of heritage buildings for active purposes, such as tourism related activities.
		Provide a planning framework that supports the establishment of precincts, centres, and buildings that promote aboriginal and European heritage.
		Protect heritage sites through reference to the Aboriginal Heritage Act, preparation of the City of Karratha Heritage List, and undertaking heritage surveys as part of the Native Title process
	Embrace and promote Karratha's strengths as a diverse and multicultural community with a wide variety of cultural and entertainment activities.	Plan for and provide spaces that are suitable for festivals and/or events which enable: <ul style="list-style-type: none"> - Collective celebration of the City's cultural diversity; - Celebrations by groups with common cultural background(s); and - Public art exhibits, food festivals and markets.
		Develop the Karratha Arts and Community Precinct

ECONOMIC DEVELOPMENT

Growth and diversification of the local economy

Theme	Strategies	Actions
DIVERSIFYING THE ECONOMY	Position Karratha as Administrative Hub for the Pilbara and strive to develop a concentration of government offices and agencies for North-West Australia to establish improved collaboration practices between public and private sectors.	Continue to support the federal and state government investment in making the Karratha City Centre the administrative hub of North-West Australia
		Continue to advocate for an increased defence presence within the City.
	Investigate opportunities to develop oil and gas support services.	Continue to build upon the City's competitive advantage and work undertaken to ensure there is sufficient land supply and servicing to support development of a permanent high quality supply and logistics hub for LNG and marine related support services.
		Promote investment in LNG and Marine sector through provision of quality research, information and market analysis
		Lobby for the expansion of strategic marine industry infrastructure.
		Promote the City of Karratha as the preferred location for the processing and servicing of new oil and gas supplies both onshore and offshore i.e. Canning Basin.
	Promote the City as an Industrial Hub on an international scale.	Enable the development of Anketell as a world class strategic industrial estate.
		Implement the City's <i>Economic Development Strategy</i> (2014) and align land use planning accordingly.
	Position Karratha as the 'Gateway to North-West Australia Tourism'	Ensure an adequate supply of tourist accommodation through relevant statutory controls.
		Implement various land use planning initiatives advocated within the relevant 'Growth Management Approach' and 'Built Form Pattern' sections of this Strategy to address housing affordability challenges in recognition of the relationship between housing affordability and the attraction & retention of tourism/hospitality workforces.
		Support businesses related to the role of an upgraded Karratha Airport as a hub for aerial-based tourism within North-West Australia. Promote the Karratha Airport as an international terminal.
		Within an infrastructure provision framework, investigate road network upgrades for improved vehicular access to tourism destinations i.e. the extension of the bitumen road to Millstream National Park.
	Increase tourism opportunities and activities within the City.	Support the development of marine-based tourism including enhancing existing coastal/island eco-tourism, a marina at Dampier and increasing tourist access to the Dampier Archipelago.
		Implement the City's <i>Economic Development Strategy</i> (2014)
		Implement the land use recommendations of the <i>Searipple Land Precinct Masterplan</i> (2014)
		Implement relevant recommendations of the <i>State Aboriginal Tourism Strategy</i> and support initiatives in the development of Indigenous tourism.
INVESTMENT ATTRACTION	Leverage Karratha's competitive advantages of assets, location, lifestyle pursuits, and recreational opportunities to attract businesses, residents and visitors.	Implement the recommendations of the City's <i>Economic Development Strategy</i> (2014)
		Provide an ample supply of serviced land for future development in accordance with the 'Population and Preferred Growth Pattern' section of this Strategy. Continue to deliver well planned consolidated settlements and suburbs and attractive neighbourhoods.
	Ensure the Karratha City Centre retains the largest amount of commercial activity in North-West Australia whilst increasing the provision of entertainment and hospitality services within the City Centre.	Increase commercial and retail floorspace within the Karratha City Centre commensurate with orderly and rational planning.
		Implement a planning framework and settlement structure that supports the primacy of Karratha City Centre.
		Invest in City Centre streetscapes, public spaces, and street furniture to improve amenity, stimulate investment, and accommodate a wide range of uses.
	Facilitate development of the Karratha City Centre towards a pedestrian-friendly, high amenity urban environment that attracts investment and accommodates an attractive night-time economy.	Implement the recommendations of the <i>Karratha City Centre Masterplan</i> (2010).
		Review Local Planning Policy DP1 - <i>City Centre Development Requirements</i> as required to implement the <i>Karratha City Centre Masterplan</i> (2010) to facilitate developments which address the street at the human scale with activated ground floor frontages and contribute to a vibrant pedestrian environment.
		Ensure that all demographic groups are considered in the design of city centre spaces, including specific spaces for young adult activity outside standard business hours.

ECONOMIC DEVELOPMENT

Growth and diversification of the local economy

Theme	Strategies	Actions
	Develop a transportation network which accommodates a variety of transportation modes within the City Centre and provides an appropriate supply of car parking to support local businesses and facilitate investment.	Implement and monitor the <i>City Centre Parking Strategy</i> and City Centre Parking Policy to ensure parking supply best meets parking demands of a growing city centre.
		Require City Centre parking areas to be designed in a manner which is appropriately integrated with the streetscape.
		Ensure sufficient parking for motorbikes, bicycles, loading bays, universal access parking, and larger vehicle parking.
BUSINESS ENABLING ENVIRONMENT	Facilitate sufficient land supply to accommodate demand for the full spectrum of industrial land uses i.e. 'Strategic/Heavy Industry', 'General Industry', and 'Light Industry'.	Identify and zone additional land for 'General Industry' and for 'Light Industry' as an extension to the <i>Karratha Industrial Area</i> .
		Identify <i>Development Investigation Areas</i> to expand areas zoned 'General Industry' and 'Light Industry' (DIA areas 9-11 on the Strategy Plans) and facilitate investigations to enable future rezoning and structure planning.
		Not support expansion of industrial uses outside industrial zoned areas.
		Not support the rezoning of land on Tom Price Road to Industry and only allow for additional uses to be approved where appropriate.
		Support the State Government actions that are aiming to enable the provision of land to facilitate 'Strategic Industry' and/or industry of state importance i.e. Improvement Plans and Improvement Schemes for Anketell and Maitland.
		Recognise and implement buffers to industry and infrastructure uses in accordance with <i>State Planning Policy 4.1 - State Industrial Buffer</i> policy.
		Maintain freight accessibility to <i>Strategic Industrial Areas</i> and the associated ports with suitable road and railway reservations in the Scheme.
	Expand commercial services within the City.	Facilitate expansion of commercial and retail floorspace through the provision of sufficient land appropriately zoned and serviced, ready for commercial / retail land uses.
		Include a 'Service Commercial' zone to primarily cater for Large Format Retail / bulky goods and showrooms
		Implement the recommendations of the <i>Economic Development Strategy</i> (2014).
		Build a planning framework that provides clear guidance on how and where different types of commercial activity are accommodated.
	Ensure planning and management of rural land enables appropriate use of the land and its resources.	Support the continued use of Pastoral Leases for agricultural purposes.
		Support diversification of uses on Pastoral Leases to facilitate development of alternative rural and tourism enterprises consistent with the City's <i>Economic Development Strategy</i> (2014).

POPULATION AND PREFERRED GROWTH PATTERN <i>Efficient and effective land and residential development to accommodate future growth</i>		
Themes	Strategies	Actions
GROWTH MANAGEMENT APPROACH	Facilitate the provision of sufficient amounts of Urban land ready for zoning, subdivision, and development in anticipation of growth periods.	Facilitate provision of sufficient unconstrained, and appropriately zoned land to accommodate population growth up to 38,000 and beyond by 2031 allowing for significant industry-led boom periods.
		Identify sufficient land for each settlement as Development Investigation Areas to accommodate population growth to at least 50,000.
		Implement the land use planning recommendations from the various Townsite Structure Plans in relation to future development areas.
		Implement the recommendations of the Karratha City of the North City Growth Plan which identifies residential growth areas and the infrastructure program required to service growth, in order to: <ol style="list-style-type: none"> enable infrastructure providers to align their operating plans; achieve coordinated and timely provision of infrastructure; and facilitate land banking.
		Prioritise the assessment, review, approval, and clearance of structure plans and subdivision proposals to facilitate timely release of urban land to match industry-led high demand periods. Continue to advise the Western Australian Planning Commission and relevant state authorities aware of land supply priorities.
		Support industries whose operational workforce models are based on a permanent residential workforce being accommodated within the City of Karratha, consistent with the preferred growth pattern of this Strategy.
		Facilitate timely resolution with Native Title groups for identified Urban Expansion and Development Investigation Areas.
		Identify and provide for redevelopment opportunities.
URBAN CONSOLIDATION AND RENEWAL	Consolidate housing activity by encouraging development in existing (or identified) residential areas	Implement the land use planning and density coding recommendations of the <i>Karratha Revitalisation Strategy</i> (2015) for Bulgarra, Millars Well and Pegs Creek.
		Review density codes as part of the preparation of Town Planning Scheme No.9 with a view to identifying appropriate areas for upcoding and redevelopment.
		Facilitate the development of identified Lazy Land sites. Enable the development of surplus Public Open Space identified as suitable for rationalisation and reinvestment processes.
	Provide a liveable and climate responsive model for urban development.	Review Local Planning Policy DP7 Residential Frontages and adopt expanded acceptable development provisions of the Residential Design Codes.
		Investigate opportunities for conveniently located Common Boat and Caravan Storage Areas as an alternative to private lot storage.
HOUSING DIVERSITY	Facilitate the provision of diverse, high standard housing options to accommodate a range of demographic groups and respond to demographic trends.	Permit compatible and appropriate mixed use development within residential areas on the basis that they do not adversely affect the amenity of the residential areas.
		Target a gross residential density between 10 and 15 dwellings per hectare across existing 'Urban' and 'Urban Expansion' areas. Apply variations in gross residential density to reflect local character and site specific constraints.
		Ensure a mix of housing types and density options generally as follows: <ol style="list-style-type: none"> 75 per cent low to medium density with a wide range of lot sizes; 15 per cent medium to high density grouped dwellings; and 10 per cent apartment buildings.
		Adopt and implement the recommendations of the following documents: <ol style="list-style-type: none"> Karratha Revitalisation Strategy; Dampier Townsite Structure Plan; and Roebourne Townsite Structure Plan.
		Require high quality Transient Worker Accommodation developments which are integrated with neighbourhood environments for operational FIFO workers in accordance with Local Planning Policy DP10 Transient Worker Accommodation.
		Regulate and incentivise the implementation of the Pilbara Vernacular handbook and the Karratha Vernacular handbook
		Work with Landcorp, Department of Housing and others to explore alternative and innovative lot typologies which respond to the housing needs of the growing community.

<div>COMMUNITY SERVICES AND SPACES</div> <div>Community services and spaces that contribute to attracting people to the City and retaining people locally</div>		
Themes	Strategies	Actions
COMMUNITY FACILITIES	Promote liveability of the City by developing a variety of community services, facilities and recreational areas to support the forecast population growth.	Have regard to the <i>Community Facilities Plan</i> (2013) in planning for the provision of land to accommodate community facilities required to meet the needs of the forecast population.
		Pursue reservation and management orders for the <i>Karratha Hills Nature and Recreation Reserve</i> .
		Ensure, where practical and reasonable, that community facilities are located within/adjacent identified Activity Centres.
	Provide an appropriate balance of local, district and regional open space to meet needs for passive and active recreation, conservation and drainage functions	Have regard to the <i>Community Facilities Plan</i> (2013) in planning for Public Open Space areas to meet the needs of the forecast population.
		Prepare a <i>Drainage Reserve Upgrade Plan</i> to consider staged enhancements to drainage reserves.
	Ensure equitable sharing of costs for new community facilities between the City and development industry	Prepare a Developer Contribution Plan and Developer Contribution Scheme based on the <i>Community Facilities Matrix</i> .
EDUCATION AND YOUTH SERVICES	Enable a broad range of education and youth faculties to be developed.	Establish and recognise an <i>Education Precinct</i> under the Scheme to promote coordination of land use for allied secondary and tertiary education development (including the provision of boarding facilities to service secondary education needs of North West Australia) incorporating the expansion of the Karratha District High School and Pilbara Institute Campus.
		Plan for a range of attractive youth facilities and spaces accessible outside standard business hours as part of key community sites.
HEALTH AND AGED CARE	Facilitate the provision of a diverse range of quality health and aged care services and accommodation types for the population.	Investigate and identify sites appropriate for retirement villages, aged care and respite centres to enable aging in place.
		Assess long-term demographic trends to inform review in the provision of services.
		Establish a Health Precinct that encourages complimentary and specialist health services to co-locate in the vicinity of the <i>Karratha Health Campus</i> , including aged care accommodation.
		Implement the recommendations of the 'Housing Diversity' section of this Strategy to facilitate a variety of dwelling options and enable 'Aging in Place'.

NATURAL ENVIRONMENT & RESOURCE PROTECTION <i>Conserve natural resources and cultural heritage values and minimise risks associated with natural disasters</i>		
Themes	Strategies	Actions
BIODIVERSITY AND NATURAL HERITAGE	Support conservation, protection and management of natural resources and native vegetation where possible, to enhance soil and land quality, water quality, biodiversity, fauna habitat, landscape, amenity values and ecosystem function.	Implement, where possible and appropriate, the land use planning recommendations of the <i>Shire of Roebourne Environmental Strategy</i> (2013).
		Investigate best means to recognise and protect significant landscape features such as the Karratha Hills, including consideration of inclusion in the Conservation Estate with joint management responsibility between the City and Traditional Owners.
		Identify, where possible and appropriate, opportunities in subdivision and development to establish: a. reserves for locally significant bushland and habitat; and b. cultural and environmental corridors to provide connectivity between environments.
		Support inclusion of regionally significant vegetation identified in Mardie, Karratha and Pyramid Pastoral Leases within the Conservation Estate.
	Conserve natural heritage for the benefit of visitors and future generations.	Work with Murujuga National Park Management Group to protect, provide guided access to and effectively manage the Murujuga National Park.
COAST	Preserve the pristine coastline and marine environment.	Engage with community, traditional owners, State and Federal Governments, non-government organisations, industry and developers to improve facilities, management and use of coastline.
	Consider access, infrastructure requirements and management of coastal recreation activities to enable environmental conservation and protection of natural heritage values of coastal reserves.	Implement the land use planning recommendations of the City's <i>Coastal Management Strategy</i> .
		Implement the Coastal Foreshore Management Plans for coastal nodes i.e. Point Samson, Dampier, Cossack and Cleaverville.
FLOODING CYCLONES AND BUSHFIRE MANAGEMENT	Where appropriate in the planning process, utilise the coastal hazard risk management and adaption planning measures provided for by State Planning Policy 2.6 - <i>Coastal Planning Policy</i> to minimise risk associated with coastal processes.	Ensure land use decision making has due regard for the recommendations of the <i>Karratha 2D Flood Study and Local Water Management Framework</i> (2013).
		Implement the City's <i>Coastal Hazard Risk Management and Adaption Plan</i> to reflect the best available information using the most recent predictions for sea level rise and coastal processes, to provide for up-to-date storm surge and flood risk information.
	Plan for Bushfire risk management to protect people, property and infrastructure.	Where appropriate, consider bushfire risk management as part of structure planning, scheme amendments, land use and development and decision-making.
WATER SOURCE PROTECTION	Ensure land use and development growth is commensurate with reliable, dependable and sustainable sources of potable and non-potable water.	Establish <i>Special Control Areas</i> in the Scheme that encompass water source protection areas.
		Ensure that land use and development is compatible with the protection and long-term sustainable management of water resources for water supply.
		Work with Water Corporation and Department of Water to secure long term potable water supplies for population growth.
		Ensure continued delivery of the Effluent Reuse Scheme in accordance with the 'Utilities' section of this Strategy to reduce the drawing of water from natural sources.

INFRASTRUCTURE

Adequate infrastructure to support economic and population growth

Themes	Strategies	Actions
AIRPORTS PORTS AND RAIL	Encourage compatible development and appropriate support industries in proximity to the Karratha Airport.	Implement the airport operations related land use planning recommendations from the <i>Karratha Airport Masterplan & Land Use Plan 2013 - 2033</i> .
		Include a Special Control Area for the Karratha Airport (based on the N70 and ANEF contours) and provisions that allow for development subject to compliance with the relevant Australian Standards.
		Identify the southern part of the Airport Reserve as 'Development Investigation Area - Airport' on the Strategy Plan and investigate the potential for complimentary use of land not required for airport operations under the <i>Karratha Airport Masterplan & Land Use Plan 2013-2033</i> .
	Support port upgrades which stimulate economic development and deliver community benefits.	Continue to work with the State Government, the Pilbara Port Authority and industry to plan, protect and utilise port facilities as an important part of the local, State and National economy.
		Encourage common user and general cargo port(s) / berth(s) which facilitate diversification of the local economy.
	Protect Rail Corridors that from the encroachment of incompatible uses.	Implement land use controls to protect rail functions.
		Promote the addition of grade separated rail crossings on the regional road network.
ROADS	Continued investment in inter and intra regional roads to provide safer and more efficient regional road connections to North Western Australia and within the Pilbara	Promote construction of a regional road connection between the eastern extent of Millstream Road, the Karratha Industrial Estate and North West Coastal Highway (avoiding low lying tidal flats) as the preferred link between Karratha and Anketell.
		Subject to agreement with Main Roads regarding acquisition, create Scheme reservation for the Western Bypass Road within Karratha.
		Advocate for the provision of formalised and well maintained truck breakdown facilities.
		Continue to monitor the performance of the local road network and determine priority upgrades and the costs of those upgrade works (traffic model).
		Develop the concept design for the East West Spine Road in Karratha, including a staging plan and construct stages as funding becomes available.
	Facilitate coordinated, timely upgrade and extension of the service infrastructure networks in line with forecast population growth and in accordance with the Economic Development and Tourism Strategies and ensure the equitable sharing of public works infrastructure in new development and redevelopment areas.	Prepare a Development Contribution Plan for new infill development areas which identifies necessary public works as a result of additional development and gazette a <i>Development Contribution Scheme</i> as a funding mechanism for the necessary works.
		Facilitate implementation of the movement network initiatives outlined in the LPS <i>Supplementary Transport Paper</i> (2014).
		Progressively review the traffic demand forecasts to confirm long term future transportation needs are appropriately provided for.
		Prioritise the planning and construction of the <i>Western Bypass</i> and road connections between Mulataga and the <i>Karratha Industrial Area</i> in accordance with the Strategy Plan.
		Support the inclusion of North West Coastal Highway on the National Road Network.
	Identify road construction and upgrading requirements to support major industries and the role of Karratha as the City of the North	Advocate the upgrading of the <i>Tom Price to Karratha Road</i> to a sealed standard in recognition of the role of Karratha in providing higher order health and retail services.
BUFFERS AND INFRASTRUCTURE PROTECTION	Ensure that essential infrastructure (and their associated corridors) servicing industrial areas are identified and protected to avoid conflict between industry and/or essential infrastructure and sensitive land uses.	Protect key infrastructure including: a. 330kv electrical transmission network; b. Other high order power infrastructure using the <i>Pilbara Power Project Board</i> as a resource; c. Dampier to Bunbury Natural Gas Pipeline; and d. Balla Balla Pipeline.
		Apply a <i>Community and Public Purpose</i> reservation to relevant infrastructure.
		Support the initiatives of the <i>Pilbara Power Project Board</i> to oversee procurement of power from the private sector and coordinate management/ownership of the existing fragmented <i>North West Interconnected System</i> transmission network.
		Recognise and implement buffers to industry and infrastructure uses in accordance with <i>State Planning Policy 4.1 - State Industrial Buffer</i> policy.
		Include and revise Special Control Areas in the Scheme to reflect the buffers required for the Karratha Airport and Waste Water Treatment Plants.

<div>UTILITIES</div> <div>Efficient Utility provision to accommodate a growing population</div>		
Themes	Strategies	Actions
PUBLIC AND PRIVATE UTILITIES	Align infrastructure service planning to staging of growth to meet predicted supply demands.	Support and facilitate provision of key service infrastructure required for economic development and diversification.
		Encourage planning for water utility infrastructure in increments of 5,000 people to stage expansion to match demand.
		Work with the Department of Water, the Water Corporation, and other stakeholders to ensure an adequate water supply for future growth.
		Design and implement integrated water management strategies consistent with State Planning Policy 2.9 - Water Resources for all settlements.
		Attend to urgent infrastructure expansion requirements. Prioritise investigations into relocation and upgrading of the wastewater treatment plant to enable Dampier to support Karratha in meeting the population of 50,000 and beyond.
		Work with service providers to make sure upgrades in public utility capacity are staged well ahead of demand-driven requirements.
		Monitor power supply schemes to ensure timely upgrade of distribution network as required to facilitate development.
	Plan for and invest in sustainable systems for energy and water provision.	Participate in initiatives established to: : a. Investigate alternative long term water supply options for the City with the view to secure a supply option in the immediate future; and b. investigate opportunities for wastewater recycling and other non-potable water sources to meet industry needs and relieve demand on the West Pilbara Water Supply Scheme (e.g. mine dewatering).
		Adopt scheme provisions that encourage and facilitate alternative power supply opportunities.
		Ensure scheme provisions encourage water sensitive urban design, water-wise retrofitting and increased wastewater recycling for Public Open Space irrigation, horticulture and other non-potable uses, consistent with WAPC Guidelines for Better Urban Water Management.
		Investigate alternative power supplies to meet future power needs of the City's assets.
		Work with others to facilitate the continued delivery of the Effluent Reuse Scheme.
	Improve telecommunication infrastructure to support economic development.	Support the development of a solar farm at the airport.
		Support enhanced mobile phone coverage in the City, especially highways.
STORMWATER	Facilitate an effective drainage network that provides additional amenity.	Promote the installation of advanced telecommunications infrastructure.
		Using the flood modelling information available, plan and implement upgrades to parts of the drainage network required to reduce risk of flooding.
		Identify parts of the drainage network that can be upgraded to improve their amenity and use as public open spaces and prepare and implement enhancement plans
WASTE SERVICES	Centralise waste management services.	Prepare local planning policies to guide the use of drainage reserves in residential areas.
		Promote the City's Seven Mile waste facility as a suitable central point for most waste services including Class 2 and future Class 3 waste facilities.
		Encourage new industries and mine operations to utilise the City's existing waste facilities.