

## Roebourne Structure Plan A summary of key elements

### Vision

*"Create a development future for Roebourne that ...facilitates the creation of a diverse and well-functioning permanent residential community, based on a celebration of the cultural strength of the residents, building a diversified economic base that responds to the unique natural environment and contributes to the Pilbara region and the State as a whole".*

The Roebourne townsite population is currently 900. The estimated population growth indicates that there is a need to cater for a total population between 1500 (low growth scenario) and 4,000 (high growth scenario) people to 2032. This is to be further considered by the Local Planning Strategy.

The area of townsite is approximately 1,400ha and included with this area are the following;

- Residential – 125 ha Estimated residential site density R20 in neighbourhood areas
- Mixed business – 30 ha - up to R40
- Town centre – 20 ha – up to R40
- The estimated number of new dwellings proposed is approximately 1500 dwellings, can be accommodated within existing vacant, already zoned areas.

The open space within the townsite consists of two playing fields, one children's play park and a pocket park in the Town Centre. The Structure Plan recommends revitalisation of the **Town centre precinct** and **Community & education precinct** and improvement of public spaces and pathways to the Harding River. The Shire has already commenced preparation of a precinct plan for the Community & education precinct.

### Precincts (see attached figure)

- **Heritage – Commercial – Tourist precinct** - provides significant opportunity for commercial and medium density mixed use development within an urban form which is legible and responsive to the climate and cultural values
- **Community and Education precinct** - should provide for Roebourne's leisure and educational services which enhance opportunities to foster life and artistic skills, encouraging traditional, contemporary and cultural activities
- **NASH commercial precinct** - The NASH (Ngarluma Aboriginal Sustainable Housing) development plan identifies a mixed use commercial development node. This node is supported by the strategy in order to provide second-tier commercial services
- **Existing residential** - comprise traditional/ conventional single residential lots coded R20. Residential development in the NASH development to the north of the North West Coastal Highway is governed by an approved Development Plan which is currently undergoing construction. It is estimated that full build-out of the NASH development may take more than 10 years.
- **Possible future urban** – This land has been identified as being unconstrained by the Harding River floodplain, surface water flow paths or any significant heritage or environmental values. Native Title has been recognised over this land; however, and so any future development would need to be supported by an appropriate Native Title agreement with the land's traditional owners, the Ngarluma people.
- **Light industry** - the expansion of the Hall St area is not recommended; however, some opportunity exists to extend the Jager St area to the west. This is an area subject to a current re-zoning application for industrial purposes. A Shire response is required for this aspect.
- **Other community** - No changes are proposed to the identified public purposes in the Scheme.
- **Conservation, recreation and drainage** – the area south-west of Mount Welcome (or the area behind the school) has - limited environmental values and a rezoning Conservation, Recreation and Natural Landscapes Reserve to future urban to recommended.

