



SHIRE OF CARNARVON

LOCAL PLANNING STRATEGY

PART 1

MARCH 2026

ADVERTISING

The Shire of Carnarvon Local Planning Strategy certified for advertising on 24 February 2026
Signed for and on behalf of the Western Australian Planning Commission



*An officer of the Commission duly authorised by the Commission
(pursuant to the Planning and Development Act 2005)*

ADOPTED

The Shire of Carnarvon adopted the Local Planning Strategy at the Ordinary meeting of the Council held on

SHIRE PRESIDENT

CHIEF EXECUTIVE OFFICER

ENDORSEMENT

Endorsed by the Western Australian Planning Commission on

*An officer of the Commission duly authorised by the Commission
(pursuant to the Planning and Development Act 2005)*

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A	28/10/2024	Draft for client review	GY
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Prepared for:



Prepared by:



Together with Pracsys, Stantec and Shape Urban

March 2026

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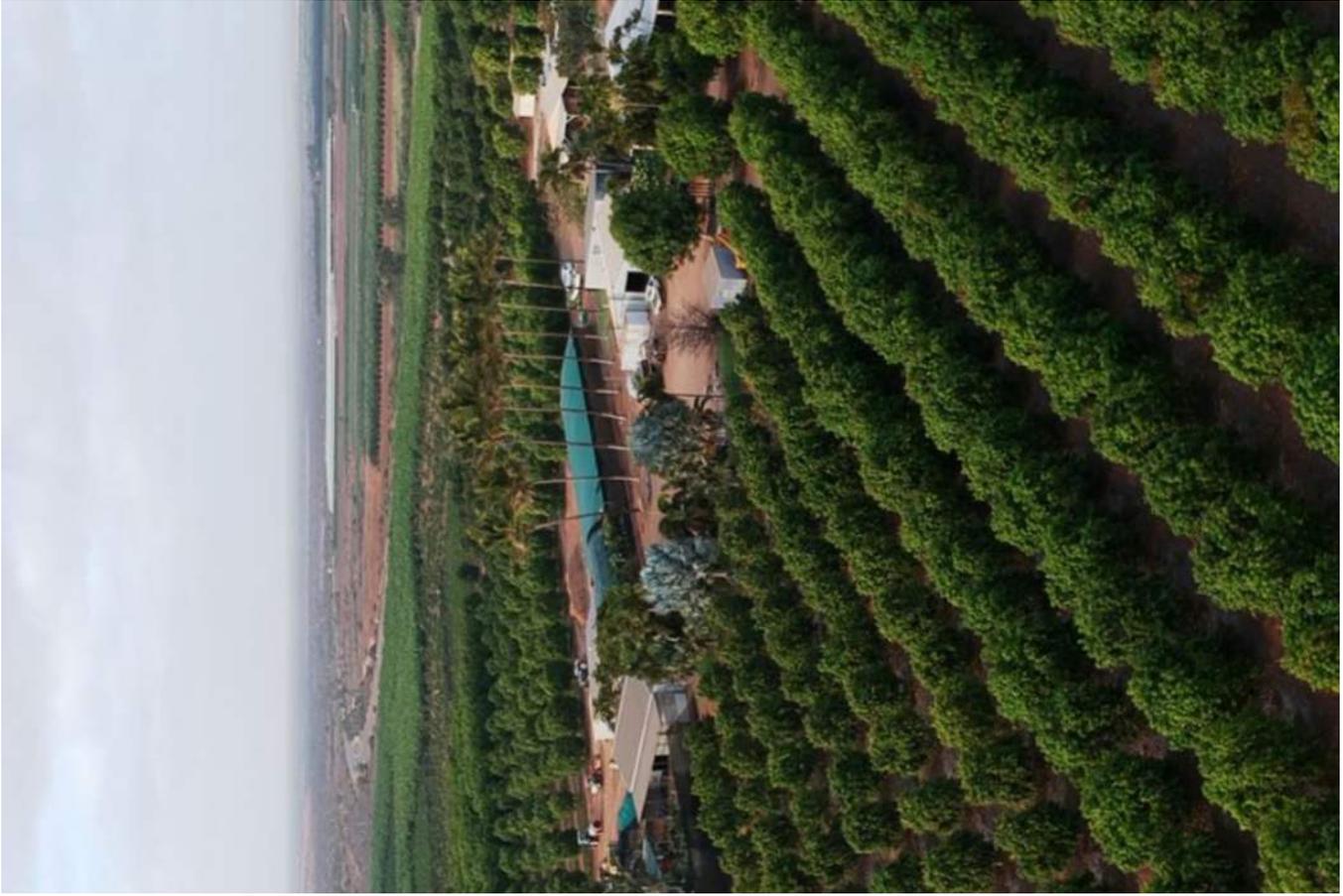
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PART 1 - THE STRATEGY





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INTRODUCTION

1.1 INTRODUCTION

The Shire of Carnarvon Local Planning Strategy (the Strategy) comprises:

- + Part 1 – Strategy; and
- + Part 2 – Background Information and Analysis

The Strategy applies to the area shown on **Figure 1**.

This Strategy comes into operation on the day on which it is endorsed by the Western Australian Planning Commission and revokes the Shire's preceding Local Planning Strategy, endorsed by the Western Australian Planning Commission in 2017.

As required by Regulation 11 of the Planning and Development (Local Planning Schemes) Regulations 2015, the purpose of the Strategy is to:

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.

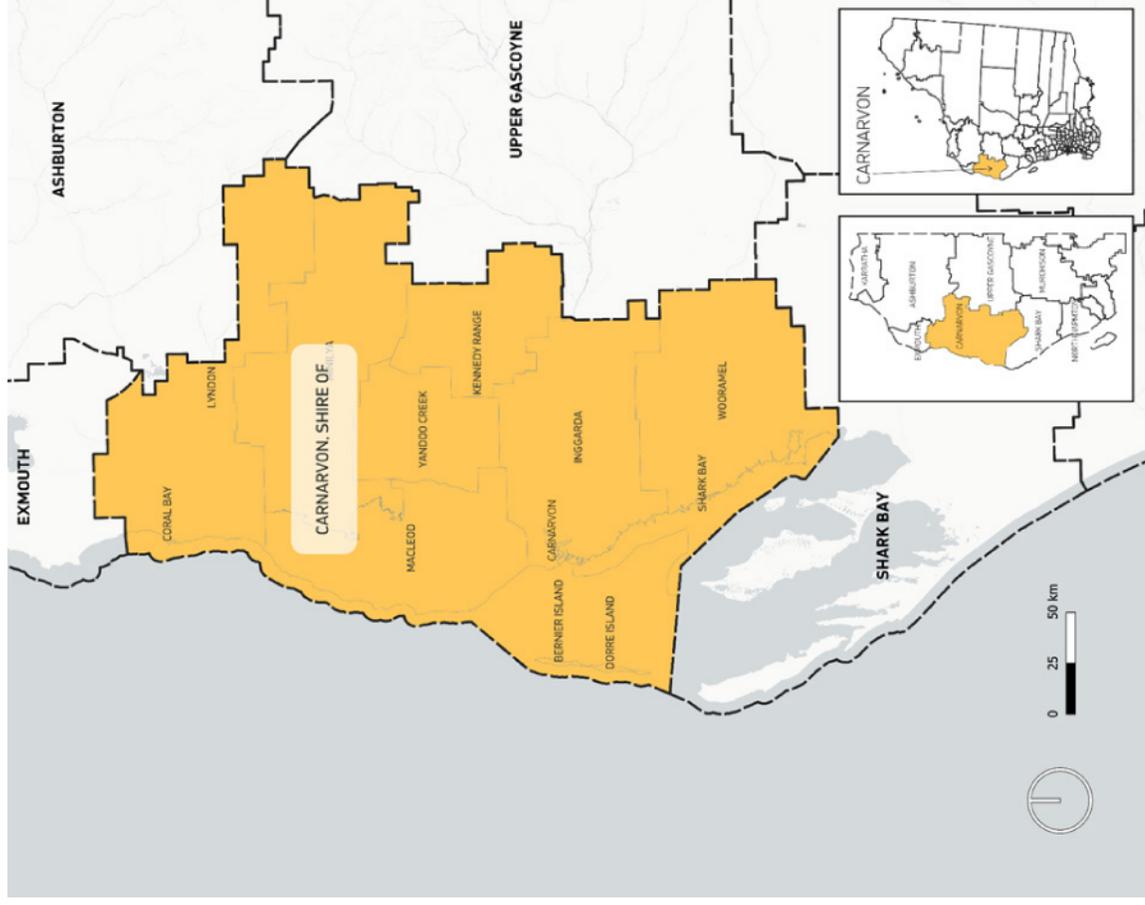


Figure 1. Shire of Carnarvon Location Plan

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VISION



2.1 VISION

The Strategy outlines a 15-year vision for how land use change and development will occur within the Shire. The vision of the Strategy is consistent with and represents the land use planning and development response to the draft Carnarvon Strategic Community Plan (SCP). It outlines the community's long-term vision, values, aspirations and priorities for the Shire and recognises that any community aspirations for future land use change and development is balanced with the requirements of planning legislation and policy. The Shire's vision is:

Carnarvon will be a place where:

- + Our community is safe and harmonious.
- + Our livelihoods are thriving.
- + Our lifestyles are sustainable.
- + Our health and learning opportunities serve our community.
- + Our places nurture our past, present and future.
- + Our community is engaged, inclusive and supportive.
- + We Grow Our Horizons.

To deliver on this vision, the Strategy seeks to ensure that the Shire is a place where:

- + Our equitable community is actively involved in and are responsible for developing innovative, local solutions that transcend our region for a safe and unified Carnarvon.
- + Our economy fosters investment and productivity in industries befitting Carnarvon's physical and natural environment and that grow our horizons.
- + Our sustainable livelihoods create a community that can flourish into the future.
- + Our holistic health care facilities provide services from the womb to the grave.
- + Our educational opportunities from early childhood to adulthood are tailored and relevant to the individual.
- + Our infrastructure, housing and amenities are high quality and accessible.
- + Our community acknowledges our history and celebrates our diverse cultures.
- + Our community is engaged, inclusive and supportive.

2.2 STAKEHOLDER ENGAGEMENT

With the commencement of this Strategy a Community and Stakeholder Engagement Plan (CSEP) was prepared by Hames Sharley and Shape Urban and endorsed by the Shire of Carnarvon (the Shire). From May to June 2024, a rigorous pre-engagement process was undertaken to inform this Strategy.

The findings and feedback from community and stakeholder interactions have provided insight into the issues and opportunities experienced in the Shire. Taken together with research and analysis plus interrogation of the guiding documents within the State and Regional planning realm, this information has assisted in underpinning the strategic direction for the Shire's planning framework.

Refer to **Appendix 1** for the Engagement Summary Report which details the process and findings from the consultation. Where information from the process has been an informer of this Strategy it is referred to as "preliminary engagement".

2.3 STRATEGIC COMMUNITY PLAN ALIGNMENT

Where possible and practical this Strategy will be guided by the overarching values within the SCP that are relevant to the land use planning framework. **Figure 2** demonstrates how these documents relate to one another.

The SCP aspirations, outcomes, and objectives relevant to land use planning are set out in **Table 1** to demonstrate how the Strategy aligns.

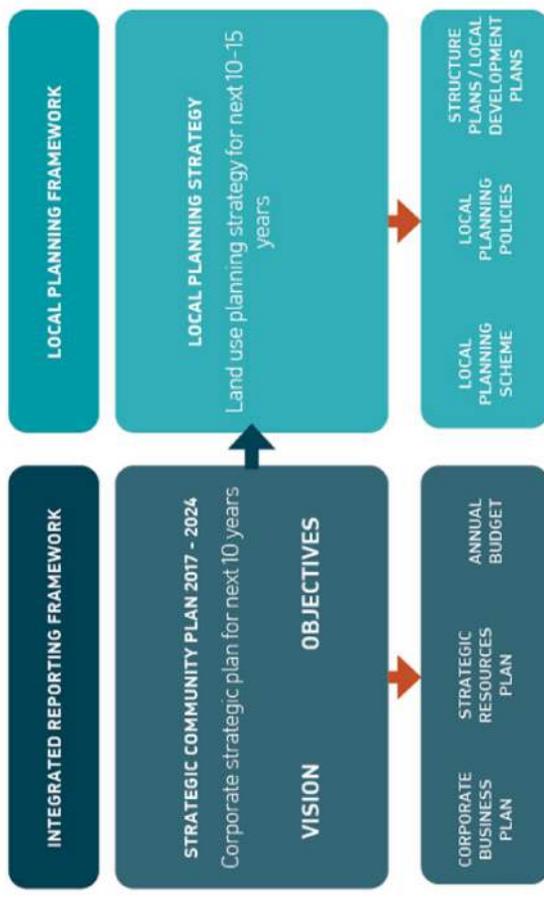


Figure 2: Integrated Planning and Reporting Framework

Table 1: Strategic Community Plan Objectives

OBJECTIVES RELEVANT TO THE STRATEGY	THEME
Our equitable community is actively involved in and are responsible for developing innovative, local solutions that transcend our region for a safe and unified Carnarvon.	Economy & Employment + Future Economic Growth
Our economy fosters investment and productivity in industries befitting Carnarvon’s physical and natural environment and that grow our horizons.	Economy & Employment + Future Economic Growth + Resource Management Environment + Environment
Our sustainable livelihoods create a community that can flourish into the future.	Community, Urban Growth & Settlement + Community Infrastructure Economy & Employment + Future Economic Growth
Our holistic health care facilities provide services from the womb to the grave.	Community, Urban Growth & Settlement + Community Infrastructure
Our educational opportunities from early childhood to adulthood are tailored and relevant to the individual	Community, Urban Growth & Settlement + Community Infrastructure
Our infrastructure, housing and amenities are high quality and accessible.	Community, Urban Growth & Settlement + Housing
Our community acknowledges our history and celebrates our diverse cultures.	Community, Urban Growth & Settlement + Culture and Heritage
Our community is engaged, inclusive and supportive.	All themes

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ISSUES / OPPORTUNITIES

3.1 ISSUES/ OPPORTUNITIES OVERVIEW

Consistent with the State Planning Framework, planning issues of relevance to the Shire are presented under the following themes:

- + Community, Urban Growth and Settlement.
- + Economy and Employment.
- + Environment.
- + Transport and Infrastructure.

For each planning issue identified in this chapter, planning directions and actions have been defined.

Planning directions are short statements that specify what is to be achieved or desired for the issue/opportunity. Each planning direction is supported by an action(s), that clearly and concisely outlines what is proposed and how it is to be undertaken, rationale, timeframe and responsible party.

The timeframes for any Strategy actions provided in the following sections have the following meanings:

- + Immediate – an action to be achieved in less than 1 year.
- + Short term – an action to be achieved between 1-5 years.
- + Medium term – an action to be achieved between 5-10 years.
- + Long term – an action to be achieved between 10-15 years.
- + Ongoing – an action that will require regular review throughout the life of the Strategy.

Figure 3 is the Shire of Carnarvon Local Planning Strategy Map which is the spatial component of this Strategy. **Figure 4**, **Figure 5** and **Figure 6** provide a more detailed overview of the Carnarvon Townsite and the Coral Bay Settlement.

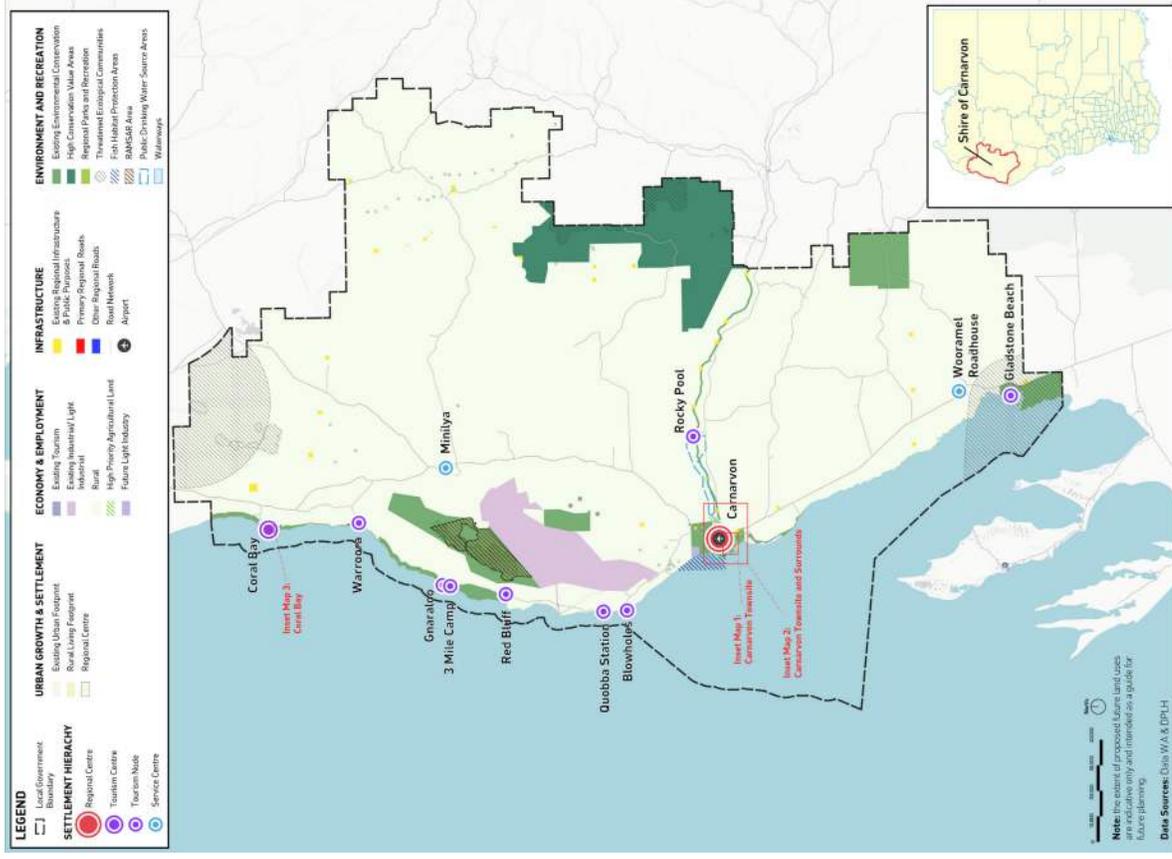


Figure 3: Shire of Carnarvon Strategy Map

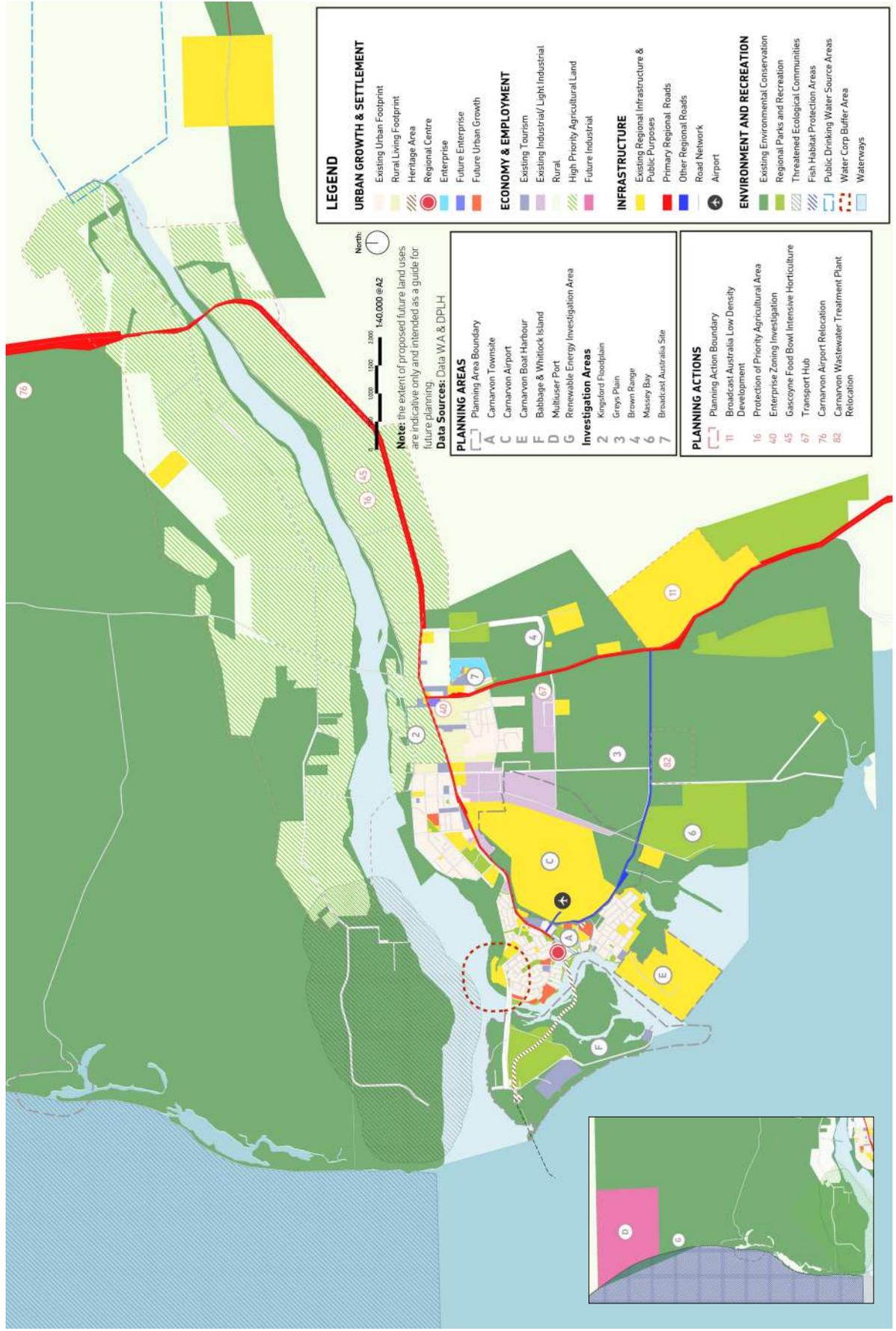


Figure 4: Shire of Carnarvon Strategy Map for Carnarvon Townsite and Surrounds. The inset map indicates Planning Area D which is approximately 20km north of Carnarvon Townsite.

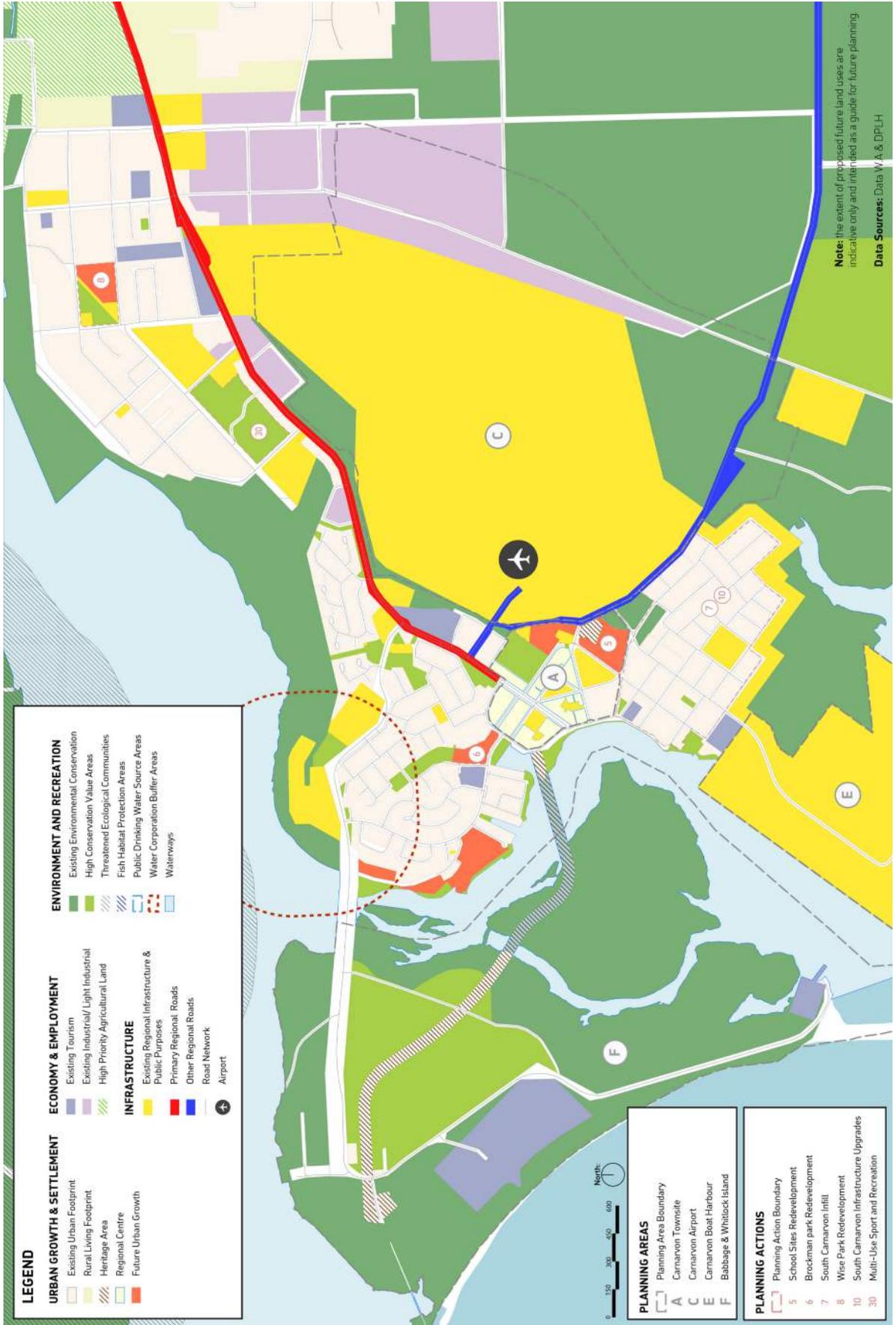


Figure 5: Shire of Carnarvon Strategy Map for Carnarvon Townsite



Figure 6: Shire of Carnarvon Strategy Map for Coral Bay Settlement

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3.2 COMMUNITY, URBAN GROWTH & SETTLEMENT

3.2.1. URBAN GROWTH AND SETTLEMENT

The Shire has experienced population decline in the last 20 years, however, the changes have been relatively low and stable. Two population forecast scenarios have been used to inform this Strategy:

- + WA tomorrow (Band C) – 0.8% growth rate to 2031
- + On our Horizon – 1.9% growth rate to 2031

On Our Horizon profiles the pipeline of nine major projects planned in the Shire of Carnarvon over the next ten years to understand their enduring impact on Carnarvon's social services including housing, education, childcare, health, justice, and air services.

The majority of population growth identified in the On Our Horizons scenario is due to significant economic development opportunities progressing in line with the On Our Horizons report.

The Strategy acknowledges the need to focus on retention and stability of the existing population. This will be addressed by:

- + Acknowledging retaining families in the Shire throughout their life stages is linked to access to housing and community infrastructure that suits their needs.
- + Maintaining enough childcare places for working parents to attract and retain families in the Shire enables them to access employment opportunities.
- + Enabling aging in place through provision of appropriate housing, medical facilities, and support. Additionally, providing for the needs and lifestyle of the existing community is closely linked with healthcare service levels.
- + Facilitating housing provision for both essential services workers and new economic development projects.
- + Identify and foster strategic development opportunities that support population growth and stability.

Future urban expansion and development should be concentrated in the Carnarvon Townsite as the Regional Centre, to minimise pressures on other settlements within the Gascoyne Region. As the principal centre, Carnarvon should be fully serviced to provide for the regional community needs and to support diverse housing and economic needs.

Table 2. Urban Growth & Settlement – Planning Directions and Actions

ISSUES/ OPPORTUNITY	PLANNING DIRECTION	ID	ACTION	RATIONALE	TIME FRAME
Population Retention and Growth	Retaining population and Achieve steady growth.	1.	Shire to ensure that planning for community services and infrastructure takes into consideration emerging demographic trends.	Population retention is directly linked to the provision, quality, and location of facilities, services, and infrastructure within a centre. In retention and maintenance of the Shire's population over time, ensure demographic trends, such as the Shire's older population and essential/key workers are considered. Refer to Section 4.11 and 4.12 of Part 2.	Ongoing
		2.	Shire to ensure that the local planning framework supports the Carnarvon Townsite as the primary location for future urban development, housing, and provision of services. In addition, a review of special use zones throughout the Shire is to be undertaken and where possible model zones are to be used.	Support the existing townsite structure in the Shire with their individual character and identify, providing services, facilities and housing to the populations surrounding them. Refer to Section 4.21 of Part 2.	Ongoing
		3.	Shire to ensure that the Coral Bay Settlement remains as a Tourism Centre, focusing on the provision of tourism, workers accommodation and associated services. Future growth should occur in accordance with the Coral Bay Settlement Structure Plan (as amended).		

3.2.2. HOUSING

One of the key challenges for the Shire is the supply of quality, diverse and affordable housing. Dwelling capacity analysis demonstrates an adequate amount of residential land to accommodate more houses, however housing shortages still occur due to infrastructure requirements, builder capacity, market conditions, feasibility, aging housing stock and lack of public and private investment.

The lack of infrastructure and services is a major barrier for residential development. Opportunities have been identified for the Shire to partner with the Gascoyne Development Commission in planning for long-term residential development, including collaboration with State Government service agencies to resolve infrastructure constraints. This Strategy aims to ensure land use intensity is reflective of infrastructure constraints, by retaining existing residential densities and zoning for Brockman, Morgantown & South Carnarvon until infrastructure constraints can be resolved. There is an opportunity to further investigate increasing residential densities once suitable infrastructure is provided.

Another key constraint for providing housing is the cost of development, which is largely impacted by additional building requirements for cyclone wind rating, and availability of local builders, labour and materials. This is a problem shared by a number of regional local governments, particularly in the north of WA where the mining sector provides an attractive offering for tradespeople. Attracting a steady workforce and developing local building capacity will be another key initiative to increasing the supply of housing and sustain a steady population within the Shire.

The provision of suitable and timely workers accommodation will be another key consideration for the Shire, particularly as the planned major projects start development. It will be important for the Shire to balance the preference to house workers in the established Carnarvon Townsite, versus housing workers on-site. There is also a more immediate need to provide quality workers accommodation in the Coral Bay Settlement to support and stimulate the Shire's local tourism industry.

Table 3: Planning Directions and Actions

ISSUE/ OPPORTUNITY	PLANNING DIRECTION	ID	ACTION	RATIONALE	TIME FRAME
Housing Supply and Diversity	Identify precincts or sites that are capable of supporting increased housing supply.	4.	Shire and State Government to collaborate in identifying underutilised Shire and State-owned land, facilitating release for residential development or aged care accommodation.	Land for residential development and aged care accommodation should be sourced from underutilised Shire and State-owned land, such as land that is zoned open space (Brockman Park) or vacant school sites. The management of State and local government land assets requires careful consideration, ordinarily advanced through an asset management plan or a 5- 10 year business plan. Refer to Section 4.2.2 of Part 2.	Short Term
		5.	Shire to Collaborate with DevelopmentWA to progress the development of the Cleaver Street and Egan Street School Sites. Preparation of a structure plan will be required to guide land use and subdivision, along with amendments to the Local Planning Scheme to provide appropriate zonings/ reservations to accommodate future land uses.	The school sites provide a substantial government-owned development opportunity that is not constrained by any major infrastructure challenges. Development of these sites could provide the opportunity to de-centralise social housing in Brockman, or provide affordable housing in collaboration with a community housing provider, while also delivering required housing diversity. Refer to Section 4.2.2 of Part 2.	Medium Term
		6.	The Shire will prioritise the development of Brockman Park as a key opportunity to deliver housing and aged care in a well-connected, central location, adjacent to existing town centre facilities and amenities. A portion of Brockman Park will be designated for commercial space to complement the aged care and surrounding residential development, in line with the Brockman Park Structure Plan.	The Brockman Park Structure Plan (2017) proposes aged care and parks and recreation uses. The land is currently zoned special use in LPS13 to facilitate the proposed land uses. Refer to Section 4.2.2 of Part 2.	Medium Term

ISSUE/ OPPORTUNITY	PLANNING DIRECTION	ID	ACTION	RATIONALE	TIME FRAME
		7.	Shire to consider upcoding select parts of South Carnarvon to allow medium density development, subject to the provision of adequate sewer infrastructure.	South Carnarvon offers a major opportunity for unlocking private investment over the medium and long term, with a number of underutilised or vacant blocks in the area. Refer to Section 4.2.2 of Part 2.	Medium Term
		8.	Prepare a structure plan to investigate rezoning a portion of Wise Park to residential to provide additional housing in East Carnarvon.	The land area is surplus to POS needs as Wise Park was created through subdivision however not as a 10% POS requirement. The POS Strategy recommends Wise Park master planning is required to pragmatically consider alternative uses for the park space east of the drainage line. Consider use of the land for additional showgrounds, playing fields, community purpose or residential. Refer to Section 4.2.2 of Part 2.	Medium Term
Public Housing	Advocate for urban renewal of government housing in Carnarvon to improve liveability and counteract social issues.	9.	Advocate to the Department of Communities to implement timely repair, maintenance or redevelopment of vacant public housing dwellings to boost housing stock, grow the population and improve community safety. Refer to Section 4.2.2 of Part 2.	A high number of public housing is currently vacant and in need of repair or redevelopment. This offers a significant opportunity for government intervention to bring approximate 40 dwellings back into the available housing stock.	Ongoing

ISSUE/ OPPORTUNITY	PLANNING DIRECTION	ID	ACTION	RATIONALE	TIME FRAME
Infrastructure Constraints	Work with key stakeholders to deliver critical infrastructure upgrades to unlock housing opportunities.	10.	Shire to work with relevant government infrastructure agencies to resolve infrastructure constraints in South Carnarvon to allow infill redevelopment to occur.	Availability of reticulated sewer is one of the key constraints to residential development in Carnarvon. Providing sewer to a number of select areas would unlock significant development opportunity. This may involve advocating for investigation of sewer development to unlock land for development by public or private sector. Refer to Section 4.2.2 of Part 2.	Short Term
Low Density Residential	Ensure a range of residential lot sizes are available.	11.	Rezoning of the Broadcast Australia site to allow for low-density or rural-residential, when there is demonstrated demand.	The site is identified as a long-term investigation area, potentially impacted by buffer requirements from existing telecommunications infrastructure. Analysis did not indicate a current demand for rural residential land uses. Further investigation is needed to assess any future land use changes. Refer to Section 4.2.1 of Part 2.	Long Term
Workforce Accommodation	Increase the availability of quality, affordable accommodation for workers in Coral Bay.	12.	Shire to partner with the Gascoyne Development Commission, State Government and relevant landowners to investigate options for quality workers accommodation in Coral Bay that attracts a high quality workforce and encourages the retention of long term workers. Shire to develop workers accommodation in Coral Bay on State-owned land to accommodate and provides services for the predominantly transient workforce in caravans.	Through engagement, availability and quality of workers accommodation was one of the biggest issues facing Coral Bay, preventing long term retention of staff and development of the settlement. This is also identified as a strategic priority in the Shire's Priority Projects 2024. Refer to Section 4.2.2 of Part 2.	Short Term

ISSUE/ OPPORTUNITY	PLANNING DIRECTION	ID	ACTION	RATIONALE	TIME FRAME
	Promote and enable permanent residency as an attractive and healthy accommodation option for workers and their families	13.	Shire to encourage workforce accommodation in permanent forms of town-based accommodation wherever possible, preferably dwellings integrated into existing neighbourhoods.	Encouraging workforce accommodation in the Carnarvon townsites will help bring economic opportunities to the town, maximising flow on effects of an increased population. Refer to Section 4.2.2 of Part 2.	Ongoing
		14.	Shire to develop a local planning policy for the development of workers accommodation to allow the Shire appropriate discretion in determining proposals, consistent with the WAPC's Workforce Accommodation Position Statement.	The contribution that new industries/sectors such as mining could make to the Shire may be unrealised if there is insufficient flexibility and capacity to house, educate and provide health and community services to their families. Workforce accommodation is currently an 'I' use in Rural zones, and 'D' in Priority Agriculture and Tourism. A local planning policy can provide additional guidance for the expectations of workers accommodation, assisting decision makers in applying discretion when determining proposals. Refer to Section 4.2.2 of Part 2.	Short Term

3.2.3. RURAL LAND USE

Rural land consists of the majority landholdings in the Shire, with pastoral leases making up the majority of agricultural land and important horticulture production areas located along the Gascoyne River floodplain. The rural priorities for the Shire include:

- + Key priority production areas will be preserved from other forms of development given that there is no more agricultural land remains in the Shire.
- + Ensure sufficient flexibility for diversification of uses on pastoral leases.
- + Protection against incompatible land use encroachment and subdivision.

Table 4: Rural Land Use - Planning Directions and Actions

ISSUES/ OPPORTUNITY	PLANNING DIRECTION	ID	ACTION	RATIONALE	TIME FRAME
Rural land uses	Ensure rural land allows for agriculture and diversification of rural uses to balance economic growth and the unique rural landscape.	15.	Shire to ensure that the local planning framework is flexible to support future diversification of rural land uses which facilitate development of alternative rural and tourism enterprises that celebrate the unique environmental setting of the Shire. Local Planning Scheme should ensure flexibility to allow for future diversification while continuing to facilitate pastoral leases on crown land.	The majority of land in the Shire is owned by the State Government and zoned rural, meaning pastoral leases are required for agricultural uses such as grazing of animals. Refer to Section 4.2.4 of Part 2. Station stays and other tourism activities are a key component of the tourism market with room to grow and innovate. It is important that pastoral leases are able to accommodate a range of appropriate uses to promote a diverse economy. Refer to Section 4.2.4 of Part 2.	Ongoing
Priority Production Areas	Ensure priority production areas are protected from other forms of development.	16.	Shire to retain and protect key priority production such as the plantation areas as identified on the Strategy map and LPS13.	The key priority agricultural areas are a critical part of Carnarvon's economy and account for a significant portion of Western Australia's fruit and vegetable production. The Gascoyne Food Bowl Initiative was established in 2012. Its goal is to significantly increase horticultural production in the Carnarvon area through the provision of new land and water resources for irrigation expansion. Refer to Section 4.2.4 of Part 2.	Ongoing

3.2.4. CULTURE AND HERITAGE

We recognise and acknowledge the Yinggarda and Baijuyung people as Traditional Owners of the land within the Shire of Carnarvon. The Shire’s Reconciliation Action Plan (RAP) was adopted in 2022 and serves as the first step towards providing genuine reconciliation between Council and the Aboriginal and Torres Strait Islander peoples across the Shire of Carnarvon. It focuses on communicating the Shire’s commitment to reconciliation within the community, increasing understanding of the reconciliation journey, identifying Aboriginal and Torres Strait Islander stakeholders and organizations for collaborative opportunities.

There are a number of State and local built heritage and cultural heritage sites identified within the Shire of Carnarvon, and these should be appropriately protected and celebrated. The following opportunities have been identified through the Strategy:

- + Continued recognition of Heritage sites as identified in the Local Heritage Survey and State Register.
- + Opportunity to improve the wider community understanding and integration of Aboriginal cultural heritage values and connection to country.
- + Strong heritage-built form character for the Shire of Carnarvon. Opportunities to identify and preserve existing clusters of heritage characters such as the One Mile Jetty precinct and Olivia Terrace.

Table 5: Culture and Heritage - Planning Directions and Actions

ISSUES/ OPPORTUNITY	PLANNING DIRECTION	ID	ACTION	RATIONALE	TIME FRAME
Protecting and Managing Built and Cultural Heritage	Heritage places are properly recognised and/or conserved throughout the Shire.	17.	Local planning framework to identify and support the protection of sites of significance of both indigenous and non-indigenous cultural heritage associated with the Shire.	The majority of land in the Shire is owned by the State Government and zoned rural, meaning pastoral leases are required for agricultural uses such as grazing of animals. Refer to Section 4.2.4 of Part 2.	Ongoing
		18.	Shire to ensure that the local planning framework supports diversification of uses on Pastoral Leases to facilitate development of alternative rural and tourism enterprises that celebrate the unique environmental setting of the Shire.	The Shire has an existing Municipal Heritage Inventory which was prepared in 2015. Every local government in Western Australia is required to have a Local Heritage Survey, which must be reviewed periodically. In addition to the review, it is recommended the Shire develop a local planning policy to guide decision making for heritage places. Refer to Section 4.2.5 of Part 2.	Short Term
		19.	Shire to prepare a Heritage Local Planning Policy to guide Council’s discretion in determining development applications relating to heritage places.		Short Term

ISSUES/ OPPORTUNITY	PLANNING DIRECTION	ID	ACTION	RATIONALE	TIME FRAME
Aboriginal Heritage and Culture	Improve the wider community understanding and integration of Aboriginal cultural heritage values and connection to country.	20.	Shire to build and maintain relationships with local Aboriginal Elders and the community. These relationships are important to ensure that Aboriginal heritage and cultural considerations are considered in planning for the Shire, including ongoing engagement.	The aboriginal history, culture and knowledge is important throughout the Shire of Carnarvon, with both the Gascoyne and Carnarvon being home to a significant Aboriginal population. The Shire adopted a Reconciliation Action Plan (RAP) in 2022, and should build upon the relationships built during this process and align the planning framework with the outcomes of the RAP where possible. Refer to Section 4.2.5 of Part 2.	Ongoing
		21.	Shire to promote the importance of Aboriginal history and culture as a significant tourism attraction in the Gascoyne Region. Opportunity for improved tourism and cultural signage throughout the entire Shire, in particular Carnarvon and Coral Bay.		Ongoing
		22.	Investigate areas within the Shire for appropriate classification that reflect cultural, on-country use of the land and the economic and social aspirations of First Nations Australians in the region.	Often across the north of Western Australia, First Nations Australians’ aspirations are not being appropriately addressed through the local planning framework. There is a need for ongoing investigations across the Shire to ensure that land use appropriately reflects cultural, community and economic aspirations.	Ongoing

3.2.5. COMMUNITY INFRASTRUCTURE

Community and social infrastructure are essential and required to ensure that the Shire can meet the health, education, sport and recreation, and other social needs of its population. Often population loss in regional areas is attributed to inadequacy of community infrastructure and services. Ageing infrastructure, lack of adequate childcare services, insufficient sporting facilities and schooling, means the region has limited ability to grow socially and economically unless addressed through this strategy.

With regard to provision of community infrastructure, health and education facilities are typically delivered by the State government (or private entities) and are primarily population driven, the role of the Strategy will be to ensure that current facilities are fit-for purpose and whether new facilities are required.

The Strategy is focused on the following community infrastructure considerations:

- + Provide health and support infrastructure for an aging population and a fluctuating tourism population
- + Future planning to ensure adequate provision of education facilities commensurate to growth in the Shire.
- + Maintain (and as required expand) the availability of childcare services to enable parents to access job opportunities.
- + Ensure community facilities are provided for a range of demographics, in particular youth facilities
- + Provide and maintain a sustainable level of sports and recreation facilities, consolidating and co-locating where possible.
- + Provide and maintain a series of passive recreation facilities and trails for both residents and tourists.

Table 6: Community Infrastructure - Planning Directions and Actions

ISSUE/ OPPORTUNITY	PLANNING DIRECTION	ID	ACTION	RATIONALE	TIME FRAME
Community Infrastructure and Services	Improve community facilities and services to meet current and future demand.	23.	Shire to collaborate with government agencies and other service providers to expand the provision of social assistance and personal services to achieve an appropriate provision compared to the State.	Social assistance and personal services are particularly relevant in the Shire due to the identified level of disadvantage in Section 4.1 Demographic Profile & Population Forecast. Refer to Section 4.2.7 of Part 2.	Ongoing
		24.	Shire to collaborate with the WA Country Health Service and primary health care providers to ensure an integrated approach to health care into the future, ensuring adequate health and medical services are available in Carnarvon and Coral Bay to cater for the predicted permanent and tourist population.	While medical services are provided in Carnarvon, residents remain concerned about the wait times to access GP services, access to tertiary and specialist care and the cost of travel to access such services. Meeting demand for medical services at the Region's key tourist nodes (such as Coral Bay) is a key challenge, with unprecedented numbers of visitors.	Ongoing
		25.	Shire to advocate with the Department of Health and other community agencies/ not-for profits for health facility and support services provision, to assist in both retention of existing Seniors and attraction of new community members and businesses. Noting that adequate land adjacent to existing health facilities exists for their expansion	The services offered by the Medical and Other Health Care Services industry can be considered underprovided. Opportunities to support increased health services may involve additional local training and employment pathways. Refer to Section 4.2.7 of Part 2.	Ongoing
		26.	Shire to collaborate with the Department of Education to establish future education requirements, and advocate for improved and more diverse range of educational facilities.	Although there are some emerging opportunities for education and training, some challenges remain for the Carnarvon area – some are common to regional towns across Western Australia and others are more localised. Access to various senior-secondary and post-secondary education opportunities remain limited. Refer to Section 4.2.7 of Part 2.	Ongoing
ISSUE/ OPPORTUNITY	PLANNING DIRECTION	ID	ACTION	RATIONALE	TIME FRAME
Youth Facilities	Enable a broad range of youth facilities to be developed.	27.	Shire to collaborate and advocate with the Department of Education and other community service providers for expanded childcare services in Carnarvon. This should focus on addressing the need to attract and retain childcare and support staff. The Local Planning Scheme should allow flexibility in land use permissibility for 'Child care premises' and 'Workforce accommodation' land uses to facilitate further development of these facilities in the region inclusive of identifying appropriate sites where specified additional uses for 'Child care premises' and 'Workforce accommodation' on zoned land are appropriate.	Carnarvon has access to (pre-school aged) early childhood education services, although it is reported that demand exceeds the availability of places. Refer to Section 4.2.7 of Part 2.	Ongoing
Youth Facilities	Enable a broad range of youth facilities to be developed.	28.	Shire to plan for a range of attractive youth facilities and spaces accessible outside standard business hours as part of key community sites. Ensure that these sites and associated land use permissibility are considered as part of the review of the Local Planning Scheme.	Quality youth facilities and spaces can assist in retaining younger people in Carnarvon and decrease antisocial behaviour. Refer to Section 4.2.7 of Part 2.	Short Term
Aged Care	Provide community infrastructure for an ageing population.	29.	Shire to collaborate with relevant stakeholders to facilitate the development of aged care housing and related services to cater for an ageing population in Carnarvon. Shire to review Local Planning Framework to ensure development of aged care in appropriate locations within the Carnarvon Township, including identification of appropriate sites for aged care facilities.	The demographic composition is transitioning into an aged population. More consideration should be given towards aged-care facility provisions. Refer to Section 4.2.7 of Part 2.	Short Term
Sport and Recreation	Provision of sport and recreation services and facilities to cater for a young demographic and families, assisting to attract people to live in Carnarvon.	30.	Consolidate Carnarvon's sporting facilities to the festival grounds and construct a multi-use sporting and recreation centre for use by the community and sporting groups.	The under-provision of sport and recreation in regional towns is not uncommon and is an opportunity to provide supporting infrastructure for the Shire's underrepresented under 14 years old population. This is identified as a strategic priority in the Shire's Priority Projects 2024. Refer to Section 4.2.7 of Part 2.	Short Term

ISSUE/ OPPORTUNITY	PLANNING DIRECTION	ID	ACTION	RATIONALE	TIME FRAME
Recreation Trails	Develop a series of recreation trails for both residents and tourists.	31.	Shire to prepare a Trails Masterplan to identify trails/ areas which may be suitable for bike riding, walking, hiking and other similar activities. The proposed trails network should include functional art and interpretive signage that connects tourism assets around the Carnarvon Townsite.	This is identified as a strategic priority in the Shire's Priority Projects 2024. Refer to Section 4.2.7 of Part 2.	Short Term

3.3 ECONOMY & EMPLOYMENT

3.3.1. FUTURE ECONOMIC GROWTH

The Gascoyne region's small population remains a key challenge. Efforts to improve living standards are central to attracting people to live and work in the region. Government services, accessibility via road and air infrastructure, amenity, and employment opportunities for resident populations are key.

Securing and retaining a suitable workforce will continue to be critical for most industries and employers. The shortage of residential housing across the region is a major barrier to development in all the Gascoyne's key industry sectors. Cost of living and access to high quality essential public services including health care and education (including early childhood education) are also challenges to future population growth.

The following industry strengths and economic opportunities have been identified through this Strategy:

- + Agriculture related strengths may have the opportunity to increase production by addressing constraints and promoting the adoption of new practices and technology. There may also be the possibility of supply chain development, for example increased food product manufacturing.
- + Tourism and population related strengths could benefit from both increased tourism promotion and initiatives that support population retention.
- + Accommodation, heritage activities, and other transport have the opportunity to expand based on tourism demand.
- + The tourism economy should be leveraged to support opportunities in retail, and food and beverage opportunities; this may be achieved by applying economic principles of activation to maximise exposure of businesses to both visitors and residents.
- + The Shire's comparative advantage in resource and energy industries. This is compounded by the efficiencies gained by the extent of existing heavy industrial infrastructure such as road networks, industrial areas, marine infrastructure.
- + The Shire's comparative advantage in resource and energy industries. This is compounded by the efficiencies gained by the extent of existing heavy industrial infrastructure such as road networks, industrial areas, marine infrastructure.

- + Further developing the Shire's aviation industry to support extractive industries and FIFO-related infrastructure is an established economic opportunity for the Shire. Tourism development is also outlined an important opportunity that captures the Shire's comparative advantage.
- + Engagement indicated that projects such as the Lake Macleod Salt Mine, HyEnergy's Green Hydrogen, Babbage Island Resort, and Ningaloo Reef resort will create local employment opportunities in the Shire. The Shire's Economic Development Strategy also identifies a number of key economic focus areas along with key actions, some of which can be reinforced through the planning framework. The Regional Land Assessment undertaken for the Shire indicates that there is a surplus of undeveloped commercial and industrial land to accommodate growth in these focus areas.

Table 7. Future Economic Growth - Planning Directions and Actions

ISSUE/ OPPORTUNITY	PLANNING DIRECTION	ID	ACTION	RATIONALE	TIME FRAME
Future economic growth, industry diversification and employment.	Encourage the potential for new sectors of the economy to assist with economic growth, activity, and industry diversification.	32.	Shire to monitor and collaborate with the Gascoyne Development Commission, key stakeholders and proponents for new industries and businesses to enable economic diversification. This includes identifying opportunities for economic development through expansion and supply chain development of key and identified growing industries. The Local Planning Scheme should provide sufficient flexibility to accommodate potential land use changes that support the establishment and growth of such industries.	Social assistance and personal services are particularly relevant in the Shire due to the identified level of disadvantage in Section 4.1 Demographic Profile & Population Forecast. Refer to Section 4.2.7 of Part 2 The Shire's Economic Development Strategy identifies emerging industries, including the renewable energy sector.	Ongoing
		33.	Ongoing collaboration between the Shire, the Gascoyne Development Commission and Key Stakeholders on major projects such as the Lake Macleod Salt Mine, HyEnergy's Green Hydrogen and Babbage Island Resort ensuring the creation of local employment opportunities in the Shire. Shire to ensure Local Planning Framework protects these major projects from incompatible land uses.		
		34.	Ensure the local planning framework supports commercial and industrial enterprise, including those related to agricultural, horticulture, mining and renewable energy land and activities, with adequate zoning and provisions consistent with Planning and Development (Local Planning Schemes) Regulations 2015.		

ISSUE/ OPPORTUNITY	PLANNING DIRECTION	ID	ACTION	RATIONALE	TIME FRAME
Capitalise on comparative advantage and existing strengths.	Leverage off existing key economic strengths to increase employment and population and stimulate business in the Shire.	35.	Ensure the planning framework can facilitate new agricultural practices and technology within rural land and land zoned for agriculture or horticulture purposes. Shire to ensure Local Planning Framework protects the horticultural/ highly productive areas from encroaching incompatible uses and ad-hoc subdivision.	Agriculture related strengths may have the opportunity to increase production by addressing constraints and promoting the adoption of new practices and technology. There may also be the possibility of supply chain development, for example increased food product manufacturing. Refer to Section 4.3.1, 4.3.2 and 4.3.3 of Part 2.	Medium Term
		36.	Shire to facilitate expansion of the aviation industry to support extractive industries and FIFO-related infrastructure through a responsive local planning framework. The Shire should identify potential land use changes to support the expansion of the aviation industry and ensure that the Local Planning Scheme is capable of accommodating such changes.	Further developing the Shire's aviation industry to support extractive industries and FIFO-related infrastructure is an established economic opportunity for the Shire. Refer to Section 4.3.1, 4.3.2 and 4.3.3 of Part 2.	Medium Term
		37.	Shire to work with the tourism industry sector including government agencies (eg. Tourism WA, Government department responsible for tourism) to ensure continuous improvement and promotion of the Gascayne. Partnerships should focus on: + Access + Accommodation + Attractions + Activities/events + Amenities.	Tourism is a major industry for Carnarvon and has the capacity to grow in the future in. Through the Strategy the Shire can assist in ensuring that tourism sites are appropriately protected and managed to maximise their value and tourism appeal. Regional Land Assessment indicates there is surplus Tourism zoned land. Refer to Section 4.3.1, 4.3.2 and 4.3.3 and 4.3.7 of Part 2.	Short Term

ISSUE/ OPPORTUNITY	PLANNING DIRECTION	ID	ACTION	RATIONALE	TIME FRAME
Future Commercial and Industrial development	Ensure adequate zoned land for commercial and industrial development, in appropriate locations.	38.	Ensure adequate provision of zoned and serviced land for future commercial or industrial enterprises, including those related to agricultural land and activities.	Adequate amount of industrial and commercial land is still capable of substantial further development, which is sufficient to support the projected growth in Carnarvon. Refer to Section 4.3.3, 4.3.4 and 4.3.5 of Part 2.	Ongoing
		39.	Shire to monitor demand for commercial and retail floorspace within the Carnarvon Townsite with a focus on consolidation and better utilisation of commercial land within key central locations, only enabling expansion commensurate with orderly and proper planning, ensuring enough land supply to support small and medium enterprise, and enable new industry.	The majority of the existing commercial land in Carnarvon is developed with the capability of further expansion. However, much of the existing developed commercial land is underutilised, with the potential for greater intensification. Refer to Section 4.3.3, 4.3.4 and 4.3.5 of Part 2.	
		40.	Investigate rezoning of Lot 76 on DP 404991, located at 590 Robinson Street, Kingsford, from the current 'Rural Residential' zoning to 'Enterprise' zoning, in order to facilitate future light industrial and commercial uses proposed for the site.	The existing zoning does not reflect the future intended use of the subject site. An Enterprise zoning would allow for large lot residential to continue to occur, while allowing for a greater range of land uses on an strategically located site. Refer to Section 4.3.4 of Part 2.	Short Term

3.3.2. TOURISM

There is the potential to strengthen and expand the tourism offer through improved and broadened accommodation and exploration of unique tourism experiences that put Carnarvon 'on the map'. New tourism experiences such as Astro-tourism, Aboriginal cultural tourism, Station Stays, Self Drive Coastal adventures are key opportunities.

The focus should be on providing additional tourism accommodation in Carnarvon and other designated tourism areas, providing a range of accommodation options in high amenity areas. There are also a range of actions and initiatives that would not only be beneficial to the tourism sector, but also to local residents and assisting attracting population to the region.

Table 8: Tourism - Planning Directions and Actions

ISSUE/ OPPORTUNITY	PLANNING DIRECTION	ID	ACTION	RATIONALE	TIME FRAME
Shire's tourism sector is experiencing growth and diversification in response to emerging market demands.	Leverage and encourage the tourism industry as a source of employment and business stimulus in the Shire.	41.	In reviewing the Local Planning Scheme, ensure zoning and provisions are included to protect key tourism sites and their ongoing use and intended purpose. As new tourism opportunities arise, ensure the local planning framework is flexible enough to accommodate and support appropriate development.	There are a number of local tourist attractions, particularly focused on the natural landscape which surrounds the Carnarvon Township. Refer to Section 4.3.7 of Part 2.	Short Term
		42.	Shire to monitor the amount of tourism zoned land to ensure there is an adequate supply.	6ha of tourism land is still capable of substantial further development with Carnarvon, and 41ha in Coral Bay, which is sufficient to support the projected growth. Refer to Section 4.3.3 and 4.3.7 of Part 2.	Ongoing
		43.	Shire to investigate initiatives to attract tourism opportunities, including: <ul style="list-style-type: none"> + Invest in Carnarvon's streetscapes, public spaces, public art and street furniture to improve amenity, stimulate investment, and accommodate a wide range of uses. + Improve streets signage and entry statements to attract tourist traffic. + Investigate and seek funding (e.g. through government grants) to undertake tourist site improvements. 	Shire to plan and implement future improvements to enhance and attract people travelling through the Gascoyne to the Carnarvon and Coral Bay through: <ul style="list-style-type: none"> + Entry statements and verge planting + Streetscape and footpath improvements + Signage and wayfinding for visitors Refer to Section 4.3.7 of Part 2.	Ongoing
		44.	Prepare a Local Planning Policy to outline a clear approach to signage and wayfinding within the Shire that is consistent and aids in the creation of an attractive brand/image for the Shire, with consideration for key tourist attractions, gateway points, accommodation and long vehicle parking sites.		Short Term

3.3.3. RESOURCE MANAGEMENT

The Gascoyne Region is strategically positioned to facilitate the development of new mineral, resource, and renewable industry projects. Carnarvon currently serves as a crucial hub within the resource sector supply chain, supporting offshore oil and gas activities in the Carnarvon Basin, high-value salt operations at Useless Loop in the Shire of Shark Bay, and at Lake MacLeod in the Shire of Carnarvon. Additionally, the region offers substantial potential in rare earths, gypsum, limestone, and other essential raw materials. The Shire has a comparative advantage in resource and energy industries, compounded by the efficiencies gained by the extent of existing heavy industrial infrastructure such as road networks, industrial areas, marine infrastructure.

The following opportunities have been identified through the Strategy:

- + Consideration to be given to the availability of water as the horticultural industry grows.
- + Mining and resource extraction activities are likely fixed based on resources available at the Carnarvon oil and gas basin; the main opportunity for the Shire is to increase the number of mining workers who live in the Shire.
- + The Gascoyne Region is strategically positioned to facilitate the development of new mineral, resource, and renewable industry projects. Carnarvon currently serves as a crucial hub within the resource sector supply chain, supporting offshore oil and gas activities in the Carnarvon Basin, high-value salt operations at Useless Loop in the Shire of Shark Bay, and at Lake MacLeod in the Shire of Carnarvon. Additionally, the region offers substantial potential in rare earths, gypsum, limestone, and other essential raw materials.
- + The Carnarvon area is a prime location for renewable energy. Carnarvon has among the State's best locations for wind and solar energy generation, with consistent wind and sun. Ensure the planning framework is 'Renewable Energy Facility ready' to facilitate a smoother approval process for renewable energy projects.
- + The development of additional land for horticultural purposes provides opportunities to diversify and cultivate the Carnarvon horticultural industry, matched with the appropriate allocation of water resources and infrastructure.

Table 9: Resource Management - Planning Directions and Actions

ISSUE/ OPPORTUNITY	PLANNING DIRECTION	ID	ACTION	RATIONALE	TIME FRAME
Agriculture and Horticulture	Continue to develop and protect Carnarvon's significant agriculture and horticulture industry.	45.	Local planning framework to ensure intensive horticultural land use continue to be the primary land use in areas zoned Priority Agriculture. Development to continue to in accordance with the Gascoyne Food Bowl Structure Plan.	The key priority agricultural areas are a critical part of Carnarvon's economy and account for a significant portion of Western Australia's fruit and vegetable production. The Gascoyne Food Bowl Initiative was established in 2012. Its goal is to significantly increase horticultural production in the Carnarvon area through the provision of new land and water resources for irrigation expansion. Refer to Section 4.3.8 of Part 2.	Ongoing
		46.	Investigate the need for additional land for horticultural purposes to provide opportunities to diversify and cultivate the Carnarvon horticultural industry, matched with the appropriate allocation of water resources and infrastructure.		Long Term
Mining and Renewable Energy	Ensure mining and renewable energy is accommodated in the local planning framework to encourage new industries.	47.	Salt mining to continue to take place as the Shire's primary mining operation.	While there a number of relatively small mining operations, the Shire has not yet experienced significant mining activity that would strain its transport network, land supply, or local amenities. However, as mining operations begin in the future, it's important for the industry to contribute economically to the development of roads and infrastructure needed to support these activities. Refer to Section 4.3.8 of Part 2.	Short Term

ISSUE/ OPPORTUNITY	PLANNING DIRECTION	ID	ACTION	RATIONALE	TIME FRAME
		48.	As new mining activities commence in the Shire proponents/mining companies and the Shire to agree on contributions to the maintenance and delivery of infrastructure that will be utilised by these new businesses. This should include sharing costs associated with upgrades, maintenance, or creation of: <ul style="list-style-type: none"> + Roads + Accommodation + Services + Any other relevant infrastructure 	Industry to contribute economically to the development of roads and infrastructure needed to support these activities. Refer to Section 4.3.8 of Part 2.	Ongoing
		49.	Shire to ensure the local planning framework provides flexibility for renewable energy land uses to be contemplated in suitable locations. This should leverage off the Shire's unique opportunities for renewable energy and ensure the planning framework is: Renewable Energy Facility (REF) ready to facilitate a smoother approval process for renewable energy projects, in accordance with the WAPC's Renewable Energy Facilities Position Statement.	The Carnarvon area is a prime location for renewable energy. Carnarvon has among the State's best locations for wind and solar energy generation, with consistent wind and sun. Future planning for appropriate locations will need to give regard to Renewable Energy Facilities Position Statement. Refer to Section 4.3.8 of Part 2.	Short Term
		50.	Investigate appropriate locations for future renewable energy facilities, taking into account areas where there may be high environmental or landscape values.	The Carnarvon area is a prime location for renewable energy. Carnarvon has among the State's best locations for wind and solar energy generation, with consistent wind and sun. Future planning for appropriate locations will need to give regard to Renewable Energy Facilities Position Statement. Refer to Section 4.3.8 of Part 2.	Short Term

ISSUE/ OPPORTUNITY	PLANNING DIRECTION	ID	ACTION	RATIONALE	TIME FRAME
Water Resources	Protection of water resources for agriculture, horticulture and public drinking sources.	51.	Shire to collaborate with Water Corporation and Department of Water and Environmental Regulation to secure long term potable water supplies for population growth and expansion of intensive agriculture and horticulture.	The availability of water resources is a critical factor for the horticulture and intensive agricultural industries, and expansion is largely dependent on ongoing water security. Refer to Section 4.3.8 of Part 2.	Ongoing
		52.	Shire to ensure that land use and development is compatible with the protection and long-term management of water resources for public water supply. Local planning framework to ensure public drinking water source (PDWSA) areas are adequately identified and protected.	There is a single proclaimed PDWSA in the Shire: the Carnarvon Water Reserve along the Gascoyne River which is a Priority 1 water source. Ongoing reviews of the Strategy and Local Planning Scheme should protect this water source from any impacts of future expansion or incompatible land uses through updates to the Special Control Area. Refer to Section 4.3.8 of Part 2.	Ongoing
Basic Raw Material (BRM)	Ensure BRM are protected in Significant Geological Supply sites and Extraction Sites by avoiding encroachment from incompatible land uses.	53.	Shire to identify Significant Geological Supplies and Extraction sites and ensure appropriate protection of 'Industry - extractive' land use through appropriate land use permissibility and Restricted uses in the Local Planning Scheme.	Consistent with the objectives of State Planning Policy 2.4 - Planning for Basic Raw Materials to ensure BRM are identified and protected as early as possible through the planning process. Access to BRM provides improved regional housing affordability and economic growth.	Ongoing

3.4 ENVIRONMENT

3.4.1. ENVIRONMENT

Natural hazards are prominent throughout Western Australia and will remain a key consideration in both urban and regional areas. Although adjacent to the most cyclone prone region in Australia and considered a heavily prone bushfire area, the main concerns identified with natural hazards and mitigation measures in the Shire primarily relate to flooding.

Ongoing risk from cyclones, bushfires, flooding, and other extreme weather events further accessible by climate change. The effects of climate change are likely to have a significant impact on the Shire, which relies on its climate for key economic activities such as horticulture and fishing. Therefore, it is important that sustainable approaches become the focus of economic development and diversity within the context of climate change.

The following opportunities have been identified through the Strategy:

- + There is a need to identify what natural assets are important to the Shire to ensure they are appropriately protected.
- + Access to and management of valued natural assets is a growing concern in ensuring the protection of these areas.
- + The protection of the coast and conservation reserve systems will be an ongoing consideration for the Shire.

Table 10: Environment - Planning Directions and Actions

ISSUE/ OPPORTUNITY	PLANNING DIRECTION	ID	ACTION	RATIONALE	TIME FRAME
Conservation of Biodiversity and Natural Habitats	Plan for the protection of areas with significant biodiversity and environmental value.	54.	Shire to prepare a biodiversity strategy to identify areas of significant biodiversity and environmental value and make recommendations as to how these areas can be conserved and protected.	The Shire is in close proximity to a significant world heritage area, including national parks which contain Threatened Ecological Communities and Priority Ecological Communities. A review of these areas and associated strategy should be developed to inform actions taken in the Local Planning Scheme to protect them.	Medium Term
		55.	In reviewing the Local Planning Scheme, ensure that areas which are identified as having biodiversity and conservation value are reserved as Environmental Conservation or Foreshore to ensure that they are adequately protected.	To ensure that areas which are identified as having biodiversity and conservation value are protected, they should be reserved for Environmental Conservation within the Local Planning Scheme to ensure land use and development does not adversely impact on these areas and is consistent with the guiding principles of the relevant state planning framework.	Short Term
Climate Change	Plan for the impacts of the climate to ensure a sustainable and adaptable community and economy.	56.	Shire to recognise the impacts of climate change and develop a climate change adaptation plan for the Shire to respond to the issues such as the impact on key economic activities such as horticulture and fishing. Sustainable approaches should become the focus of economic development and diversity within the context of climate change.	The effects of climate change are likely to have a significant impact on the Shire, which relies on its climate for key economic activities such as horticulture and fishing. Therefore, it is important that sustainable approaches become the focus of economic development and diversity within the context of climate change. Refer to Section 4.4.1 of Part 2.	Short Term

ISSUE/ OPPORTUNITY	PLANNING DIRECTION	ID	ACTION	RATIONALE	TIME FRAME
Coastal Management	Ensure the ongoing management of coastal areas, balancing environmental, recreation and tourism considerations.	57.	Ensuring foreshore areas are adequately reserved within the Local Planning Scheme but flexibility is maintained for the provision of coastal nodes for low impact tourism proposals in line with State Planning Policy 6.3.	In July 2015, coastal portions of pastoral leases adjacent to the Ningaloo Marine Park were proposed to be excluded from the leases for future addition to the conservation reserve system and the eventual joint management by DBCA. Refer to Section 4.4.2 of Part 2.	Ongoing
		58.	Shire to continue implementing the State endorsed Blowholes Reserve Management Plan.	The Blowholes Reserve Management Plan provides a framework to guide future planning, development and management of recreation and tourism at the Blowholes Reserves. The management plan can allocate a tenure that reflects the Reserve's importance for recreation and tourism and facilitates balanced appropriate environmental outcomes. Refer to Section 4.4.2 of Part 2.	Ongoing
		59.	Implementation of the Carnarvon Coastal Hazard Risk Management Adaptation Plan (CHRMAP) to ensure adaptation and protection of vulnerable areas. Land-use planning should encourage strategic retreat from areas identified as at risk from coastal hazards unless otherwise identified in the CHRMAP.	The Carnarvon CHRMAP seeks to ensure that future development addresses the potential impacts of coastal processes. Implementation will align with SPP 2.6 – Coastal Planning. Refer to Section 4.4.2 of Part 2.	Ongoing

ISSUE/ OPPORTUNITY	PLANNING DIRECTION	ID	ACTION	RATIONALE	TIME FRAME
		60.	Shire to advocate for the advancement of an updated regional coastal strategy in conjunction with relevant stakeholders	Future Directions for the Ningaloo Coast Regional Strategy – Carnarvon to Exmouth was released in 2019. An up-to-date strategy will be a critical part of integrated approach to regional planning for the Ningaloo coast. Refer to Section 4.4.2 of Part 2.	Short Term
Natural Hazards	Ensure protection from, and responsible management of natural hazard threats.	61.	Update the Scheme to ensure Special Control Area 3 includes current flood data.	A flood study has been prepared by GHD using LIDAR survey results to inform 3D modelling. Ensure the Scheme includes up to date flood risk mapping. Refer to Section 4.4.3 of Part 2.	Short Term
		62.	Strategic planning will consider natural hazards including bushfire risk and further land use intensification in bushfire prone areas will be avoided unless risks have been adequately assessed and can be mitigated in accordance with SPP 3.7 – Bushfire.	In line with the Policy Intent of State Planning Policy 3.7 – Bushfire, Policy Objective 5.1, Policy Outcome 6.1, bushfire risk is a key element to be considered prior to future land use intensification.	Short Term

ISSUE/ OPPORTUNITY	PLANNING DIRECTION	ID	ACTION	RATIONALE	TIME FRAME
		63.	Ensure future planning including structure planning, subdivision, and development applications address the requirements of State Planning Policy 3.7 - Bushfire. Refer to Section 4.4.2 of Part 2	Large areas of the Shire are designated as bushfire prone and therefore the policy requirements of SPP 3.7 need to be addressed where a proposal is located within a bushfire prone area.	Short Term
		64.	Shire to consider preparation of a Local Emergency Management Arrangements Framework to document the local government's policies for emergency management.	A Local Emergency Management Framework will identify and describe the roles and responsibilities of public authorities and other persons involved in emergency management in the local government district, assist with the coordination of emergency operations and activities relating to emergency management performed by the persons outlined above. Identify and describe the emergencies likely to occur in the local government district, outline strategies, priorities and other areas for consideration for emergency management in the Carnarvon district. Refer to Section 4.4.2 of Part 2.	Short Term

3.5 INFRASTRUCTURE

3.5.1. TRANSPORT NETWORK

The Shire's transport network primarily depends on its road system and airport. To support future growth, maintaining and upgrading this infrastructure will be a priority, with close collaboration between the Shire and relevant State agencies. Enhancing transport connections both to and within the Shire will play a pivotal role in fostering significant economic development moving forward.

The following opportunities have been identified through the Strategy:

- + The Shire of Carnarvon Economic Development Strategy 2023 – 2028 envisions that Carnarvon will play an important role in the renewable energy sector. Consider investigating and investing in infrastructure to improve logistic and transport routes from Carnarvon to other key regions.
- + Continue to advocate for the relocation and expansion of the Carnarvon airport and development of a multiuser port, ensuring strategic land use planning allows for a future transition
- + Consider the impacts of future road demand due to freight and tourism.
- + Linkages to key tourist attractions and other settlements will be a key consideration in expanding and developing the tourism industry.
- + Improve active transport infrastructure within Carnarvon and Coral Bay.

Table 11: Transport Network - Planning Directions and Actions

ISSUE/ OPPORTUNITY	PLANNING DIRECTION	ID	ACTION	RATIONALE	TIME FRAME
Major Roads and Freight Routes	Monitoring of the condition and usage of major roads and freight routes to ensure they are safe and suited to the needs of key users.	65.	Shire to collaborate with Main Roads Western Australia (MRWA) to plan and manage roads under their care and control.	Given the strategic importance of North West Coastal Hwy for the surrounding region, a pre-emptive study should be considered to explore the impacts of future demand due to freight and tourism including the appropriate actions to undertake to ensure that the road continues to operate without issues.	Ongoing
		66.	Collaborate with MRWA to prepare a study to explore the impacts of future demand due to freight and tourism on the North West Coastal Highway.	The Shire of Carnarvon Economic Development Strategy envisions that Carnarvon will play an important role in the renewable energy sector. Consider investigating and investing in infrastructure to improve logistic and transport routes from Carnarvon to other key regions.	Short Term
		67.	Investigate opportunities for a transport hub to be developed to the south of Mungullah near the current road train assembly area.		Medium Term
Local Road Network	Ensure the local road network is maintained and responds to the needs of key users.	68.	Determine the future role and function of HWAS Sydney Memorial Drive and decide whether to make improvements (in accordance with Tourism and Economic Development Action Plan, once prepared).	Work is currently being undertaken on this through the Greening Carnarvon project that has been endorsed by Council as a Priority Project for 2024. Refer to Section 4.5.1 of Part 2.	Short Term
		69.	Shire to investigate a sealed road from the Quobba blowholes to Gnaraloo Bay	This initiative was identified in the Tourism Strategy. Refer to Section 4.5.1 of Part 2.	Medium Term

ISSUE/ OPPORTUNITY	PLANNING DIRECTION	ID	ACTION	RATIONALE	TIME FRAME
Cycling and Pedestrians	Provide an active transport network between key nodes within the Carnarvon townsite and Coral Bay settlement.	70.	Shire to undertake a Streetscape Revitalisation Strategy for Carnarvon to identify key streets to undertake streetscape improvements to improve walkability and amenity.	Pedestrian and cycling improvements are needed across the Carnarvon townsite. A strategic assessment of future connections needs to be undertaken to ensure an adequate active transport network is provided. Refer to Section 4.5.1 of Part 2.	Short Term
		71.	Shire to collaborate with the DoT on the Gascoyne 2050 Cycling Strategy to develop a cycling network for the surrounding region and key townsites.		Ongoing
		72.	Investigate opportunities (such as the Greening Carnarvon initiative) to encourage walking and cycling including potential infrastructure improvements within Carnarvon and Coral Bay.		Short Term
Bus Transport	Provide improved public transport access to key centres and services through Shire	73.	Shire to collaborate and advocate with Transwa, private bus providers and the Gascoyne Development Commission for better bus services across the region and the townsite of Carnarvon, particularly between key precincts.	The frequency of bus services within the region site is limited and only operates on select weekdays. The low frequency of services can be perceived by some as unreliable which also discourages them from using this service, preferring travel by private vehicle. Refer to Section 4.5.1 of Part 2.	Ongoing
Electric Vehicle	Improve EV access and networks throughout the Shire and wider Gascoyne region.	74.	Shire to collaborate with State Government agencies and other key stakeholders in developing the WA EV network throughout the Shire and the wider Gascoyne region.	Public EV charging is currently available at the Carnarvon Visitors Centre, Minilya Service Centre and the turnoff for Coral Bay on the North West Coastal Hwy. Improving EV charging services throughout the Shire will increase EV accessibility and the number of visitors to the region. Refer to Section 4.5.1 of Part 2.	Ongoing

ISSUE/ OPPORTUNITY	PLANNING DIRECTION	ID	ACTION	RATIONALE	TIME FRAME
		75	Shire to investigate opportunities for electric vehicle (EV) charging in public parking areas within Coral Bay.	Coral Bay currently does not have any electric vehicle charging stations that are available to the general public and would benefit from having one installed that can be easily accessible by the community and visitors. Refer to Section 4.5.1 of Part 2.	Short Term
Airports	Relocation and expansion of the Carnarvon Airport	76	Relocation and expansion of Carnarvon Airport to allow access to larger commercial aircraft and integration into the national aviation network. Once development of the new Airport is envisaged, undertake Scheme amendments to provide appropriate zonings/ reservations to accommodate the airport and surrounding land use requirements.	The relocation and expansion has been identified through a range of planning frameworks and other strategic documents. It is important that the Strategy identifies the preferred location to enable any future changes to the local planning framework. The Shire has reserved land to the north of Carnarvon for the future airport relocation. Refer to Section 4.5.2 of Part 2.	Long Term
Port	Support development of a multi-user port to stimulate economic development	77	Ensure appropriate zoning/ reserves to accommodate the multi-user port and surrounding land use requirements. Continue to work with the Gascoyne Development Commission and key stakeholders to progress the development of a multi-user port.	Scheme Amendment 10 is currently underway to create appropriate zoning for the proposed multi-user port and associated facilities, driven by their HyEnergy Project. The preferred location for the multi-user port has been identified on the Strategy Map. Refer to Section 4.5.2 of Part 2.	Short Term

3.5.2. SERVICING AND INFRASTRUCTURE

Provision of key infrastructure remains a major constraint for development within the Shire of Carnarvon. The Shire should explore opportunities for building partnerships with State government agencies to facilitate the timely and cost effective delivery of infrastructure and facilitate private sector investment (particularly wastewater). There are also potential issues with access to services and infrastructure during natural disasters which should be considered when planning for infrastructure.

Planning for water (agriculture, industrial, domestic) is also a key consideration and is being considered as part of wider discussions with the Shire and Government agencies.

Table 12: Servicing and Infrastructure - Planning Directions and Actions

ISSUE/ OPPORTUNITY	PLANNING DIRECTION	ID	ACTION	RATIONALE	TIME FRAME
Infrastructure and Servicing	Ensure timely provision of services and infrastructure.	78.	Shire to facilitate and monitor provision of key service infrastructure required for economic development and diversification.	The provision of critical infrastructure such as water, power and wastewater are key to being able to deliver new development.	Ongoing
		79.	Shire to collaborate with service providers to make sure upgrades in public utility capacity are staged well ahead of demand-driven requirements.	Refer to Section 4.5 of Part 2.	Ongoing
Wastewater	Provide adequate infrastructure to support the delivery of housing.	80.	Shire to collaborate with the Water Corporation to support the delivery of an inflit sewer program to existing urban areas within the Carnarvon townsite.	Connection to sewer largely dictates ability to release land for development. The Shire may be able to seek State Government support for the funding of inflit sewerage programs and similar. Refer to Section 4.4.6 of Part 2.	Short Term
		81.	Identify preferred location for a new Carnarvon Wastewater Treatment Plant and corresponding 500m buffer protection zone. Shire to work collaboratively with relevant service providers to establish appropriate mechanisms for the relocation of the existing Wastewater Treatment Plant and the protection of this land from future development. A scheme amendment will be required to support future development.	The current Carnarvon Wastewater Treatment Plant is currently located in close proximity to existing residential development, limiting options for redevelopment and/or new residential development to occur. It is anticipated that the existing facility will reach capacity and required relocation in 2030. The Strategy should identify the preferred location for the new facilities to ensure appropriate land use changes and buffer requirements can be implemented. Refer to Section 4.4.6 of Part 2.	Short Term

ISSUE/ OPPORTUNITY	PLANNING DIRECTION	ID	ACTION	RATIONALE	TIME FRAME
Waste	Ensure appropriate waste management facilities respond to demand and promote sustainable practices.	82.	Re-location of waste disposal site in Coral Bay to land south of wastewater treatment plant, and incorporate corresponding 500m buffer protection zone	Current waste disposal site is currently constrained due to proximity to town, and at capacity. The relocation has been identified through previous Strategies and the Coral Bay Settlement Structure Plan. Refer to Section 4.4.6 of Part 2.	Short Term
		83.	Shire to progress development and identify preferred location for a recycling and processing centre in Carnarvon, either adjoining the proposed Multuser Port or at a location within the general industry zone. The facility should also consider the need for container deposit scheme (CDS) infrastructure.	The need for a recycling and process centre in the Shire has been identified through the Strategic Community Plan. Refer to Section 4.5.3 of Part 2.	Medium Term
Water Usage, and Efficiency	Adoption of water efficiency measures to respond to climate resiliency over time and provide for future development in a manner that is responsive to the environment and public health standards.	84.	Shire to collaborate with relevant agencies to facilitate and monitor provision of water infrastructure required for economic development and diversification.	Planning for water (agriculture, industrial, domestic) is a key consideration and is being considered as part of wider discussions with the Shire and Government agencies. Refer to Section 4.5.3 of Part 2.	Ongoing
		85.	Shire to consider the likely changes in water demand and supply to accommodate future population by aligning with the requirements and strategic directions of draft SPP2.9 Water Resources, once it's in effect.	The consequences of climate change will have an impact on the availability and scarcity of water resources in the future. Water management, recycling and conservation will become increasingly important. Refer to Section 4.5.3 of Part 2.	Ongoing

ISSUE/ OPPORTUNITY	PLANNING DIRECTION	ID	ACTION	RATIONALE	TIME FRAME
		86.	Shire to raise community awareness through education programs etc of water recycling and efficiency and the importance to long term sustainability.	The consequences of climate change will have an impact on the availability and scarcity of water resources in the future. Water management, recycling and conservation will become increasingly important. Refer to Section 4.5.3 of Part 2.	Ongoing



Comarvon Townsite

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PLANNING AREAS

4.1 PLANNING AREAS

This section outlines in greater detail planning directions and actions for specific planning areas. Planning Areas that have been identified in this strategy are identified on the planning area maps (Figure 7 & Figure 8).

Planning areas identified are outlined in Table 13.

Table 13: Shire of Carnarvon - Planning Areas Overview

PLANNING AREA	OVERVIEW
A: Carnarvon Townsite	Carnarvon Townsite is identified as a Regional Centre in the Gascoyne Coast Sub-Regional Strategy. It provides housing, employment, infrastructure and services for the broader region and is therefore included as a planning area.
B: Coral Bay Settlement	Coral Bay is identified as a Tourism Centre within the Gascoyne Coast Sub-Regional Strategy. It is a key townsite which has been identified as needing further structure planning work to bring the statutory framework up to date, and to address concerns over workers accommodation and tourist accommodation. It has therefore been included as a planning area.
C: Carnarvon Airport	Identified as a planning investigation area in the Gascoyne Coast Sub-Regional Strategy. The Carnarvon Airport Precinct Structure Plan 2014 proposes a number of land use changes within the existing Precinct Structure Plan boundary and is identified as a strategic infrastructure zone in LPS13. Future development aspirations within the site warrants its inclusion as a planning area.
D: Multiuser Port	Scheme Amendment 10 is currently underway to create appropriate zoning for the proposed Multiuser Port and associated facilities, driven by Province Resources as part of their HyEnergy Project. The preferred location for the proposed Multiuser Port has been identified on the Strategy Map which has been included as a planning area.
E: Carnarvon Boat Harbour	Identified for strategic infrastructure and marine uses, this area includes the Carnarvon Boat Harbour and Yacht Club. It has potential for future mixed-use and tourism development. Further investigation and structure planning are required, with consideration of existing uses and potential environmental assessment. It has therefore been identified as a planning area.
F: Babbage & Whitlock Island	Identified in the Strategic Community Plan, this area presents an opportunity to build on completed works at the boat harbour and Pelican Point Spit through further development of Whitlock Island as a premier beachfront destination. Proposed uses include a luxury resort, residential and recreational facilities. Structure planning is required to coordinate future stages, ensure alignment with community aspirations, and address necessary development and heritage approvals. It has therefore been identified as a planning area.
G: Renewable Energy Investigation Area	Scheme Amendment 10 to LPS13 aims to facilitate the HyEnergy Renewable Green Hydrogen Project to the north of the Carnarvon townsite. This type of project will require land use planning and infrastructure considerations and has therefore been included as a planning area.

Table 14: Shire of Carnarvon - Planning Areas Actions

AREA	STRATEGY MAP	PLANNING DIRECTIONS	ID	ACTION	RATIONALE	TIME FRAME
A	Figure 4 and 5	Precinct Planning of Carnarvon Town Centre to promote development	A1	Shire to investigate opportunities and mechanisms to plan for revitalisation of the Carnarvon Town Centre to improve development fronting streets, improving the retail mix and offer implementation via management and governance, to create a more value-added experience.	New retail and tourism businesses should be concentrated in the core Carnarvon CBD along Robinson St. Detailed planning for this area would ensure the built form and land use outcomes align with the vision for Carnarvon.	Medium Term
		Promote and support enhancement of the Carnarvon fascine as a regionally significant open space destination.	A2	Shire to continue implementation of the Carnarvon Fascine by developing and advocating for funding options including from State and Federal governments in recognition of the regional tourism destination role that the foreshore plays.	Refer to Section 4.3.4 of Part 2.	Ongoing
B	Figure 6	Precinct Planning in Coral Bay to promote development	B1	Precinct Structure Plan for the Coral Bay Town Site (in accordance with SPP 72).	The current Structure Plan (2014) is expiring in 2028. The Shire of Carnarvon is currently undertaking the preparation of a Precinct Structure Plan to provide guidance on zoning and built form outcomes.	Short Term
		Promote sustainable tourism development in Coral Bay, balancing economic, environmental and infrastructure considerations.	B2	Shire to facilitate the implementation of the Coral Bay Settlement Structure Plan with a focus on delivering additional and appropriate tourism accommodation in tourism zoned areas.		Short Term
			B3	Promote the Cultural Precinct as an entrance statement to Coral Bay, with an opportunity to incorporate an Indigenous Interpretive Centre within the precinct.	A cultural precinct is proposed at the entrance to Coral Bay which provides an opportunity to incorporate an Indigenous Interpretive Centre in consultation with local Aboriginal Elders and the community.	Medium Term

AREA	STRATEGY MAP	PLANNING DIRECTIONS	ID	ACTION	RATIONALE	TIME FRAME
D	Figure 4 Inset Map	Support development of a multiuser port to stimulate economic development.	D1	Ensure appropriate zoning/reservations to accommodate the Multiuser Port and surrounding land use requirements. Investigate the need for a structure plan to plan for port development.	Scheme Amendment 10 is currently underway to create appropriate zoning for the proposed Multiuser Port and associated facilities, driven by Province Resources as part of their HyEnergy Project. The preferred location for the proposed Multiuser Port has been identified on the Strategy Map. Refer to Section 4.5.2 of Part 2.	Short Term
E	Figure 4 and 5	Support the redevelopment of the Carnarvon boat harbour as a mixed-use precinct	E1	Promote preparation of a Local Development Plan or Structure Plan in consideration of existing use/development, and future mixed use/tourist development opportunities for the Carnarvon Yacht Club and commercial boat harbour.	The redevelopment of the Carnarvon boat harbour has been identified through a range of strategic documents and the requirement to develop an LDP prior to development identified in LPS13. Refer to Section 4.2.1 of Part 2.	Medium Term
F	Figure 4 and 5	Encourage the development of Babbage and Whitlock Island as a premier tourist destination.	F1	Improve heritage protection of the heritage precinct on Babbage Island, within the vicinity of the One Mile Jetty. Consideration is to be given to both the built and cultural heritage of the precinct. Additional protections could be provided through inclusion of the area in the Shire's Municipal Heritage Inventory, or through the development of a Local Heritage List with statutory protections under the Local Planning Scheme.	A heritage precinct on Babbage Island has been established through LPS13 to note the significance of the One Mile Jetty. There are many built and cultural considerations that should be considered in the enhancement of the precinct. Refer to Section 4.2.8 of Part 2.	Short Term
			F2	Develop a new 9-hole golf course as identified in the Babbage and Whitlock Island Structure Plan.	The golf course has been identified in the previous Strategy and the Structure Plan. Refer to Section 4.2.6 of Part 2.	Short Term
			F3	Traffic calming on Babbage Island Road at the Youth precinct to address road safety and speed.	This project has been endorsed by Council as a Concept for 2024.	Short Term

AREA	STRATEGY MAP	PLANNING DIRECTIONS	ID	ACTION	RATIONALE	TIME FRAME
			B4	Shire to invest in Coral Bay streetscapes, public spaces, public art and street furniture to improve amenity, stimulate investment, and accommodate a wide range of uses.	Upgrades to the public realm will encourage tourism development and promote Coral Bay as a high quality tourism destination.	Short Term
		Improve the transport network within the Coral Bay settlement.	B5	Shire to collaborate with DBCA to develop trails and coastal walks around the Coral Bay Settlement, including providing a safe and inclusive pathway between the tourism centre and the boat ramp.	This is identified as a strategic priority in the Shire's Priority Projects 2024. Refer to Section 4.2.7 of Part 2.	Short Term
			B6	Formalisation of French Street in Coral Bay to provide important connections between Banksia Drive and Robinson Street, improving vehicle circulation within the settlement in accordance with the Coral Bay Settlement Structure Plan.	This is identified in the Coral Bay Settlement Structure Plan as a key initiative to improve vehicle circulation and connectivity within the settlement.	Short Term
			B7	Investigate opportunity to provide long vehicle parking near the entrance of Coral Bay (Lot 61 Banksia Dr) to reduce the number of vehicle movements along Robinson St.	This initiative was identified through the initial community engagement, where stakeholders reported significant problems with traffic and access for long vehicles during peak times.	Short Term
C	Figure 4 and 5	Relocating of the Carnarvon Airport	C1	Retain the current airport site as a 'Strategic Infrastructure' reserve with Carnarvon Airport Precinct Structure Plan providing guidance for future detailed planning, subdivision and development. Once development is envisaged, undertake required amendments to the Local Planning Scheme to provide appropriate zoning/reservations to accommodate future land uses.	Airport relocation provides a major long-term opportunity for expansion or airport capacity and increased residential development. Refer to Section 4.2.1 and 4.5.2 of Part 2.	Long Term

AREA	STRATEGY MAP	PLANNING DIRECTIONS	ID	ACTION	RATIONALE	TIME FRAME
G	Figure 4	Renewable Energy Investigation Area	G1	<p>Identify a renewable energy investigation area to the north of Carmarvon townsite provides for the following:</p> <ul style="list-style-type: none"> + Strategic infrastructure and general industry land uses + Renewable Energy facilities and operations + Workforce accommodation + Ancillary industries as required + Protection of environmental, heritage and amenity values of the area. 	<p>Scheme Amendment 10 to LPS13 aims to facilitate three HyEnergy Renewable Green Hydrogen Project to the north of the Carmarvon townsite.</p> <p>Refer to Section 4.3.7 of Part 2.</p>	Short Term

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PLANNING AREA MAPS

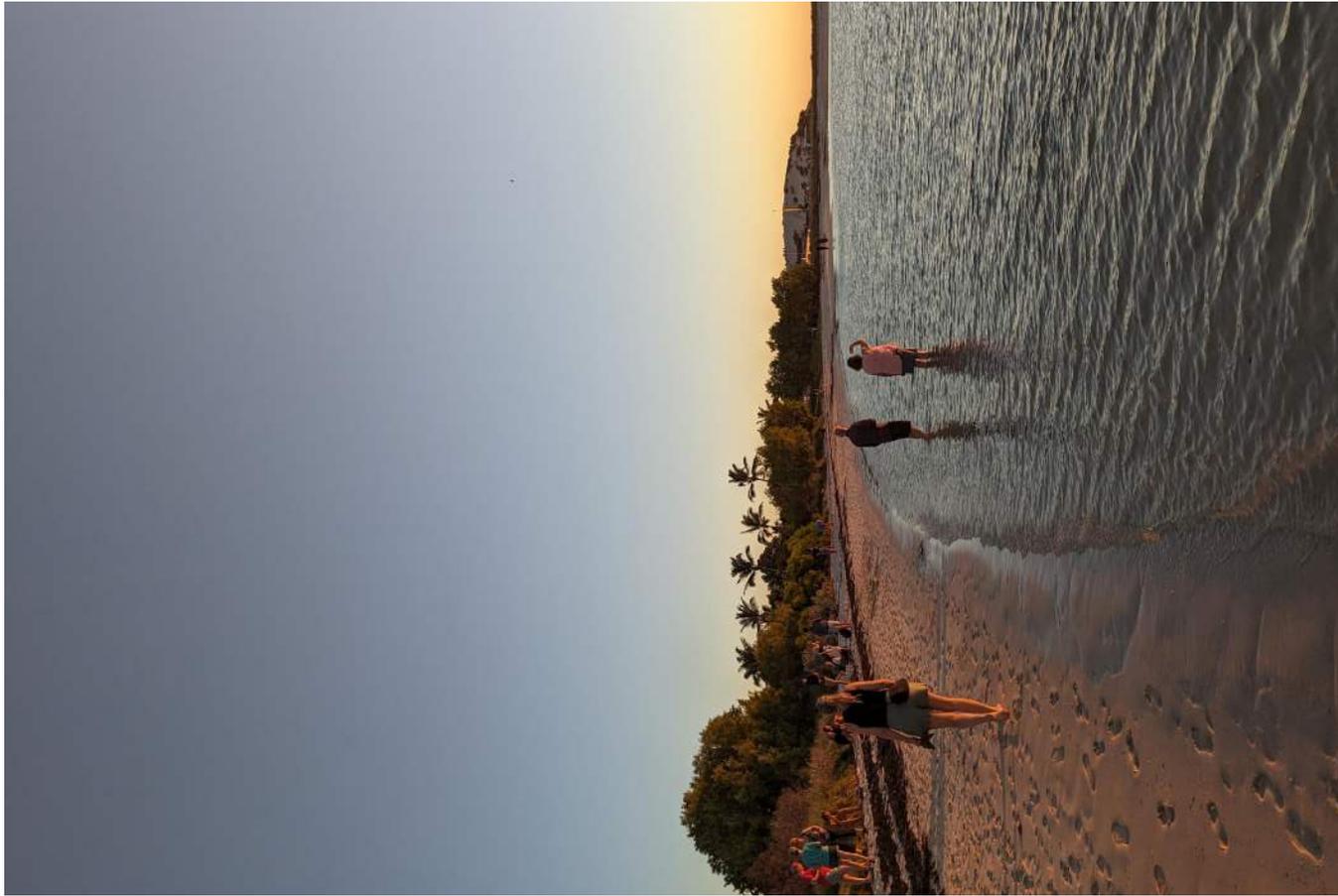




Figure 7: Shire of Carnarvon Planning Area Map - Carnarvon Townsite and Surrounds



Figure 8: Shire of Carnarvon Planning Area Map - Coral Bay



Bush Bay

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IMPLEMENTATION AND REVIEW

6.1 IMPLEMENTATION & REVIEW

Implementation of the actions within this Strategy are intended to occur over a 15 year timeframe. Though every 5 years a comprehensive review of the local planning scheme and strategy will be undertaken in the form of a report of review. The report of review will include a basic assessment of the status of all the actions from the local planning strategy to confirm whether actions are either completed, in progress or not commenced.

Amendments to the local planning strategy and scheme may be required to assist in the implementation of the strategy.