



ADVOCACY PLAN

2024

LAYING THE FOUNDATIONS

The Greater Bunbury region is poised for significant population and job growth by 2031. The Shire of Dardanup's planned new city of Wanju and the Waterloo Industrial Park Precinct, will account for 50% of this growth.

In 2022, the Western Australia Planning Commission adopted the Bunbury Geopraphe Sub Regional Strategy. This sets out detailed land use and planning for the region.

By 2031, the strategy expects the region's population to grow to 130,000 – 140,000 people, based on medium-to-high growth.

Identified in the strategy is approximately 41,340 additional dwellings that could be built within a sub-region and within current planning frameworks. With an average household size of 2.6 persons, the region could support an additional 107,480 residents.

The Shire of Dardanup, and particularly the new city of Wanju, will play a key role in providing for this future growth.



110,000

Bunbury Geopraphe region population (2021 Census)



130,000 – 140,000

Population 2031



200,000

Target population



41,340

Additional dwellings identified





The Wanju District Structure Plan provides for 1,200 hectares of residential development, which could accommodate between 15,000 – 20,000 new homes and 40,000 – 50,000 new people.

Additionally, the Waterloo Industrial Park Precinct identifies 1,350 hectares of land for industrial and intermodal purposes.

Both of these areas have endorsed district structure plans and the Greater Bunbury Regional Scheme has been amended to include these areas into residential and industrial deferred zones.

It is expected that half of the region's population growth will go into Wanju (4,000 jobs) and the Waterloo Industrial Park Precinct (4,500 jobs) – together creating 8,500 jobs.

Now is the time to prepare for this exciting growth and lay the foundations for generations to come!



1,200 hectares

For residential development



1,350 hectares

For Industrial and intermodal purposes



8,500

New jobs



ADVOCACY PLAN 2024

Identifying transformational projects that will have the greatest impact on residents, businesses, the wider community and the Bunbury Geographe region.

The Advocacy Plan is informed by five guiding Aspirations developed through outcomes from community consultation. This was the largest forward thinking exercise embarked upon by the Dardanup Shire Council and resulted in its 2050 Vision document.

The five Aspirations drive the Shire of Dardanup's fundamental projects and actions. They guide our future planning and investment to ensure these lifestyle values are preserved and fortified over the next 30 years.

The Advocacy Plan highlights transformational projects aimed at achieving our aspirations, which will be delivered in two primary precincts:

1. Waterloo – Focusing on the Internodal Terminal (IMT), the Advanced Manufacturing and Technology (AMTECH) Hub, and Energy cluster.
2. Wanju – Centered around Health, Education, and Sporting facilities.

The Advocacy Plan aligns with Council's:

- 2050 Vision
- Strategic Community Plan (SCP)
- Corporate Business Plan (CBP)

Five Aspirations



HEALTHY

Build a Regional Health Campus at Wanju



SELF-SUFFICIENT

Build an Intermodal Terminal at Waterloo Industrial Park Precinct



SUSTAINABLE

Renewable Energy Infrastructure – Hydrogen Plant and Refueling Facility



CONNECTED

Secure a fast passenger rail from Perth to Bunbury with a station at Wanju



INNOVATIVE

Build an Advanced Manufacturing and Technology (AMTECH) Hub



HEALTHY:

Build a Regional Health Campus at Wanju



Equip the region with a second hospital and health campus

“ Health is a state of complete physical, mental and social wellbeing and not merely the absence of disease or infirmity. The enjoyment of the highest attainable standard of health is one of the fundamental rights of every human being without distinction of race, religion, political belief or economic and social condition. (World Health Organisation, 1994)

Key Issues

Critical to the growth and development of the Bunbury Geopraphe region is both a healthy community and a healthy provision of facilities and services.

Provision of a new regional hospital and health campus is paramount to successfully managing population growth in the region. It operates as a driver for development of associated health industries and services in the area.

What is required?

A large and modern regional facility that would cater for:

- Ambulatory care models,
- Care in home,
- Leading-edge technologies in provision of health services,
- Integrated health care models,
- Emergency and minor surgical facilities.

According to the Australian Institute of Health and Welfare, in 2021-22 we reached an average of 2.5 hospital beds per 1000 people across Australia. This new facility will support the Bunbury Hospital redevelopment project, delivering more beds for the growing population.

The Opportunity

The Shire of Dardanup has been identified in State Government planning as a premier catchment for WA's future urban and industrial expansion.

The next 30 years will be a transformative time in the history of this traditionally rural and picture-perfect landscape.

A District Structure Plan for the new city of Wanju has been prepared collaboratively by the Department of Planning and the Shire of Dardanup.

Wanju is located within 1,200 ha in the north-west corner of the Dardanup Shire and will accommodate 60,000 people and almost 20,000 homes.

Project Outcomes

A new regional hospital and health campus at Wanju will provide a competitive advantage to the region, attracting and retaining a skilled workforce base to support expansions in value added export industries.

Enhanced local training opportunities and career pathways for the health sector also attract and retain skilled professionals, further contributing to the healthy lifestyle advantage of the Dardanup Shire and surrounding Bunbury Geopraphe region.

Key priorities

- State Government planning for a regional Health Campus at Wanju
- Federal Government funding



SELF-SUFFICIENT:

Build an Intermodal Terminal at Waterloo Industrial Park Precinct



Identified by the Department of Transport as the optimal location for an Intermodal Terminal*

Key Issues

The South West Supply Chain Strategy identifies regional deficiencies and opportunities over the next 10-15 years. Ensuring freight supply chains are keeping up with increasing demand in the South West is vital to the future growth of our economy.

A key challenge highlighted in the Strategy is the South West freight rail network approaching operational capacity at strategic locations.

There is no container rail service currently available for the movement of general and containerised freight between the South West and Perth. All container movements are made on trucks, placing additional pressure on local roads.

What is required?

The Department of Transport has identified three lots (66 hectares) within the Waterloo Industrial Park Precinct for rail-related industries. This is the optimal location for an Intermodal Terminal (IMT).

The location benefits from its enormous potential for future growth combined with its proximity to rail and major road networks. These include the South West Rail, Bunbury Outer Ring Road, South West Highway and Forrest Highway.

A combination of public and private funding is required for the development of a complete intermodal solution.

The Opportunity

Situated at the centre of the region's freight supply chains supporting state, national and global markets, Waterloo Industrial Park Precinct offers a distinct opportunity for public and private sector development.

A new IMT allows further supply chain opportunities, for example, attracting prospects for containerised mineral sands exports onto rail, or transport of other commodities on rail such as forest products or fresh produce thus reducing road freight traffic on South West Highway.

The IMT would serve as a catchment for container volumes bound for the Perth Metropolitan area. IMT's are the catalyst for new supporting enterprises such as logistics, warehousing and secondary processing.

An IMT would also support the State Government's proposed Advanced Manufacturing and Technology Hub (AMTECH) in Bunbury Geopraphe.

There is also an opportunity for the reinstatement of the Picton to Greenbushes rail line. This would improve connectivity at Bunbury Port and may attract timber onto rail, reducing trucks on the South Western Highway.

The construction of additional crossing loop(s), passing lane or full duplication of the Picton East-Brunswick Junction section, could improve capacity, reliability and service efficiency for all current and future rail traffics to and from the South West

It may trigger interest from businesses likely to benefit from having access to the rail line to co-locate, including providers of logistics and warehousing services.

This Precinct would bring new freight volumes to the system and could improve the reliability of the network for all users by also providing a passing loop or rail siding.

Benefits include:

- Operational efficiency and reduced supply chain costs for freight operators;
- Improved access for primary producers to customers and export markets;
- Reduced road congestion through removal of heavy vehicle traffic;
- Development of co-located advanced manufacturing facilities.

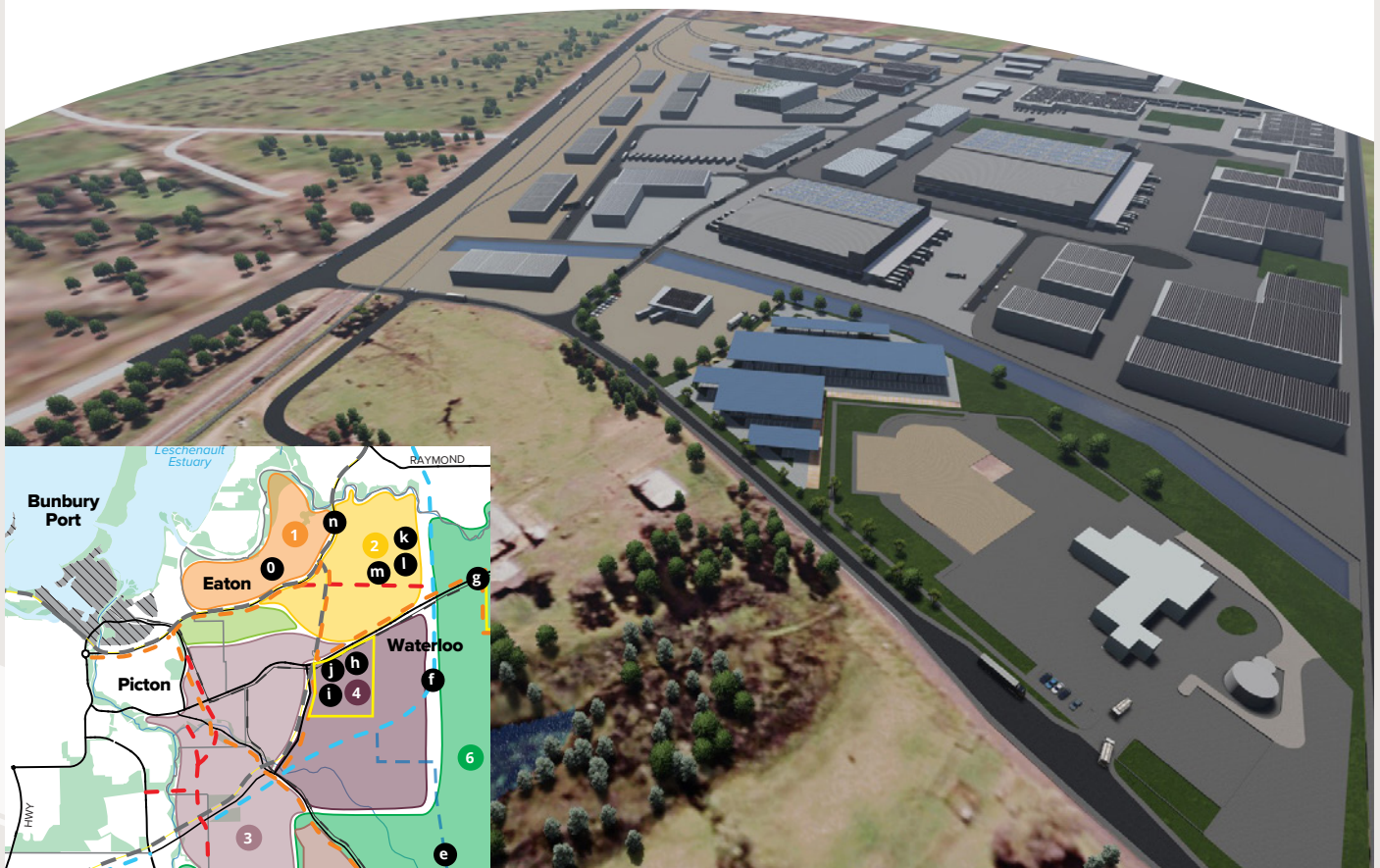
Project Outcomes

Waterloo Industrial Park Precinct is an important catalyst for employment growth to support the planned and adjacently located new city of Wanju.

An IMT at Waterloo could aggregate freight volumes destined for the Perth domestic market, interstate and for export.

Key priorities

- State and Federal Government funding to build an open access Intermodal Terminal at Lot 100 Martin Pelusey Road, Waterloo



SUSTAINABLE:

Renewable energy infrastructure – Hydrogen Plant and Refueling Facility



Provide an enabling infrastructure for decarbonising the transport sector in the South West

Key Issues

The Shire of Dardanup's 2050 Vision sets big goals in sustainability seeking to lead the way in Western Australia for its commitment to sustainable living practices.

This will be most evident in development of the new city of Wanju. Planning from the ground up will respect and enhance the natural environment with a consistent theme of energy efficiency and sustainability.

With Australia's target to reduce its greenhouse gas emissions by 43% by 2030 and a zero net by 2050, hydrogen is one of the renewable energy sources being adopted by governments for reducing emissions.

What is required?

The Shire initiated a comprehensive preliminary feasibility study with support from the South West Development Commission. The study highlighted economic benefits of a hydrogen facility within the region.

The study also identified that by transitioning to a renewable hydrogen model, the Shire will be able to reduce its greenhouse gas emissions and cut costs for the proposed transport of hydrogen.

Expansion at Waterloo Industrial Park Precinct is geared to enable adoption of emerging technologies in both production and storage of resources such as energy and water. This will create further opportunities in development of an Energy Industry Cluster.

The Opportunity

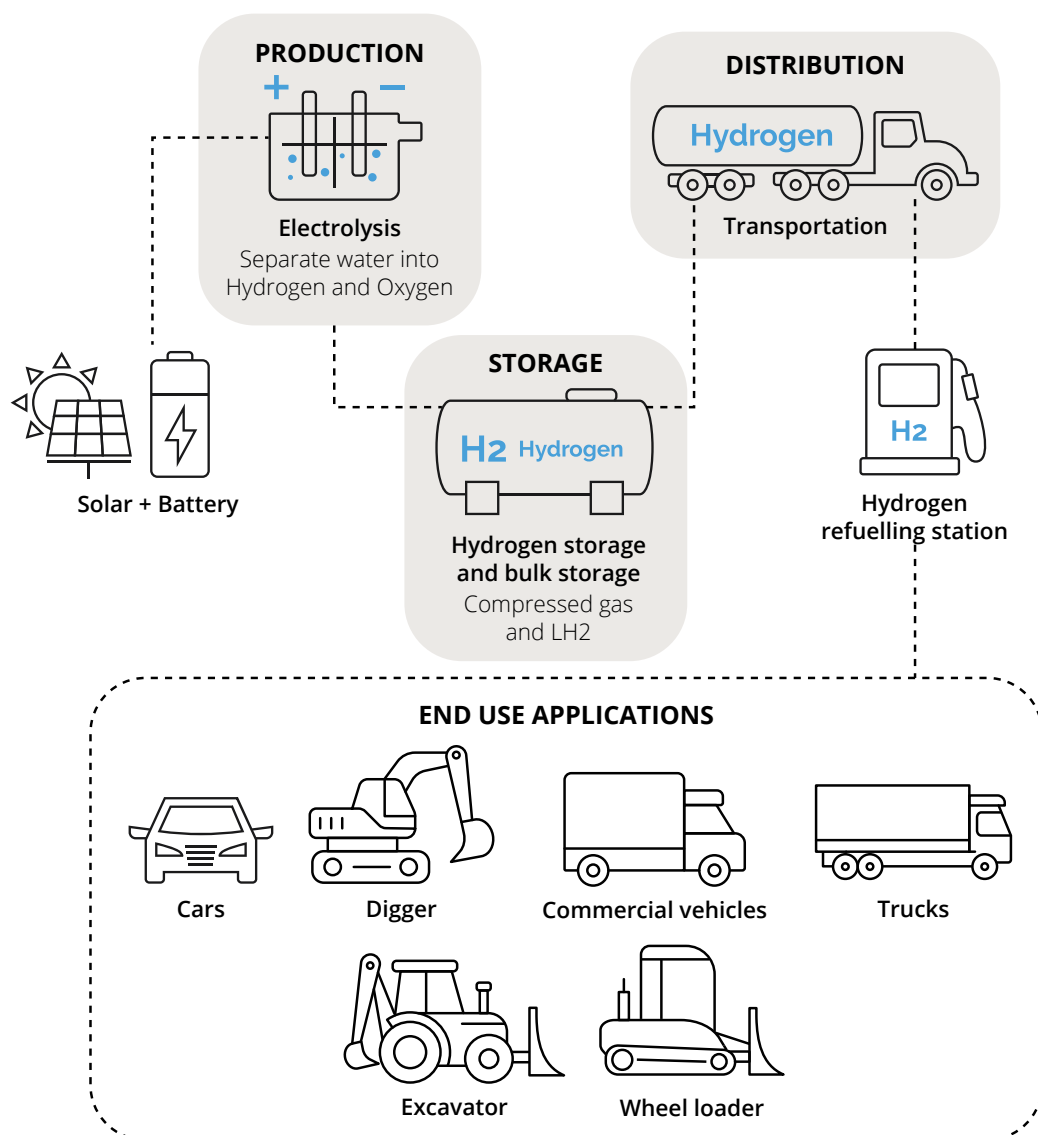
Waterloo Industrial Park Precinct is an important catalyst for employment growth to support the planned and adjacently located new city of Wanju.

It is strategically located in the heart of the Shire of Dardanup with excellent access to the proposed Bunbury Outer Ring Road and only 11 kilometres to the Bunbury Port via direct transport links.

Associated opportunities include waste to energy projects, coordination of downstream processing of lithium for battery manufacture with links to the high-tech recycling facility, the Advanced Manufacturing and Technology Hub (AMTECH) and the Intermodal Terminal (IMT).

Hydrogen provides an alternative fuel and energy for the future. The challenge will be the availability of infrastructure to support the transition to hydrogen. The plant and refuelling facility is the first step in bridging this gap.

Conceptual ecosystem for 100kg per day design



* <https://budget.gov.au/content/03-future-made.htm>

Project Outcomes

The development of renewable energy infrastructure complements growth in the Dardanup Shire's more traditional industries of timber construction and manufacturing. This will drive employment and contribute significantly to the local economy.

Delivery of alternative methods of utility services, such as micro grids linked to solar, hydrogen and battery storage provide great opportunities for the new city of Wanju and surrounding communities.

Key priorities

- State and Federal Government funding for renewable energy infrastructure at the Waterloo Industrial Park Precinct.
- Harness the power of local energy production - supporting the Federal Government Initiative 'a future made in Australia*'



CONNECTED:

Secure a fast passenger rail from Perth to Bunbury
with a station at Wanju



Photo credit to Transwa

Connect the regions to the metropolitan area for economic and lifestyle benefits

Key Issues

Combined funding from the WA State Government and the Federal Government has provided \$8 million aimed at creating a business case for a Fast Rail Link between Perth and Bunbury.

This link would provide a reduced journey time of approximately 90 minutes between the two cities.

Not only will this new rail service enhance the lifestyle on offer in the region, but it is also key to the growth of local tourism with easy connection to Perth airports in the north, and Busselton airport to the south.

What is required?

Construction of the Perth to Bunbury Fast Rail Link with a station stop at the Shire's planned city of Wanju will connect residents of the Bunbury Geopraphe region to services, facilities, friends and family from geographically diverse areas.

An improved freight rail service also delivers economic and trade benefits ensuring efficient transport of local products to regional, domestic and international markets. Increased capacity for rail transport also reduces vehicle numbers on roads, reducing congestion and creating positive economic, environmental, health and lifestyle outcomes.

The Opportunity

Strategically connected to everything in the South West, the planned new city of Wanju in the Shire of Dardanup will comprise a train station on the 'Australind' line. It's ideally and centrally located for a new rail station on a Perth to Bunbury Fast Rail Line.

By building the new line, the Australind service can be replaced and the current South West railway line refocused on freight to support Perth, Bunbury and the Intermodal Transport Service.

This will see commuter access between the South West and the Perth and Peel Metropolitan Area; public transport access for South West residents to healthcare and social services and regional tourism connection with the Perth and Peel Metropolitan Area.

The new rail service will open up the region and provide long-term transport linkage to support commuters, regional tourism and extended service delivery for South West residents.

Project Outcomes

Regular day trips without a car between the regions and metropolitan area will become a reality, while also linking social, business, education and health networks in both Perth and Bunbury.

Geographically diverse areas become physically connected through a modern transport network that has enhanced public transport options.

The Bunbury Geographe Growth Plan Strategy records a significant economic boost to the region's Gross Regional Product from a Fast Rail Link between Perth and Bunbury.

Key priorities

- State and Federal Government funding for a fast passenger rail from Perth to Bunbury with a station at Wanju.



INNOVATIVE:

Build an Advanced Manufacturing and Technology Hub



Enhance the region's ability to adopt new technologies, processes and practices for long-term growth and prosperity

Key Issues

Manufacturing is undergoing a dynamic transformation globally and plays a vital role in Australia's economy.

Federal and State governments recognise the importance of advanced manufacturing to improve competitiveness in the global manufacturing sector and therefore grow the sector in Australia.

The South West of WA has long been hailed as an industry hub and export gateway.

Bunbury Geopraphe is well positioned to expand through advanced manufacturing. It already has substantial manufacturing and engineering capability, a skilled workforce, and a number of emerging opportunities through critical minerals, rail cars and renewable energy.

What is required?

The South West Development Commission has conceptualised an Advanced Manufacturing and Technology Hub (AMTECH) in the region.

AMTECH would encompass a range of manufacturing capabilities including railcar manufacturing, hydrogen refuelling, renewable energy and agricultural processing.

A range of locations have been analysed as part of a preliminary assessment report, including the Waterloo Industrial Park Precinct.

The major advantage of locating the advanced manufacturing hub at Waterloo would be close proximity to Bunbury Port and the new Bunbury Outer Ring Road, as well as a potential co-location with the proposed Intermodal Terminal (IMT).

The Opportunity

An AMTECH in the South West enables the adoption of new technologies, processes and practices to attract increased private sector investment and encourage high-skilled, high-value job creation for long-term growth and prosperity of the regional economy.

Through the Shire of Dardanup's planned city of Wanju, a Regional University campus, located at either Eaton or Wanju, will create opportunities for further education and upskilling in the advanced manufacturing industry.

The Shire's new Library, Administration and Community Building in Eaton features a state-of-the-art Make-It Space, which will foster STEAM* education, innovation and community involvement, to support AMTECH's vision.

AMTECH benefits will include:

- Critical Minerals downstream production and value-chain gaps;
- Rail car component manufacture to support grain and minerals sectors;
- Manufacturing and procurement opportunities associated with lifetime support of wind farm turbine componentry for renewable wind energy sector.

**STEAM Education is an approach to learning that uses Science, Technology, Engineering, the Arts and Mathematics as access points for guiding student inquiry, dialogue, and critical thinking*

Project Outcomes

AMTECH is proposed to be a central facility attracting advanced manufacturing investment and development in the Bunbury Geopraphe region. It would be a multi-purpose facility connecting science, technology, engineering and manufacturing (STEM) research and training, with industry.

Key cross-sector enablers are:

- A skilled and productive workforce;
- Environmental, social and governance frameworks;
- Science, innovation and technology;
- Advanced manufacturing capabilities;
- Key infrastructure and project-ready land;
- Policy and regulatory frameworks;
- Investment and trade ecosystem.

Key priorities

- State and Federal Government funding for an Advanced Manufacturing and Technology Hub at the Waterloo Industrial Park Precinct.
- State and Federal Government funding for a Regional University Campus in the Shire of Dardanup.



DARDANUP WATER SUPPLY UPGRADES

Essential water pressure and wastewater upgrades are required to progress the expansion and development of Dardanup



State Government funding support of \$9.2 million is sought to deliver the Dardanup Water Supply Upgrades.

Water pressure upgrade

Situated between both Bunbury and Perth, Dardanup is perfectly placed to develop affordable housing options for the region. Presently, water pressure in Dardanup is not sufficient for planned expansion of the townsite and nearby residential subdivisions, and is a long-standing issue for existing residents.

Water Corporation has recommended the construction of a new in-ground service tank and booster station at Garvey Water Treatment Plan, and associated pressure mains.

Capital expenditure of \$4.2 million will allow for Water Corporation to complete works that will increase water pressure for business and residents.

These upgrades will provide the necessary infrastructure to progress land development and will cater for the total future demand of the Dardanup Water Supply Scheme.

Without these critical infrastructure upgrades, residents will continue to be impacted and the expansion and development of the Dardanup Townsite and proposed developments will be stalled, preventing further growth.

Key benefits



Housing Strategy alignment

Regional investment will support and align with the State Government's WA State Housing Strategy 2020-2030 specifically levers 1 and 2.



Affordable housing construction

A combined 755 lots to come to market, allowing for the construction of affordable housing.



Sustainable regional population growth

Upgrades will cater for the total future demand of the Dardanup Water Supply Scheme.

Waste water upgrade

State Government's support is sought to permit a market correction to enable competition that would support and promote the development of the Dardanup Townsite.

Water Corporation has recommended plans for wastewater infrastructure to progress land development in Dardanup. Included in these plans is the construction of:

- \$5 million Waste Water Pump Station C (WWPS C),
- \$7 million Waste Water Pump Station A (WWPS A) and,
- \$5 million Waste Water Main Line (WWML) to the Waste Water Treatment Plant (WWTP).

WWPS C can only be constructed after WWPS A and WWML.

WWPS A and WWML are included within Water Corporation's five-year Forward Planning. However, this proposal rests on the developers of Roseland Estate proceeding with the development and construction of WWPS A and WWML through a prefunding agreement with Water Corporation. If this syndicate of residents decides not to proceed, the town will not be able to continue to grow.

This project requires urgent attention to ensure it is prioritised by Water Corporation and funding is allocated to complete these works.

Dardanup Water Supply – Full project details

Water Pressure upgrade

\$4.2 million

Waste Water Pump Station C (WWPS C)

\$5 million

Waste Water Pump Station A (WWPS A)

\$7 million

Waste Water Main Line (WWML)

\$5 million

Total project cost

\$21.2 million



Secured funding

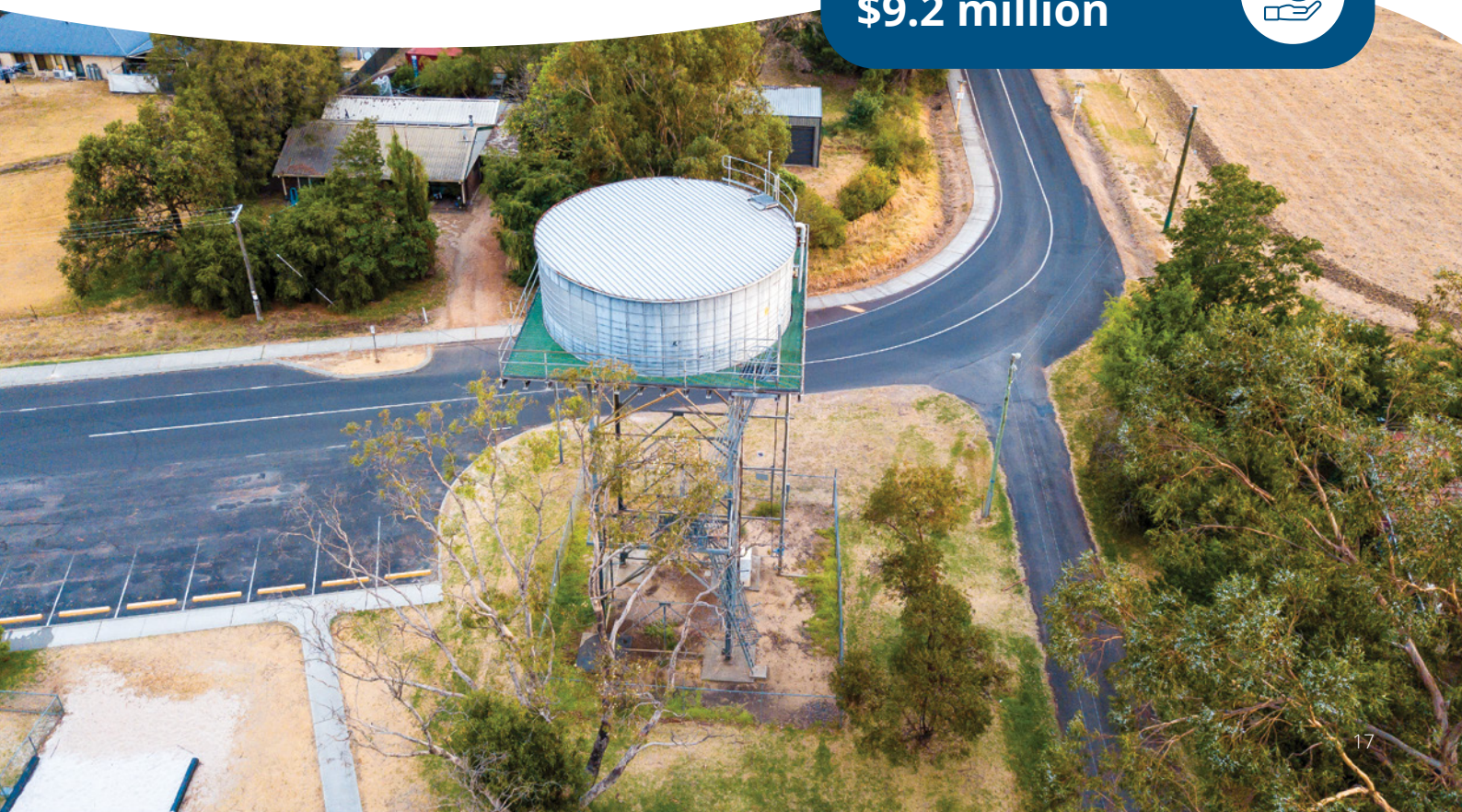
\$12 million

(Water Corporation's forward capital works budget)



Total funding needed

\$9.2 million



LAND USE

1 Urban Areas

2 Urban Expansion - Wanju

3 Industrial Areas

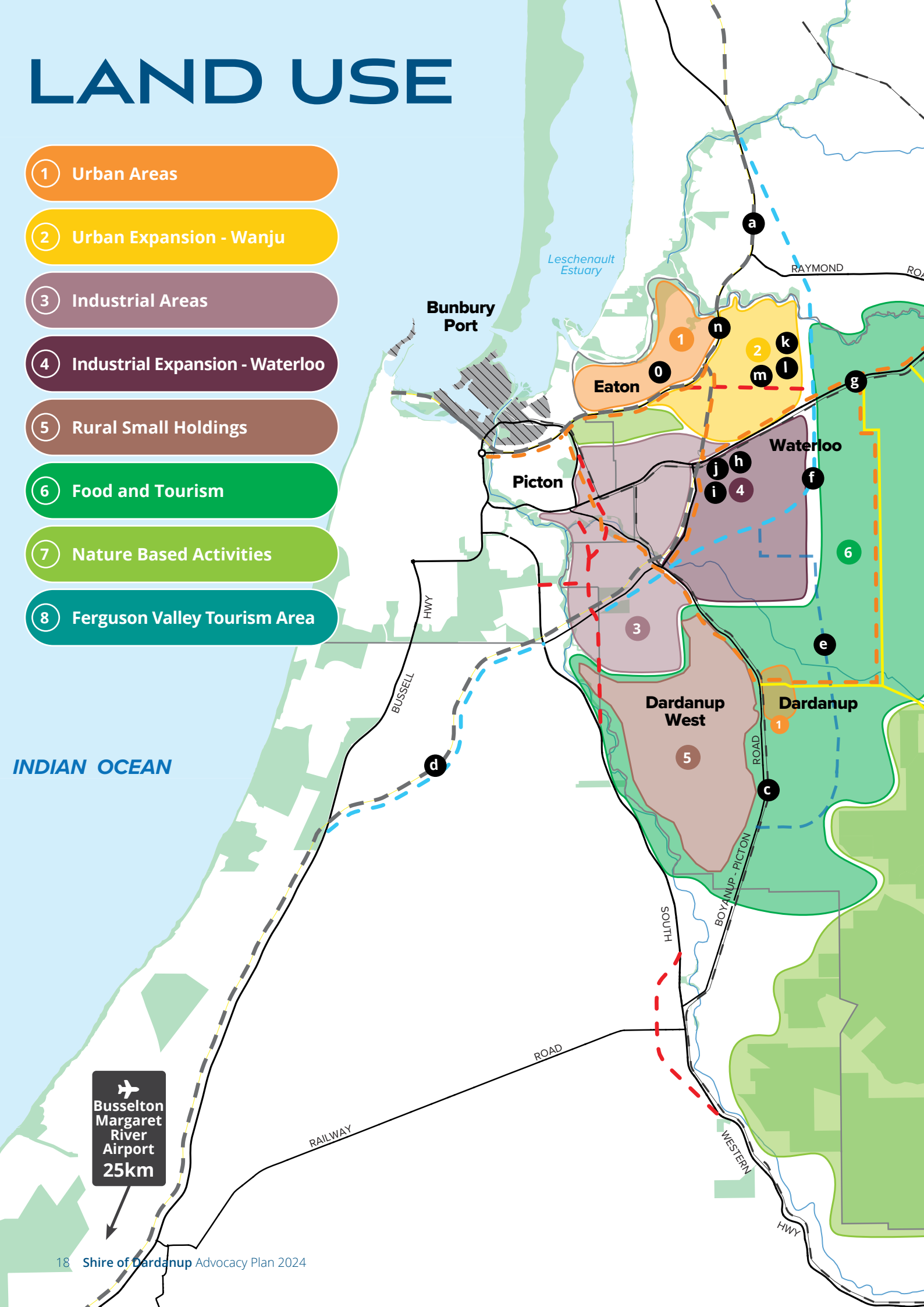
4 Industrial Expansion - Waterloo

5 Rural Small Holdings

6 Food and Tourism

7 Nature Based Activities

8 Ferguson Valley Tourism Area



Primary Regional Road

Dual Use Principle Shared Path (PSP)

a Fast Passenger Rail (Perth - Bunbury)

C South West Rail Upgrade

e Dardanup Bypass Road

g Duplicate SW Rail Line (Picton - Brunswick)

Energy Cluster - Hydrogen Plant

Wanju University of Technology

Wanju Multi Purpose Arena

Fast Passenger Rail Station

Eaton Activity Centre

COALFIELDS

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Wellington Mill

Gnomesville



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