



# ADVOCACY PLAN 2026



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The Advocacy Plan identifies projects with the biggest impact on our community and region.

It's built on five guiding aspirations from the Shire's 2050 Vision, the largest forward-thinking initiative in our history, shaping how we plan and invest for the next 30 years.

The five aspirations are about creating a Shire that is Healthy, Self-Sufficient, Sustainable, Connected and Innovative.

These aspirations guide the Shire's projects and investments going forward, ensuring our community values are protected and strengthened.

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

- **Wanju** – A proposed new city unlocking thousands of homes, education and health facilities, sporting hubs, and employment opportunities – creating a vibrant, connected community at the heart of regional growth.

- **Waterloo** – Driving economic growth through the Intermodal Terminal (IMT) to become a future-ready freight hub supporting advanced manufacturing and renewable energy initiatives.
- **Dardanup** – Upgrading essential water pressure and wastewater infrastructure to unlock housing development while strengthening the town's core community facilities as the Shire continues to grow.

#### The Advocacy Plan aligns with Council's:

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

With State and Federal partnership, the Shire's vision can catalyse regional housing, jobs and industry growth, creating a stronger, more connected South West for decades to come.



# 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.

The Shire of Dardanup, through the new City of Wanju and Waterloo Industrial Park, will deliver half of this expansion, providing thousands of homes and jobs.

Under the Bunbury Geopraphe Sub-Regional Strategy, (adopted by the Western Australian Planning Commission in 2022), 41,340 new dwellings could accommodate over 100,000 additional residents, positioning Wanju as a key driver of the region's future.

The Wanju District Structure Plan provides for 1,200 hectares of residential development, which could accommodate between 15,000 to 20,000 new homes and 40,000 to 60,000 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!



110,000

**Bunbury Geopraphe region  
population (2021 Census)**



130,000 – 140,000

**Population 2031**



200,000

**Target population**



41,340

**Additional dwellings identified**



15,000 – 20,000

**Houses**



1,200 hectares

**For residential development**



1,350 hectares

**For Industrial and intermodal purposes**



8,500

**New jobs**



# UNLOCK WANJU HOUSING GROWTH

## Realign high-voltage transmission lines to progress the new City of Wanju



### Removing barriers to deliver thousands of new homes

#### Key issues

The Wanju District Structure Plan (DSP) is central to the Shire of Dardanup's vision, and the South West Region's future, for sustainable growth, with projections indicating significant population and employment expansion by 2031.

However, existing overhead transmission lines run through the heart of the proposed new City of Wanju, creating major constraints for urban development, land use efficiency, and infrastructure planning.

These transmission lines limit the ability to deliver housing, commercial precincts, and community facilities in a cohesive and well-serviced manner.

Without intervention, the presence of these power lines will impede the Shire's, and private sector developers', capacity to unlock the full potential of Wanju as a strategic growth area.

This challenge is compounded by the need for modern energy infrastructure that supports future demand while aligning with environmental and safety standards.

#### What is required?

To enable the Wanju DSP to proceed as planned, the relocation of approximately 12.5 km of 132kV transmission lines is essential. This involves:

- Constructing new transmission lines along the DSP boundary to replace existing lines within the development area.
- Removing the current overhead lines and undertaking soil remediation.
- Securing land for two new zone substations (ZSS1 and ZSS2) and an alternate terminal site to ensure long-term servicing capacity.
- Staging the works to align with development phases, starting with the south-west corner.

Delivering this relocation requires significant investment as part of a broader infrastructure program supporting Wanju's growth. Government partnership is essential to enable these works, including securing approvals and land for substations and easements, ensuring the region is development-ready.



## The opportunity

The relocation project presents a unique opportunity for the State and Federal Governments to partner with the Shire of Dardanup in delivering one of Western Australia's, and the South West Region's, most significant growth precincts. Wanju is positioned to accommodate between 15,000 to 20,000 new lots over the next 20-plus years, supporting thousands of jobs and creating vibrant, connected communities.

By investing in this project, governments will enable:

- Strategic land development that aligns with regional planning priorities.
- Improved energy resilience and capacity for a growing population.
- Enhanced safety and amenity by removing high-voltage infrastructure from residential and commercial zones.
- A foundation for sustainable economic growth in the Greater Bunbury region.

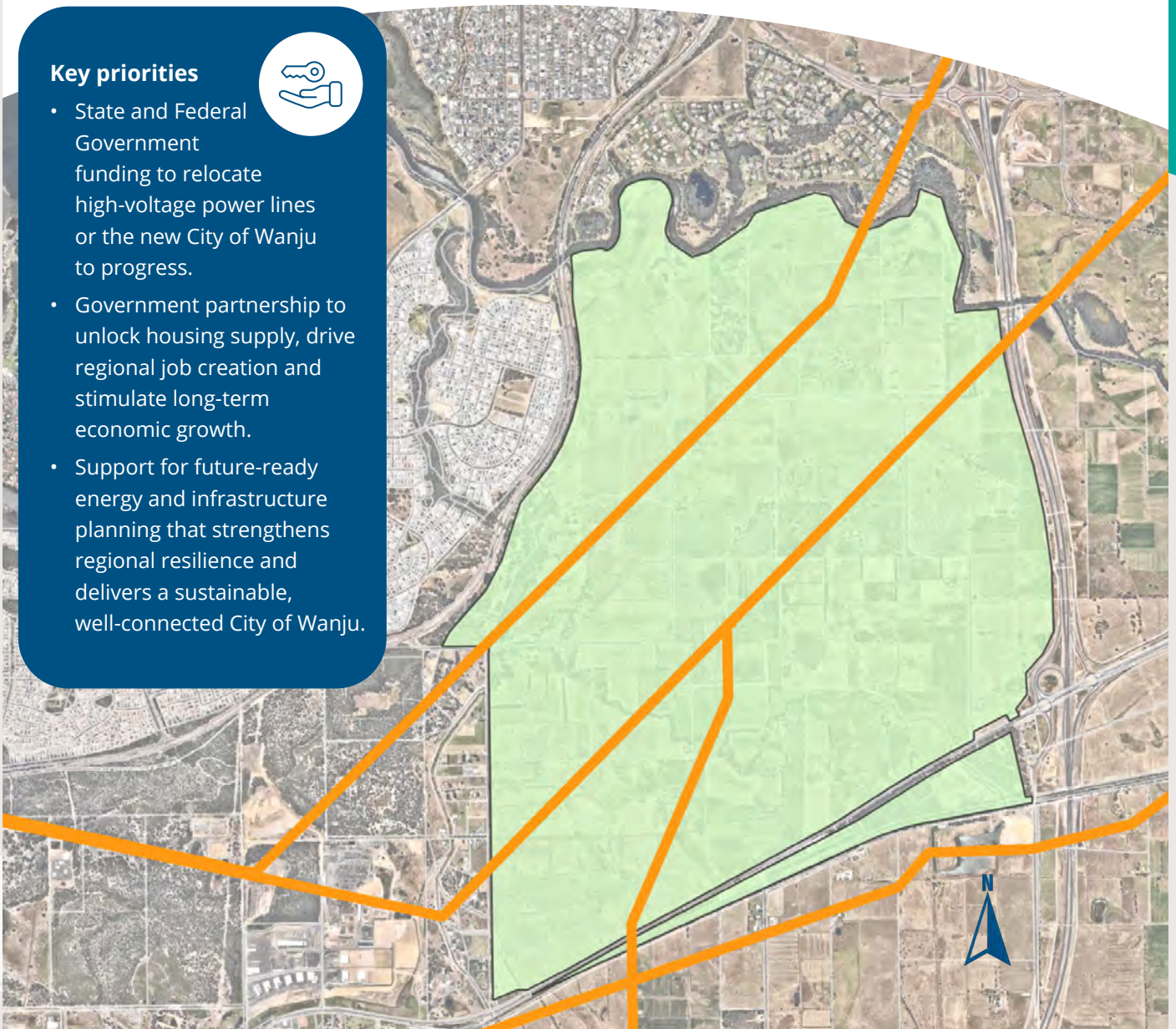
## Project outcomes

- Urban development enablement: Removal of transmission lines from the Wanju DSP core will allow for efficient land use and integrated community design.
- Energy infrastructure modernisation: New transmission routes and substations will future-proof the region's energy needs.
- Economic growth: Creation of thousands of jobs during construction and ongoing employment opportunities through new commercial and industrial precincts.
- Population accommodation: Capacity to house tens of thousands of residents in a well-planned, serviced environment.
- Regional competitiveness: Positioning the Shire of Dardanup as a leading growth hub in WA, and the South West Region, attracting investment and fostering innovation.

### Key priorities



- State and Federal Government funding to relocate high-voltage power lines or the new City of Wanju to progress.
- Government partnership to unlock housing supply, drive regional job creation and stimulate long-term economic growth.
- Support for future-ready energy and infrastructure planning that strengthens regional resilience and delivers a sustainable, well-connected City of Wanju.



# FUTURE READY FREIGHT HUB

## Building the South West's premier Intermodal Terminal at Waterloo Industrial Park



## Identified by the Department of Transport as the optimal location

### Key issues

The South West is experiencing rapid growth in freight demand, with the South West Supply Chain Strategy forecasting significant capacity constraints over the next 10-15 years.

The region's rail network is approaching operational limits at key points, yet there is currently no container rail service linking the South West to Perth. All container movements rely on road transport, adding pressure to major highways and increasing congestion.

This heavy dependence on trucks not only drives up logistics costs but also contributes to higher emissions, creating challenges for businesses seeking efficient and sustainable freight solutions.

At the same time, the South West's potential to become a hub for advanced manufacturing requires reliable intermodal connections and access to clean-energy infrastructure.

Hydrogen refuelling and electric vehicle charging will be critical to de-risk operations and meet decarbonisation targets, ensuring the region remains competitive in a low-carbon economy.

### What is required?

A coordinated package of infrastructure, planning, and clean-energy initiatives to unlock capacity, cut costs, and position Waterloo as the South West's intermodal and advanced manufacturing hub:

- Build an Intermodal Terminal (IMT) on 66 hectares at Waterloo Industrial Park, leveraging South West Rail, Wilman Wadandi Highway, South Western Highway, and Forrest Highway.
- Secure funding (public and private) for IMT construction and last-mile links.
- Complete rezoning and structure planning, including Greater Bunbury Regional Scheme amendment and environmental safeguards.
- Deliver clean-energy infrastructure: hydrogen refuelling (backed by South West Development Commission, SWDC, feasibility study) and Electric Vehicle (EV) Supercharger stations.
- Fast-track approvals and rail upgrades to boost reliability and throughput.



## The opportunity

Waterloo Industrial Park is strategically positioned at the heart of the South West's supply chains, serving state, national, and global markets.

This location offers the capacity to aggregate freight volumes and drive co-located logistics, warehousing, and secondary processing.

It also complements the State Government's vision for the Advanced Manufacturing and Technology Hub (AMTECH) in Bunbury Geopraphe, creating a powerful platform for growth. This strategic location unlocks multiple opportunities for growth and innovation:

- Shift suitable commodities to rail (e.g., containerised mineral sands, forest products, fresh produce), easing pressure on key highways and improving safety.
- Create a clean-energy transport node: hydrogen refuelling for heavy and light vehicles and Supercharger EV infrastructure, lowering operating costs and emissions for precinct users.
- Strengthen network performance through new rail sidings and crossing loops, improving capacity and service reliability to and from Bunbury Port – including support for the Picton-Greenbushes corridor discussion.
- Lift investment confidence for advanced manufacturing by combining efficient intermodal logistics with reliable, lower-emission energy options within the precinct.

## Project outcomes

- Operational efficiency and reduced supply-chain costs for freight operators and producers.
- Improved access for primary producers to domestic and export markets.
- Job creation during construction and operations across logistics, energy and manufacturing.
- Reduced road congestion and emissions via modal shift to rail and electrified/clean-fuel vehicles.
- Embedded environmental safeguards (bushfire management, Aboriginal heritage protection, sustainable water planning) through rezoning and structure planning processes.
- A platform for advanced manufacturing capabilities in the South West, aligned with AMTECH and regional economic strategies.

### Key priorities

- Secure State and Federal funding for the Waterloo IMT.
- Fast-track design and approvals for hydrogen refuelling.
- Deliver EV Supercharger stations across the precinct.
- Complete rezoning and structure planning for Waterloo Precinct 1.





# BUILDING HOMES, BUILDING FUTURES: CHARTERHOUSE

## Unlocking housing and jobs for a growing region



## Fast, sustainable, affordable – delivering homes and driving economic growth

### Key issues

The Shire of Dardanup is experiencing rapid population growth and is forecast for significant expansion in residents and jobs by 2031. This growth is placing unprecedented pressure on housing availability and affordability, particularly for key workers and lower-income households. Vacancy rates and housing affordability are at historic lows; rental costs have surged. These challenges are compounded regionally, with limited housing and lengthy construction timelines.

Limited housing supply is placing pressure on local families and affecting the ability of businesses and local government to attract and retain essential staff. Increasing affordable rental options will support workforce attraction under the Designated Area Migration Agreements. With State housing targets in place, the Charterhouse project offers a practical, opportunity to meet those goals and expands secure housing.

### What is required

To address these challenges, the Shire of Dardanup seeks State and Federal funding for the Charterhouse Housing Development on the Housing Infrastructure Fund priority list. This will enable the Shire to unlock the potential of its freehold site at Lot 220 Charterhouse Street, Eaton (1.39ha), and deliver a high-impact housing solution.

Funding support is required to service the site and construct up to 40 dwellings targeted to key workers and lower-income households. The grant will allow the Shire to partner with the private sector to deliver lightweight timber-framed housing – a fast, efficient, and sustainable construction methodology that can provide completed homes within five to seven months of site works commencing. This approach will minimise fill requirements, reduce costs, and accelerate delivery of much-needed rental stock.



## The opportunity

Charterhouse represents a unique opportunity for government to invest in an innovative pilot project that aligns with broader housing and sustainability objectives. Located just 8km from Bunbury CBD and 1.7km from Eaton Fair Shopping Centre, the site offers excellent connectivity, including a bus stop within 40 metres, ensuring residents have access to employment, education, and services.

This development will serve as a demonstration project for lightweight residential construction, supporting the strategic intent of the future City of Wanju – a transformative greenfield development planned to deliver 15,000-20,000 new dwellings over the next 20 years. By showcasing innovative, sustainable building practices, Charterhouse will set a benchmark for housing delivery in the Greater Bunbury Metropolitan Area.

Each dwelling will incorporate 6kW solar systems connected to a community battery, powering smart technologies for lighting, waste management, and irrigation. This integration of renewable energy and smart infrastructure reflects the Shire's commitment to sustainability and future-focused urban design.

## Project outcomes

- Delivery of up to 40 dwellings for key workers and lower-income households, easing housing pressures and supporting workforce attraction.
- Rapid construction timelines (5-7 months post-site works) through lightweight timber framing, ensuring timely access to rental stock.
- Sustainable design features, including solar and community battery integration, reducing environmental impact and household energy costs.
- Catalyst for innovation, positioning the Shire as a leader in sustainable housing and supporting the long-term vision for Wanju.

By investing in Charterhouse, the State and Federal Governments can help deliver a scalable, future-ready housing solution that addresses critical shortages, supports economic growth, and demonstrates best practice in sustainable development.

### Key priorities

- State and Federal Government funding to construct up to 40 dwellings for key workers and lower-income households.
- Investment in affordable rental housing to attract and retain a local workforce.
- Partnerships with government and private sector to deliver a fast-tracked housing demonstration project.





# FAST RAIL: CONNECTING WA'S FUTURE

Deliver Perth-Bunbury Fast Passenger Rail with a station at the new City of Wanju



## 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.





# DARDANUP WATER SUPPLY UPGRADES

Essential water pressure and wastewater upgrades to support housing development



## Infrastructure today means homes and jobs tomorrow

### Key issues

Dardanup is strategically located between Bunbury and Perth, making it an ideal location for affordable housing and regional growth. However, water pressure and wastewater capacity constraints are limiting development.

Without upgrades, the expansion of the Dardanup Townsite and surrounding subdivisions will stall, preventing the Shire from meeting housing demand and contributing to State growth targets.

The Shire of Dardanup acknowledges the significant work of the State and Federal Governments and Water Corporation in supporting the Waste Water Pump Station A (WWPS A) and the Waste Water Main Line (WWML) as part of the Roselands development.

These works are unlocking much-needed housing for the region, with 65 new lots scheduled for release in early 2026, marking a critical step toward addressing housing shortages.

### What is required?

State and Federal Government funding support is sought to deliver the Dardanup Water Supply Upgrades.

#### Underway:

- **WWPS A and WWML** – \$5 million investment currently underway as part of Roselands Estate development.

#### Funding needed for next stage:

- **Waste Water Pump Station C (WWPS C):** \$3-5 million.
- **Water Pressure Upgrade:** \$3-5 million.
- **Total project cost:** \$11-15 million.

Securing funding now will ensure these critical upgrades are completed without delay, safeguarding housing delivery and economic growth for the region.



## The opportunity

This shovel-ready project aligns with State and Federal priorities for housing supply, regional development, and job creation. Immediate funding will:

- Unlock additional residential land supply.
- Support construction activity and local employment.
- Provide critical infrastructure for long-term growth in the Shire and Greater Bunbury region.
- Build on the collaboration already demonstrated by State and Federal Governments and Water Corporation to accelerate housing delivery and regional development.

## Project outcomes

- Housing supply: Enable the release of 65 lots in early 2026 and future subdivisions.
- Economic growth: Stimulate jobs during construction and attract investment.
- Infrastructure security: Ensure water pressure and wastewater capacity meet future demand for residents and businesses.
- Regional development: Position Dardanup as a key contributor to WA's housing and growth targets.

## 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.



# LAND USE

① Urban areas

② Urban expansion - Wanju

③ Industrial areas

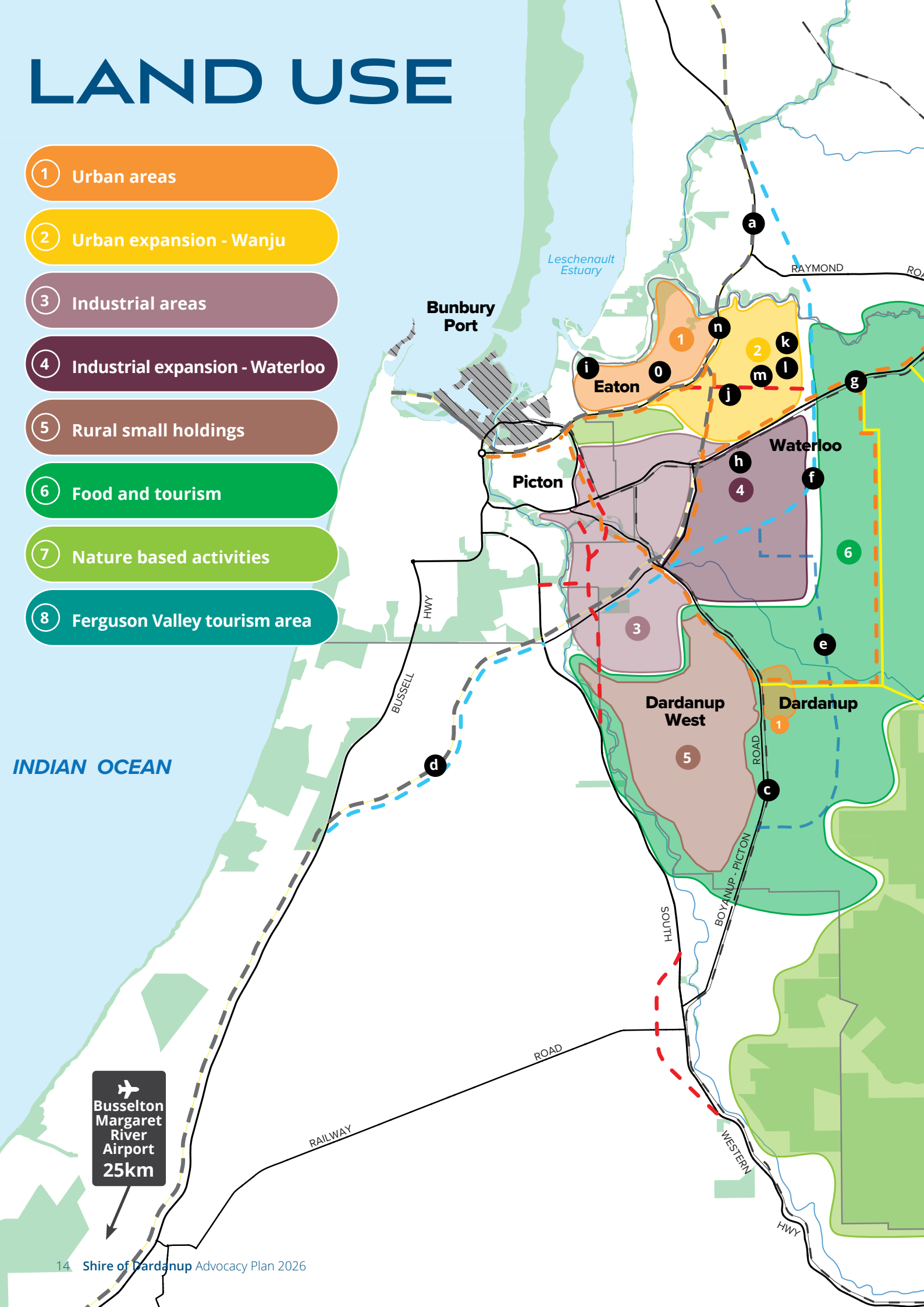
④ Industrial expansion - Waterloo

⑤ Rural small holdings

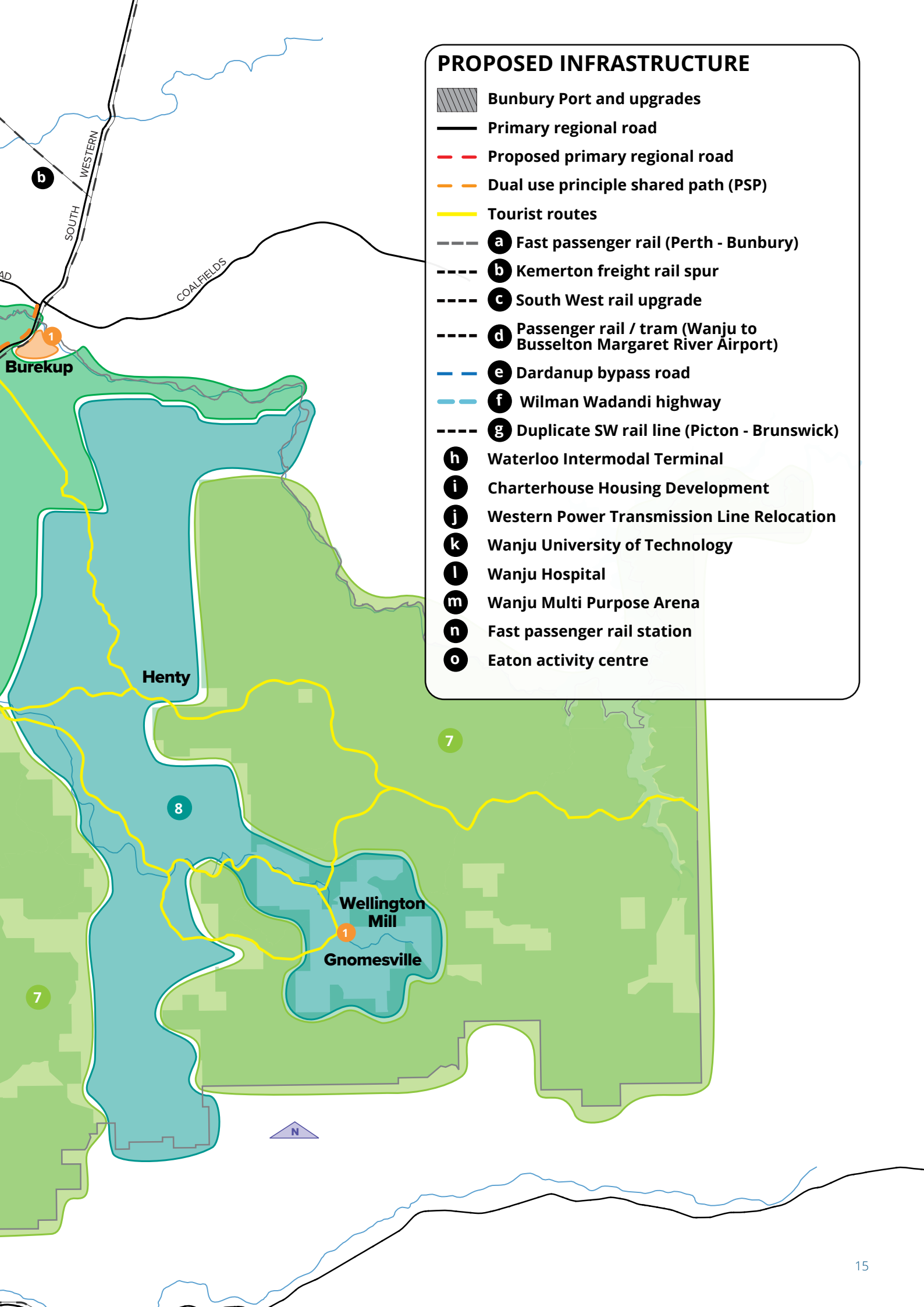
⑥ Food and tourism

⑦ Nature based activities

⑧ Ferguson Valley tourism area









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