

# DAMPIER MASTERPLAN - CONSTRAINTS MAP

Examination of the area gives rise to the identification of a number of constraints throughout Dampier which require careful consideration with regard to the formulation and implementation of the Vision for Dampier. The key elements of this analysis are outlined below.

## BUILT FORM

- Town centre does not present as a Main Street.
- Access and entrances do not present to the public realm or provide clear wayfinding.
- Topography hinders universal access on key development sites.
- Climatic Conditions - the area experiences extreme weather (high rainfall and winds) during the wet season. Building design to minimise impacts on public domain.

## LAND USE

- WWTP - buffer constrains location and extent of new development. Nature and extent of compatible land use interface between WWTP and foreshore / town centre development.
- Future Urban Development Precinct - highly constrained by topographical and servicing constraints. Subject to further investigations.
- Drainage network - area dominated by overland flow pathways in road-side swales and drainage infrastructure. Consider implications for new road / pathway / open space connections.
- Aboriginal heritage - nature and location of heritage sites are unknown. Full heritage survey should be completed prior to development of previously undeveloped land.
- Industrial buffers - to Dampier Port, Parker Point and East Intercourse Island, constrains extent of town site.
- Bushfire - Bushfire prone area extent (2019)
- Coastal Vulnerability Study - Storm Surge extent 500yr ARI Coastal Inundation, 2110 Climate Scenario

## MOVEMENT

- Connectivity - disconnected road and path networks (cycle and pedestrian) and topographical constraints has resulted in informal path and road connections along desire lines.
- Transport corridors - townsite is constrained by transport corridors; the railway between port and mine facilities and access and haulage routes. Consider noise and amenity impacts.

## PUBLIC REALM

- Climatic conditions - the area experiences extreme weather (high rainfall and winds) during the wet season. Consider public realm response, shade and shelter.
- Drainage corridors - due to high rainfall during the wet season, the drainage network receives and conveys high volumes of water which limits the ability for the drainage corridors to be used for recreation / public realm opportunities.
- Public open space - optimised along the foreshore, Hampton Oval, Hardy Reserve, Lions Park and Windy Ridge Oval and is not equitably distributed to the Dampier residents. Some residents are not within a 5-minute walk of public open spaces.
- Topography - hinders universal access across the Town Centre and between key activity sites.

Water supply and reticulation to be managed to support sustainable landscape.



Note: Detailed investigations will be required to demonstrate suitability and appropriateness of development having regard to a range of constraints (topography and servicing) and policy requirements, including but not limited to Coastal Planning, Bushfire Hazard, Stormwater, ethnographic and archaeological, and noise and odour buffers.

Note: Land tenure across all sites indicated on the Masterplan have not been secured yet and are subject to negotiation with relevant Land Owners.

# DAMPIER MASTERPLAN - SHORT TERM (0-5 YEARS)

Delivery of the Windy Ridge Consolidated Sporting Precinct will enable the City to consolidate resources and funding, thereby enhancing the standard of provision of shared amenities and facilities available to individual sporting clubs, accommodating more active sporting participation and resulting in a mutually beneficial outcome for both the sporting clubs and the community.

The City's works on the foreshore revitalisation and connection will continue in the short-term, particularly with the delivery of The Esplanade Foreshore Node, Shark Cage Node and Windy Ridge Beach Node in accordance with the previously adopted Dampier Townsite and Foreshore Enhancement Plan.

Building on the recent work undertaken by the City at Dampier Palms and Hampton Oval, further opportunity exists to solidify this important community asset as a high-quality destination Village Green, attracting both locals and visitors to world class events, festivals and exhibitions in this prime location on the foreshore. The space would be further enhanced through the repurposing of Dampier Pavilion as a kiosk/café with alfresco seating overlooking the ocean, a potential new beachside restaurant.

- 1 Elevated boardwalk across the existing drainage swale to improve the connection between the foreshore path and Windy Ridge Club to the boat ramp area.
- 2 New consolidated sporting club building which might incorporate the amenities and facilities from the relocated sporting clubs, including squash courts, team change rooms, umpire room, storage and restrooms, as well as a bar, kitchen, alfresco seating and multi-functional meeting rooms. Building may have a dual orientation to Windy Ridge Family Beach and the oval, with externalised restroom access to the north-west, allowing utilisation by boat ramp users (building footprint area of ~1500m<sup>2</sup>).
- 3 New outdoor sporting facilities which may include courts and cricket nets with mixed use.
- 4 Formalised car parking area for sporting precinct (~150 car parking bays provided).
- 5 Retention of district level AFL sized oval with consideration for soccer, cricket and range of junior sports.
- 6 Provision of Windy Ridge Beach Node including children's shaded play space, seating, additional tree planting and raised deck area with shade structures to facilitate views across the bay.
- 7 Proposed public car parking with convenient access to the foreshore and to supplement the Windy Ridge Sporting Precinct.
- 8 Delivery of Shark Cage Node including upgraded footpath along The Esplanade, additional tree planting/landscaping, improved beach access points, shade structures with barbeque and picnic facilities, additional car parking and potential new swimming jetty.
- 9 The existing Wastewater Treatment Plant (WWTP) facilitates the need for an odour buffer (up to 500m) which precludes residential development within this area. Provision of boat trailer and car parking in the interim.
- 10 Explore opportunity utilise and improve Dampier Palms Pavilion as a kiosk/café with alfresco seating area.
- 11 Retain Hampton Park as a 'Village Green'/common space for events, gatherings, festivals, live music, outdoor cinema, etc.



# DAMPIER MASTERPLAN - MEDIUM TERM (5-10 YEARS)

**Tourist Park development to utilise the primarily undeveloped land adjacent the foreshore. This location forms a logical area to accommodate a Tourist Park with options and associated facilities delivered in the medium-term.**

Planning for the upgrade, enhancement and reconfiguration of the existing shopping centre within the Dampier Town Centre is currently underway, with delivery of this important asset expected to occur in the medium term. This is also likely to be supported by the initial investment in the town together with the Tourist Park development. As the key landholdings in the town centre are privately owned (in particular, the shopping centre site and Mermaid Hotel), the majority of future upgrades and development will be subject to private investment and priorities.

Encourage enhancement of Dampier lawn bowling club, with formalised car parking and publicly accessible restaurant/café with alfresco dining area.

Windy Ridge, improvements to the boat launching/maneuvering area including additional access ramp to occur in the medium term, along with the provision of formalised trailer and parking.

- 1 Enhancement of existing infrastructure/facilities at public boat ramp, including shade structures, seating and additional access ramp.
- 2 Improvement to boat launching maneuvering area and provision of formalised trailer and car parking bays (~135 car & trailer parking bays provided).
- 3 Encourage the upgrade, enhancement and reconfiguration of the existing shopping centre building to address the surrounding streets to promote increased surveillance and activation. Orientate building and alfresco seating areas to take advantage of views to the ocean. Provide architectural interest in the form and appearance of the shopping centre building, with an emphasis on the provision of shade along all edges (Note: private development).
- 4 Opportunity to provide a civic space for community meetings and gatherings, capitalising on the central location (Note: private development).
- 5 Formalise Nielson Place road connection, between Shopping Centre and Mermaid Hotel, promoting better activation, improved pedestrian amenity, angled car parking, increased shade, and enhanced hard and soft landscaping (Note: private development).
- 6 New civic space for community meetings and gatherings supplemented by shaded seating and dining areas (Note: private development).
- 7 Explore opportunities and options to provide additional access from High Street to Nielson Place within the town centre shopping precinct.
- 8 Opportunity for new Tourist Park to be accommodated to encourage tourism and investment in the town. Capitalising on the proximity to the amenity and facilities of the town centre and the ocean. Tourist Park to provide a variety of tourist accommodation choices with an approximate yield of 40 sites.
- 9 Encourage enhancement of Dampier lawn bowling club, formalised car parking and publicly accessible restaurant/café with alfresco dining area.



Improved boating infrastructure



Enhancement and upgrade of shopping centre



Activation and beautification of Nielson Place



Improved pedestrian experience and parking opportunities



Choice of accommodation



Powered site allotments Shaded camp sites



Dining / alfresco experience



Communal tourist park facilities

# DAMPIER MASTERPLAN - LONG TERM (10+ YEARS)

The Masterplan identifies areas that could offer opportunities for additional retail, food and beverage offerings and tourist affiliated uses to be accommodated in the undeveloped areas along The Esplanade. These are long term prospects, likely to only be delivered should there be demand for the expansion of such uses in the future.

Similarly, there is potential for the long-term growth of community and civic uses surrounding the Dampier Community Hub, as well as expansion of Dampier Primary School if/as demand requires, based on population growth in the town and as demand is required by the community.

- 1 Opportunity for future expansion of community and civic land uses over time if/as demand requires.
- 2 Ability to accommodate extra education facilities to Dampier Primary School over time if/as demand is required by the community. Subject to Department of Education.
- 3 Potential for a formalised pedestrian connection to be provided between Church Road and the town centre to enhance accessibility, permeability and circulation/activation of the town centre.
- 4 Potential tourist corridor activation with consideration for site constraints.
- 5 Upgrade of existing layover bays on Church Road.



Town square capitalising on views to ocean



Expansion of Town Centre and other complimentary uses



Improved and shaded pedestrian connections



Dining / alfresco experience

Tent / camping sites



Communal tourist park facilities



Choice of accommodation

Foreshore Activation

# DAMPIER MASTERPLAN - VISION PLAN

## BUILDING ON THE SETTING:

The special qualities of Dampier should be used as the foundation for development.

The Masterplan aims to enhance the unique characteristics of the townsite and solidify Dampier as a unique Western Australian destination, guided by the following objectives for the setting:

- Optimising the town's physical location on the waterfront, as the gateway to the Dampier Archipelago.
- Showcasing the town's waterfront amenity, spectacular views of the ocean, bay and the port.
- Enhancing the physical and activity linkages to other destinations on the waterfront, such as Windy Ridge, Hampton Park and the yacht club.
- Improving the opportunity for a range of tourism and entertainment related uses and activities in the townsite.
- Providing the opportunity for the unique cultural and port heritage to be celebrated through the redevelopment and enhancement of the townsite.
- Consider connectivity of some of the culs-de-sac to facilitate improved permeability and legibility for pedestrians and cyclists.
- Implement the requirements of the Dampier Landscape Enhancement Plan.

## CREATING A VIBRANT, ATTRACTIVE DESTINATION:

Optimise the appeal of Dampier as a great place to stay and visit, with a focus on public life, a new improved public realm and good connections to the waterfront.

The public realm, including the waterfront, streets, parks and pedestrian walkways should be planned and designed to be memorable and lively. The key objectives for the built form and public space are:

- Creating a flexible and dynamic waterfront edge that can be used for a range of functions, as a key reference point for the townsite and a major focus for the Dampier and broader Karratha community.
- Promoting appropriate building height and scale, designed to create a pleasant pedestrian experience at the street level, whilst maintaining opportunities to capture views of the ocean, bay, port and waterfront.
- Developing a central piazza space as an area that can be used for a variety of functions, ranging from individual relaxation to use by groups of people.
- Providing opportunities for people to interact with the water in a variety of ways.
- Creating a diverse range of public spaces for different uses with character that will provide amenities for residents, visitors, boating community and workers alike.
- Incorporating art into the public realm that reflects the history and cultural heritage of the town, as well as adding interest and facilitating storytelling.
- Encouraging and providing places to socialise and enjoy Dampier's outdoor lifestyle by enabling opportunities for cafes, restaurants and shops to prosper.
- Promoting the opportunity for development that supports gradual growth in the tourism sector, including options for a range of accommodation types within close proximity to the high amenity of the Town Centre and the foreshore.



## CONNECTING THE TOWN TO ITS WATERFRONT:

The broader townsite should be well connected to the foreshore and the heart of the Town, promoting a high level of pedestrian and bicycle access to and from the Town Centre.

To integrate the broader townsite with the Town Centre and the foreshore, the Masterplan has been guided by the following objectives:

- Providing improved pedestrian connections along the foreshore connecting with the Town Centre, Central Avenue, Hampton Park and Windy Ridge.
- Creating destinations and nodes of activity along the waterfront.
- Encouraging land uses that complement the retail and entertainment focus of the Town Centre.
- Enabling tourism related land uses, including a range of accommodation offerings with publicly accessible amenities with close connections to the Town Centre and waterfront.
- Providing the opportunity for key views to the foreshore, the Town Centre and Windy Ridge to be reinforced through a well-considered development pattern.

## CELEBRATE AND OPTIMISE THE BENEFITS OF THE MARINE CONTEXT:

Dampier's marine context should be celebrated and strengthened through the provision of land uses that enhance the opportunities for future investment in marine infrastructure and optimise the water-based location and good access to marine-related uses.

To optimise the benefits of the marine context, the following objectives have guided the Masterplan:

- Enhancing the boating and marine related facilities and infrastructure, including additional trailer and car parking to service the existing boat launching ramp facilities.
- Providing opportunities for residential, tourism, recreation and entertainment development adjacent the foreshore.
- Enhancing pedestrian access to and along the foreshore, including specific nodes for people to stop and enjoy the water and surrounds.
- Improving activation and passive surveillance of the waterfront by encouraging appropriately located, scaled and designed buildings and providing comfortable places for people to stop and linger.

Note: Detailed investigations will be required to demonstrate suitability and appropriateness of development having regard to a range of constraints (topography and servicing) and policy requirements, including but not limited to Coastal Planning, Bushfire Hazard, Stormwater, ethnographic and archaeological, and noise and odour buffers.

Interim use subject to satisfactory resolution of:

- WWTP capacity and location
- Buffer Zone
- Marina infrastructure redevelopment
- Land Tenure