

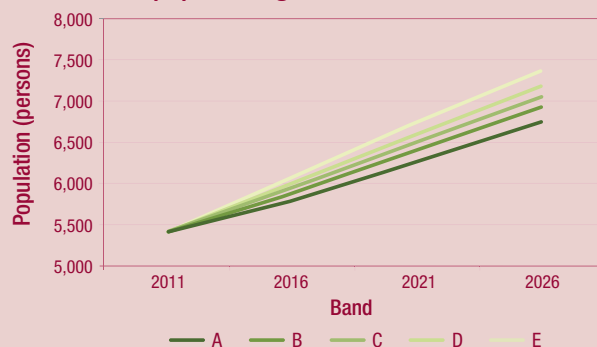
Denmark Regional Land Supply Assessment

Prepared as part of the Western Australian Planning Commission's Urban Development Program, Regional Land Supply Assessment reports provide an assessment of the stocks of land available for residential, industrial and commercial purposes, and identify key land use planning and infrastructure provision required to meet demand across selected regional centres.

Population

- The Shire of Denmark had an estimated resident population (ERP) of 5,964 at June 2016, accounting for 9.9 per cent of the ERP for the Great Southern region.
- The rate of population growth in the Shire (average annual growth rate of 2.2 per cent) has been higher than the rate for the Great Southern (0.9 per cent) but comparable to Western Australia (also 2.2 per cent) over the 2006 - 2016 period.
- The Shire accounted for 23.3 per cent of the Great Southern's total population growth over the 2006-2016 period.
- The WA *Tomorrow* population forecasts project a population of 6,910 in 2026 under the median (Band C) forecast.

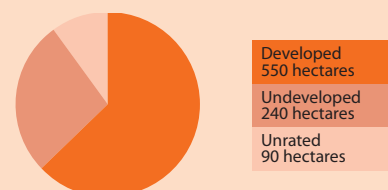
Forecast population growth – Shire of Denmark



Residential land and housing

- The majority of residential growth is expected to occur in the Denmark townsite and the surrounding localities of Hay, Ocean Beach, Scotsdale and Shadforth.
- The *Shire of Denmark Local Planning Strategy* (2011) also identifies the settlements of Peaceful Bay, Nornalup and Bow Bridge as long-term settlement investigation areas.
- A hypothetical temporal land supply of 30 years (36 years including the stock of vacant lots) has been identified. This supply is capable of supporting an additional population of approximately 9,000.

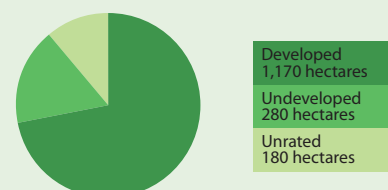
Stock of land zoned for residential purposes – Shire of Denmark



Rural living

- Rural living developments have been popular within the Shire, with approximately 1,630 hectares of land zoned for rural living purposes as at December 2016.
- It is anticipated that rural living lots will continue to be sought-after by new residents due to an increase in lifestyle migration, such as sea/tree change.
- There is an approximate 1,040 hectares of land available for future rural living development (including existing rural living zoned land and land identified for future rural living).

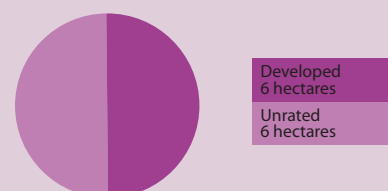
Stock of land zoned for rural living purposes – Shire of Denmark



Industrial

- The Shire's stock of industrial zoned land is contained within the Denmark Light Industrial Area (LIA), covering approximately 12 hectares as at December 2016.
- There is limited potential for the expansion of the LIA due to the presence of remnant native vegetation and the LIA's proximity to residential areas.
- Plans for a new industrial area for the Shire are being progressed. The 42 hectare site on McIntosh Road will accommodate approximately 35 lots once developed.

Stock of land zoned for industrial purposes – Shire of Denmark



Commercial

- Commercial activity in the Shire is centred on the Denmark town centre, which is largely developed.
- As at December 2016, land zoned for commercial purposes covered approximately 10 hectares.
- The *Shire of Denmark Local Planning Strategy* sets out a strategic framework to ensure that the Denmark town centre continues to be the Shire's focal point for commercial activity.

Stock of land zoned for commercial purposes – Shire of Denmark

