



SHIRE OF  
**WAROONA**  
SEA TO SCARP

**DRAFT**

**PRESTON  
BEACH  
MANAGEMENT  
PLAN**

August 2026

**TOWARDS  
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## About this document

The Preston Beach Management Plan is a place-based, non-statutory framework prepared by the Shire of Waroona to guide the coordinated management, use and future planning of Preston Beach.

The Plan responds to increasing visitor pressure, environmental sensitivity and infrastructure demands, while recognising Preston Beach as both a valued coastal community and a popular destination. It brings together previous studies, technical assessments and community engagement into a single, integrated approach to managing public land, visitor behaviour, environmental protection, tourism activity and townsite amenity.

This document does not replace statutory planning instruments or State policies. Instead, it provides local guidance to inform decision-making, prioritise actions and support sustainable, well-managed outcomes that protect the character and values of Preston Beach over time.

### Disclaimer

This report references a number of technical studies and background reports that were prepared as part of earlier planning and investigation processes relating to Preston Beach. These documents were commissioned either by the Preston Beach Joint Venture (which included the Shire of Waroona) or directly by the Shire of Waroona and were prepared by the respective authors identified in the references section of this report.

These documents have been referenced to inform the preparation of this report and to provide background technical context relating to the environmental, planning, infrastructure and economic characteristics of the Preston Beach area. The referenced reports remain the intellectual property of their respective authors and organisations.

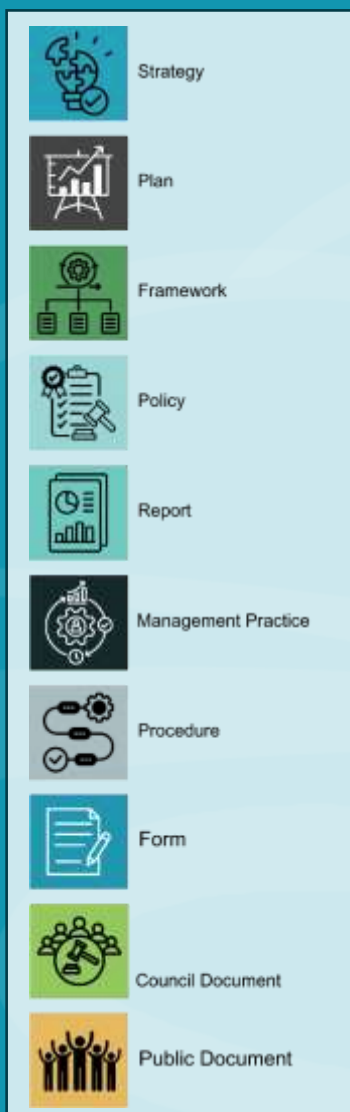
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## Document Control

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## Executive Summary

The Preston Beach Management Plan provides an integrated framework to guide the future management, use and stewardship of Preston Beach. It responds to pressures associated with visitation, infrastructure capacity, environmental protection and community expectations, while recognising Preston Beach as both a valued residential community and an accessible coastal destination within the Shire of Waroona.

Preston Beach has a long and distinctive history, evolving from an informal fishing and camping destination into a valued holiday settlement and, more recently, a permanent and semi-permanent coastal community. Its identity is shaped by strong social connections, volunteering and stewardship, and a deep attachment to the surrounding coastal and wetland environment, including Lake Preston and Yalgorup National Park. These qualities underpin the community's desire to retain Preston Beach's low-key, unpretentious character while managing change responsibly.

The Management Plan has been developed through an evidence-based process that consolidates previous studies, technical assessments and community engagement into a single, cohesive document. It integrates foreshore and visitor management, environmental protection, tourism and townscape planning to provide a coordinated framework for future decision-making.

Community engagement undertaken between 2021 and 2024 consistently identified priority issues including visitor behaviour, vehicle and pedestrian safety, ageing foreshore amenities, protection of dune systems and concern about change that could erode Preston Beach's character. Consultation on the Draft Management Plan, including a community workshop, survey and joint submissions from the Preston Beach Progress Association and Preston Beach Golf Club, broadly reinforced these issues and provided further direction on community priorities. There is strong support for improved visitor management, environmental protection, pedestrian access and accessibility, appropriate infrastructure improvements, and tourism and accommodation that are carefully managed, appropriately located and consistent with Preston Beach's character, environmental values and infrastructure capacity.

The Plan establishes a vision for Preston Beach as a thriving, connected and resilient coastal community that celebrates its natural environment, history and relaxed lifestyle while embracing opportunities that enhance community wellbeing, accessibility and sustainability. Through thoughtful planning, environmental stewardship and strong partnerships, Preston Beach will continue to provide safe and equitable coastal access, support modest and sustainable tourism, protect its significant environmental values, and remain a welcoming community for residents and visitors.

The strategic framework is built around six guiding principles and five interconnected themes:

1. Visitor Management and Safety
2. Environmental and Coastal Values
3. Sustainable Tourism and Accommodation
4. Townsite Development and Land Use
5. Governance, Partnerships and Stewardship

Together, these themes guide a practical Action Plan of staged and achievable initiatives, supported by partnerships and external funding where required.

The Preston Beach Management Plan is a living document, providing long-term strategic direction while remaining responsive to changing circumstances. Its strategic content will generally be reviewed every four to five years, or earlier where significant changes or opportunities warrant review. The Action Plan will be reviewed annually through Council's strategic planning and budgeting processes to reflect progress, funding outcomes, emerging priorities and implementation requirements.

Through clear governance, strong partnerships and shared stewardship, the Plan provides a coordinated pathway to protect the qualities that make Preston Beach unique while managing its future sustainably and responsibly.

## CHAPTER 1 – History and Background

### 1.1 History & Cultural Significance

Preston Beach has long been woven into the coastal identity of the Shire of Waroona, evolving from its origins as a local fishing destination into a cherished holiday settlement for generations of local families, and more recently, a permanent coastal community that continues to attract holiday makers and visitors. The wider coastal landscape, encompassing Lake Preston and the Yalgorup wetlands, is recognised for its cultural significance to Noongar people and provides an important regional context for contemporary planning and environmental management.

In the early 1950s, Preston Beach became well known for its abundant herring runs and informal recreational fishing. Stories of successful fishing trips quickly circulated through the Waroona community, leading to increased visitation and the establishment of Preston Beach as a popular weekend and holiday camping destination.

In 1955, a group of Waroona residents, the majority of whom were long-term residents of the district, formed the Preston Beach Syndicate, establishing a cooperative landholding model that laid the foundations for the modern settlement. The Syndicate acquired coastal land and allocated the first residential lots by ballot in 1957. By the end of the 1950s, responsibility for the area had transitioned to the Drakesbrook Road Board (later

the Shire of Waroona), marking an important step in formalising the settlement.

Access to Preston Beach in the early years was challenging, with vehicles required to cross Lake Preston until a permanent causeway was constructed in 1956. Construction was led by Alf Barker, one of Preston Beach's early settlers, and provided more reliable access to the growing settlement. In recognition of his contribution to the development of Preston Beach, the causeway was later formally named the Alf Barker Causeway. The causeway remains an important piece of local infrastructure and a tangible link to the town's early history. Early development remained modest, with limited housing and basic services, followed by gradual improvements to water supply, roads, communications and transport links over subsequent decades.

In the 1970s, Preston Beach experienced further growth, including subdivisions, road upgrades and the establishment of a caravan park, which became a central social hub for residents and visitors. Additional recreational facilities, including a golf course and tennis court, reinforced Preston Beach's role as a family-oriented holiday destination. Although the caravan park later closed and the site was redeveloped, it remains a significant part of the community's collective memory. For many years, Preston Beach functioned primarily as a seasonal retreat, characterised by informal recreation, strong social connections and a relaxed coastal lifestyle.

These traditions have shaped the area's identity and continue to influence how the community values and uses the beach today.

Preston Beach retains much of the low-key coastal character that has defined it for generations. Protecting this sense of place, while planning for its sustainable and well-managed future, remains a key priority for the Shire of Waroona and underpins the objectives of the Preston Beach Management Plan.

Historical information in this section is informed by documented sources, including *Drakesbrook Days and Waroona Years* (2016) by Laurie Snell, supplemented by local historical knowledge.



Photo: Waroona Historical Society – Beach Fishing

## 1.2 Community Identity and Sense of Place

Preston Beach has a distinctive community identity shaped by its origins as a simple coastal holiday settlement and its enduring reputation for relaxed, family-centred recreation. While its early history continues to influence how people remember and value the place, today Preston Beach's community comprises a unique mix of permanent residents, long-standing holiday homeowners with deep family connections to the area, retirees seeking a quieter coastal lifestyle, and newer residents attracted by the town's natural setting and strong social cohesion. The blend of permanent and seasonal occupancy contributes to Preston Beach's distinctive character, fostering a strong sense of belonging that extends beyond those who live in the town year-round.

Despite its small size, Preston Beach has a highly engaged and connected community. Local groups such as the Preston Beach Volunteer Rangers,

Photo: Josh Cowling – Preston Beach Movie Under the Stars



Progress Association, Golf Club, Fire Brigade, and Community Garden play central roles in fostering connection, caring for the environment, and maintaining local amenities. These groups not only support practical outcomes, such as environmental management and emergency response, but also reinforce a strong culture of volunteering, shared responsibility, and neighbourly support that has long been part of Preston Beach's character.

The town's identity is closely linked to its coastal setting and traditional activities, including beach access, recreational fishing, four-wheel driving, and informal outdoor recreation. Preston Beach is home to a unique country golf course featuring traditional sand greens. Maintained and managed by the Preston Beach Golf Club and its volunteers, the course meanders through the residential areas of the town within a natural bushland setting and provides opportunities for informal recreation beyond golf.

Many families who have visited Preston Beach for generations continue to return, maintaining strong connections to the place. At the same time, new residents are drawn by the slower pace of life, the absence of many urban pressures, and the opportunity to live close to the coast and surrounding natural areas. Social interactions remain informal and familiar, with everyday encounters at the beach, along walking routes, and through volunteering and community events contributing to the town's strong social connections.

A consistent theme expressed by the community is the desire to retain Preston Beach's low-key, unpretentious and locally focused character. Residents value the town's lack of large-scale commercialisation, its open coastal spaces, and its strong emphasis on community participation and environmental care. There is a shared expectation that future change should be carefully managed to enhance amenity and safety without eroding the qualities that make Preston Beach distinct from larger or more intensively developed coastal towns.

Photo: Josh Cowling – Preston Beach Sun and Surf



This enduring culture of connection, stewardship and relaxed coastal living creates a strong sense of place. Retaining this character is fundamental to future planning and management. As Preston Beach continues to evolve and attract visitors and new residents, maintaining its community spirit, lifestyle values and tradition of shared care will be essential to ensuring the town remains a place that residents, visitors and generations of returning families continue to value.

### 1.3 Coastal setting

The Shire of Waroona's coastline is a relatively short but highly significant stretch of coast, extending approximately 15 kilometres between the City of Mandurah and the Shire of Harvey. Much of the coastline is undeveloped and managed as Shire reserves or as part of Yalgorup National Park. Regional land management planning for Yalgorup National Park recognises this coastal environment as part of a broader interconnected system of dunes, wetlands and recreational coastline, reinforcing the importance of coordinated and compatible coastal management across land tenure boundaries.

Preston Beach sits within this regional coastal system, with beach access also occurring via White Hills within the City of Mandurah to the north and Myalup within the Shire of Harvey to the south. These alternative access points influence visitor movement and use of the coastline and are an important consideration for visitor management and beach safety.

The area experiences a Mediterranean climate and is characterised by the Spearwood and Quindalup dune systems, which form broad sand barriers linked to the Coastal Lakes and wider Yalgorup wetland system inland. Offshore limestone reefs and shallow sandbanks provide partial protection from wave energy, while the beach itself is long, sandy and dynamic, with seasonal changes in beach width and profile.

Wind and wave conditions are driven by regional weather systems, with winter storm events capable of causing short-term erosion. Studies undertaken for the Preston Beach Foreshore Management Plan indicate that the shoreline has been relatively stable over recent decades. The existing foredune system, generally cresting at around 5 metres AHD, provides an important natural buffer between the coastline and inland areas.

The Foreshore Management Plan identifies a relatively low risk of widespread erosion or inundation affecting major assets within its planning horizon, although localised impacts may occur at vulnerable locations, including vehicle beach access tracks. Coastal risks will continue to be informed by contemporary technical information and future reviews of the Foreshore Management Plan.

Preston Beach forms part of a broader coastal sediment cell, requiring management decisions to consider the interconnected dune and beach system rather than individual locations in isolation. Together, these characteristics underpin Preston Beach's appeal as a natural coastal destination and reinforce the importance of protecting dune function, coastal infrastructure and environmental values.



Map: Recreational Master Plan for Yalgorup National Park and Coastal Areas (2020)

## CHAPTER 2 – Introduction to the Plan and Vision

### 2.1 Purpose of the Plan

The Preston Beach Management Plan is a strategic planning document that establishes the long-term vision, priorities and direction for the future management, use and development of Preston Beach. It has been prepared to assist Council in making informed, consistent and transparent decisions by bringing together previous studies, technical investigations, community engagement and strategic planning into a single, place-based framework for the future management of Preston Beach. The Plan responds to ongoing and emerging pressures associated with visitation, environmental protection, coastal processes, infrastructure capacity and community expectations, while recognising Preston Beach as both a valued residential community and a significant coastal destination.

The purpose of the Plan is to support a coordinated approach to public land management, visitor use, environmental stewardship, tourism, community infrastructure and townscape amenity. It guides decision-making, project prioritisation, Council's planning and budgeting processes, and the pursuit of funding and partnership opportunities. While the Plan identifies strategic priorities

and opportunities, it does not in itself commit Council to specific projects or expenditure. Individual initiatives remain subject to further investigation, Council consideration, funding availability and statutory approval processes where required.

The Preston Beach Management Plan is intended to operate as a living document. The strategic direction of the Plan will generally be reviewed every four to five years, or earlier where significant new information, legislative changes, strategic opportunities, or changes in Council direction or community priorities warrant a broader review.

The Action Plan will be reviewed annually as part of Council's strategic planning and budgeting processes to reflect completed projects, funding outcomes, changing priorities, emerging opportunities and other implementation matters. This approach ensures that the strategic direction of the Plan remains stable over time while allowing implementation actions to evolve in response to progress, changing circumstances and the needs of the Preston Beach community.

Photo: Josh Cowling, Beach Sundowner



## 2.2 Vision for Preston Beach

Preston Beach will be a thriving, welcoming, connected and resilient coastal community, where its outstanding natural environment, distinctive coastal character and relaxed lifestyle are protected and enhanced for future generations. Thoughtful planning, strong stewardship and well-connected community, recreation and visitor destinations will support a vibrant and sustainable future.

Residents and visitors will enjoy safe, equitable and well-connected access to the coast, community facilities, recreation areas and public spaces, supporting active lifestyles, social connection and appreciation of Preston Beach's environmental and cultural values. Key public spaces will be accessible, welcoming and appropriately activated, strengthening connections between the places and assets that support community life and the visitor experience.

Preston Beach will balance the protection of its sensitive coastal and environmental values with appropriate recreation, modest tourism and opportunities that contribute to community wellbeing. Future change will be carefully managed to reinforce local identity, enhance amenity and accessibility, strengthen resilience and respond to evolving community needs.

Preston Beach will remain a distinctive, low-key coastal community and a valued place to live and visit, retaining the qualities that make it unique while embracing opportunities that support a sustainable, connected and resilient future.



**Photos:** 1. Josh Cowling – Martins Tank. 2. Shire of Waroona – Preston Beach Volunteers. 3. Beach wash.



**Photo:** Josh Cowling – Preston Beach Movie Under the Stars

## 2.3 Mission

The Shire of Waroona will work collaboratively with the community, government agencies and other stakeholders to support the sustainable management of Preston Beach through informed decision-making and practical actions that protect environmental and community values while supporting appropriate recreation and tourism opportunities.

## 2.4 Strategic Framework Alignment

The Preston Beach Management Plan forms part of the Shire of Waroona's broader strategic planning framework. It supports the delivery of the Strategic Community Plan and Corporate Business Plan, aligns with the Destination Management Plan and other adopted Council strategies, and provides a place-based framework to inform Council's decision-making, prioritisation and future investment in Preston Beach.

## CHAPTER 3 – Methodology

### 3.1 Review of Existing Studies and Plans

The Preston Beach Management Plan has been developed through a structured and evidence-based review of existing studies, strategic planning documents and technical investigations prepared for Preston Beach over many years. Together, this substantial body of previous work provides the foundation for the Management Plan and demonstrates continuity in the Shire's long-term approach to the management of Preston Beach.

The Management Plan does not represent a fundamental change in strategic direction. Rather, it brings previous work together within a contemporary, place-based framework, refining individual recommendations and actions where necessary to reflect updated legislation and planning policy, completed projects, new technical information, changing community needs and Council priorities.

The Management Plan does not replace adopted statutory planning documents or specialist technical strategies. Instead, it draws upon their relevant findings and recommendations to inform priorities and provide a coordinated basis for future management and investment decisions. Technical documents, such as the Preston Beach Foreshore

Management Plan, continue to serve their intended purpose and will be reviewed independently as required.

Plans and strategies considered as part of this process include, but are not limited to:

- the Draft Preston Beach Townsite Strategy;
- the Preston Beach Caravan Park Discussion Paper;
- the Preston Beach Foreshore Management Plan;
- Preston Beach Hydrology Study and associated technical investigations;
- the Shire of Waroona Destination Management Strategy and Destination Management Action Plan;
- elements of the draft Preston Beach Visitor Management Strategy; and
- the Shire of Waroona's Strategic Community Plan, Corporate Business Plan and associated informing strategies.

Collectively, these documents provide the historical, strategic and technical evidence base for the contemporary management directions established through this Plan.



Photo: Vanessa Black – Preston Beach

### 3.1.1 Draft Preston Beach Townsite Strategy

The draft Preston Beach Townsite Strategy represents a significant and long-running strategic planning effort undertaken to explore the potential for the orderly and coordinated expansion of residential areas at Preston Beach. The draft strategy was not supported or adopted by the Western Australian Planning Commission (WAPC) and is no longer being pursued. Notwithstanding this outcome, the work undertaken as part of the Townsite Strategy process provides important historical, strategic and policy context that assists in understanding past planning directions, constraints and considerations relevant to Preston Beach.

#### Origins and strategic intent

Land to the north and south of the existing Preston Beach townsite was first identified for possible urban expansion in the Coastal and Lakelands Planning Strategy (1999) and subsequently in the Shire of Waroona Local Planning Strategy (2009). The Local Planning Strategy, endorsed by the WAPC in August 2009, identified these areas as “areas subject to Preston Beach Townsite Strategy”, signalling that any future consideration of urban expansion would require a coordinated, district-level planning approach prior to rezoning under the Peel Region Scheme or the Shire’s local planning scheme. While these plans reflected strategic thinking at the time, subsequent State-

level planning decisions have determined that urban expansion beyond the existing townsite is not supported.

In March 2006, the Shire of Waroona resolved to support preparation of a Preston Beach Townsite Strategy by way of a district structure plan. A formal project brief was approved in July 2006 to establish the objectives, scope and process for preparation of the Strategy, including the formation of a Steering Committee supported by a Technical Advisory Group. At that time, most of the private land within the Townsite Strategy area was held by two principal landowners, and significant progress was made between 2006 and 2009 toward preparation of draft strategic planning material.

#### Revised project brief and recommencement of the strategy

In early 2010, ownership of much of the land north and south of the existing townsite transferred to Preston Beach Development Joint Venture Pty Ltd (PBJV). While the original principal landowner remained involved, a new joint venture structure was established. In late 2010 and early 2011, PBJV engaged new lead consultants, retained selected existing consultants, and undertook a comprehensive review of earlier technical work. This process included continued investigations and the development of a refreshed approach to townsite design and sustainability.



As a result, a revised project brief (June 2011) was prepared, replacing the 2006 version, reaffirming Council's commitment to the Townsite Strategy process and clarifying its purpose as a broad land use framework.

Progression of the Townsite Strategy remained subject to consistency with State planning policy and regional environmental constraints and did not imply State endorsement of urban expansion outcomes.

### Scope, process and key matters

The Townsite Strategy area encompassed the existing Preston Beach townsite and surrounding land between the Indian Ocean and Yalgorup National Park, including portions of Lake Preston, covering approximately 2,364 hectares of land. Within this broader study area, a District Structure Plan area of approximately 1,092 hectares was identified to investigate potential development opportunities while protecting significant conservation lands and coastal reserves.

Preparation of the Strategy involved a substantial program of technical investigations, including environmental assessments, hydrology studies, transport modelling, economic and tourism analysis, Aboriginal heritage reviews, coastal setback assessments, bushfire management planning and community needs analysis. These investigations were supported by a range of specialist technical reports addressing issues such

as water management, environmental constraints, infrastructure servicing and economic development opportunities.

Preparation of the Townsite Strategy was supported by a number of specialist technical reports prepared in 2012 for the Preston Beach Joint Venture and the Shire of Waroona. These reports examined environmental, infrastructure, transport, economic, heritage and servicing matters relevant to the long-term planning of Preston Beach.

Key documents included:

- Preston Beach Environmental Scoping Document;
- Preston Beach Landscape Strategy;
- Preston Beach District Water Strategy;
- Preston Beach Transport Assessment;
- Review of Aboriginal Heritage Surveys within the Preston Beach Structure Plan Area;
- Preston Beach Economic Development Strategy;
- Preston Beach Economic Development Review;
- Preston Beach Townsite Strategy Needs Assessment; and
- Preston Beach Servicing Report.

While these studies were originally prepared to inform the broader Townsite Strategy and potential future urban expansion, they provide a substantial

body of technical information relating to the environmental conditions, infrastructure capacity, servicing constraints and economic context of the Preston Beach locality.

Accordingly, these documents have also been referenced in preparing the Preston Beach Management Plan to inform the environmental baseline, site assessments and strategic considerations contained within this report.

Key matters considered through the Townsite Strategy included:

- potential scale and extent of townsite expansion;
- environmental constraints and protection of sensitive coastal and wetland systems;
- bushfire risk management and emergency access;
- infrastructure servicing including water supply, wastewater treatment and road access;
- provision of community facilities, activity centres and local services;
- tourism development opportunities; and
- integration of future development with the existing townsite.

**Strategic vision and proposed development framework**

The Townsite Strategy proposed a long-term planning framework intended to transform Preston Beach from a small coastal holiday settlement into a larger coastal community with improved services, infrastructure and economic activity. The strategy investigated the potential for an ultimate townsite population of approximately 8,900 residents and around 4,300 dwellings, supported by new activity centres, tourism accommodation, employment opportunities and expanded community facilities over a staged development period of approximately 20 to 30 years.

The proposed planning framework sought to balance environmental protection with economic and social sustainability. Significant areas of conservation land, wetlands, coastal dunes and habitat were identified for retention, with the strategy proposing that approximately 77% of the broader strategy area remain as conservation, landscape or open space areas, while development was concentrated within already cleared or disturbed land.

The strategy also identified a number of infrastructure improvements intended to address existing service limitations at Preston Beach, including potential wastewater treatment infrastructure, improved road access, upgraded

water supply connections and expanded community services.

**WAPC policy advice and strategic constraints**

Throughout the Townsite Strategy process, the WAPC provided formal policy advice regarding the strategic constraints affecting Preston Beach. The Commission advised that the future population of Preston Beach would be limited in the long term, having regard to the assumptions and constraints of the Coastal and Lakelands Planning Strategy. It noted that the ultimate size of the townsite should be determined through a strategic planning process seeking an optimal outcome based on regional priorities, environmental considerations and infrastructure capacity.

The WAPC identified a range of opportunities and constraints that would inform any consideration of townsite expansion, including potential impacts on Lake Preston and Yalgorup National Park, transport capacity, servicing limitations, bushfire risk, and the need to establish a permanent boundary between urban development and conservation areas.

**Strategic outcome and ongoing relevance**

Subsequent drafts of the Townsite Strategy proposed a substantially larger townsite than that contemplated in earlier regional strategies. Following detailed consideration, the WAPC

resolved in February 2015 not to support the Draft Preston Beach Townsite Strategy or to initiate the associated scheme amendments, citing inconsistency with State planning policy, insufficient demonstrated demand for substantial urban expansion, and potential environmental and bushfire risk impacts.

This decision effectively concluded the Townsite Strategy process and confirmed that urban expansion beyond the existing Preston Beach townsite would not proceed under the current planning framework.

While the Draft Preston Beach Townsite Strategy was not adopted, it remains a useful reference document. It demonstrates the scale of investigation, consultation and policy consideration undertaken over more than a decade and clearly illustrates the strategic and environmental constraints affecting Preston Beach.

For the purposes of the Preston Beach Management Plan, the Draft Townsite Strategy is referenced solely to provide historical and strategic context. It is not relied upon to support future urban expansion, which is not proposed. Instead, its legacy informs the Management Plan's focus on managing and enhancing Preston Beach within its existing townsite footprint, consistent with current State and regional planning policy.

### 3.1.2 Preston Beach Caravan Park Discussion Paper (2012)

The Preston Beach Townsite Strategy Caravan Park Discussion Paper (2012) provides a comprehensive examination of the need for, and potential siting of, a caravan park within Preston Beach.

The document was prepared in the context of the broader Preston Beach Townsite Strategy and rezoning process and reflected the community, tourism and strategic planning considerations relevant at that time.

#### Community demand and strategic rationale

A central and consistent theme throughout the discussion paper is the long-standing and unmet demand from the Preston Beach community and visitors for a caravan park. The paper clearly documents that, following the closure of the former caravan park (now occupied by Footprints Resort), Preston Beach has lacked formal short-stay accommodation catering to caravanners and campers.

**Photo:** Waroona Historical Society, Preston Beach Caravan



Park, 1980's

This absence has resulted in informal and often inappropriate use of beach car parks and surrounding areas, as well as reliance on external facilities such as DBCA's camping area near

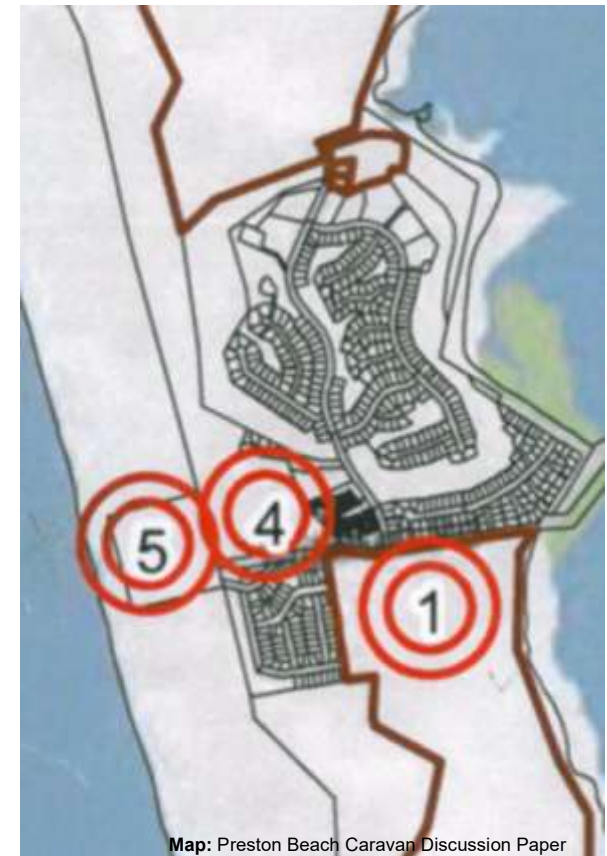
Martins Tank, which was noted to regularly reach capacity during peak periods.

#### Assessment of potential caravan park sites

The discussion paper highlights that community sentiment, supported by the Shire of Waroona, tourism agencies, and the caravan industry, consistently favoured reinstating a caravan park as a priority piece of infrastructure to support tourism, economic activity, and orderly visitor management at Preston Beach. This demand was underpinned by broader industry trends, including strong overall growth in caravan and camper use across Western Australia and recognised shortage of coastal caravan parks in the Peel and Southwest regions.

The discussion paper detailed a methodical assessment of five potential caravan park sites, comprising three sites on private joint venture land and two sites on Crown land managed by the Shire of Waroona. Each site was assessed against a weighted set of criteria including access, proximity to amenities, availability of services, environmental constraints, exposure to coastal processes, land area, and long-term sustainability.

Of particular relevance to the current Management Plan, Site 4, located within Crown Reserve 33345, was identified as the preferred site and subsequently recommended for a caravan park. It achieved the highest overall assessment rating and was considered well located in relation to the beach, existing services and townsite facilities, with good vehicle and pedestrian connectivity and separation from the residential area by Mitchell Road. The site was also identified as being outside the physical processes setback applying at the time.



**Map:** Preston Beach Caravan Discussion Paper

The Discussion Paper also recognised constraints requiring further consideration. Site 4 was identified as having topographical and environmental issues requiring evaluation and a restricted area for expansion. Site 5, within Crown Reserve 32010, had good access and servicing opportunities but a smaller available land area and straddled the physical processes setback. The Paper identified the potential for part of Site 5 to be combined with Site 4 where additional land was required.

Since preparation of the Discussion Paper, additional information and contemporary planning considerations have highlighted the need to further investigate the potential exposure of Sites 4 and 5 to coastal and environmental risks. Accordingly, their identification in the 2012 Discussion Paper should not be interpreted as confirmation that either site is presently suitable for development without further technical assessment.

The presence of identified risks does not, in itself, preclude further consideration of these sites. Any future proposal would need to be informed by contemporary site-specific investigations to establish the nature and extent of constraints and determine whether development can be appropriately located, designed and managed. The ultimate suitability, developable area and form of any caravan park would therefore be subject to these investigations and relevant planning, environmental and other regulatory approval processes.

### Land tenure and long-term sustainability

Land tenure was identified as an important consideration in securing the long-term use of land for caravan park purposes. The Discussion Paper

Map: Preston Beach Caravan Discussion Paper



favoured reserved Crown land, or land capable of becoming Crown reserve, over freehold tenure, reflecting concerns about the historical loss of caravan parks to alternative development.

The Paper contemplated two principal tenure arrangements: a Crown reserve managed by the Shire with power to lease, or a Crown land lease granted by the Minister under the *Land Administration Act*. It also anticipated that an Expression of Interest and tender process would subsequently be undertaken to identify a commercial operator to construct, operate and manage the facility.

This approach sought to:

- provide long-term certainty for caravan park use;
- support an appropriate tenure arrangement for private investment and operation; and
- maintain public oversight of land intended for an enduring tourism and community purpose.

### Implications for the Preston Beach Management Plan

While the 2012 Discussion Paper was prepared in the context of the former Townsite Strategy and associated rezoning process, its assessment remains relevant as an important body of previous strategic work. In particular, it established:

- a strategic basis for re-establishing caravan park accommodation at Preston Beach;
- a comparative assessment of five potential locations;
- Site 4 as the preferred and recommended location at that time, with potential use of part of Site 5 where additional land was required; and
- a preference for Crown land arrangements capable of securing the long-term use of the site for caravan park purposes.

The Preston Beach Management Plan builds upon this earlier work but does not treat the 2012 site assessment as a contemporary determination of site suitability. Rather, it supports further investigation focused initially on Sites 4 and 5, recognising their previous assessment, Crown land tenure and relationship to the foreshore and townsite, while requiring contemporary environmental, coastal, servicing, access and planning investigations before Council determines whether either site should progress.

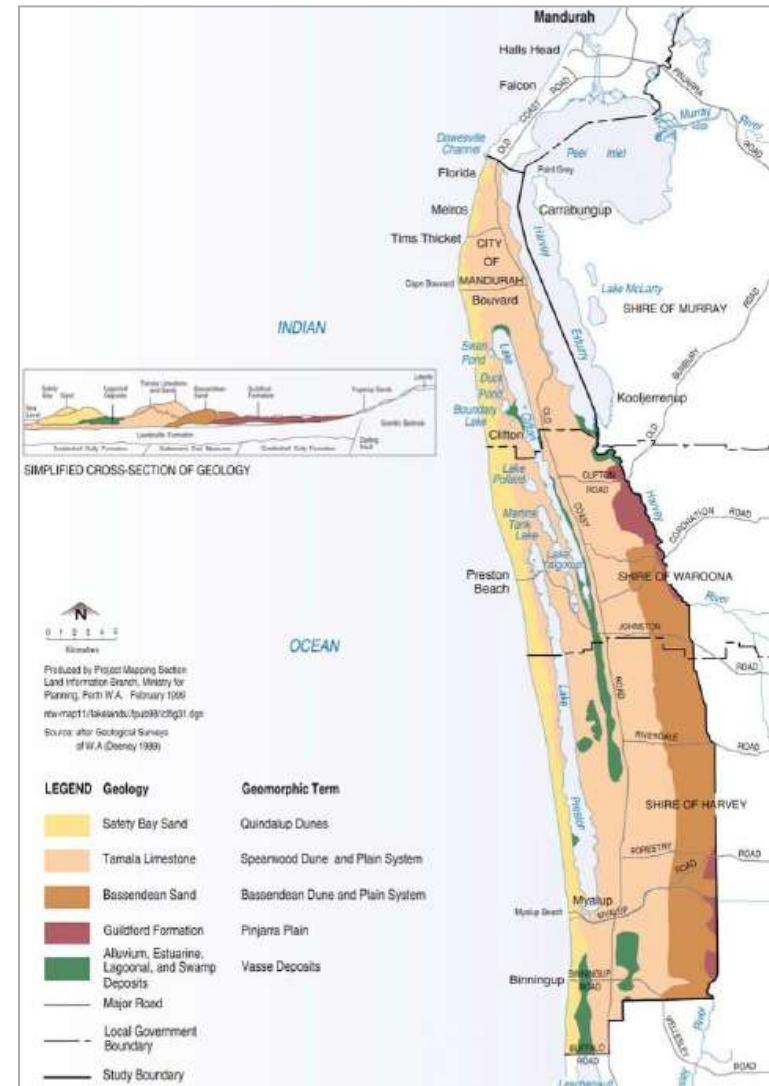
### 3.1.3 Preston Beach Foreshore Management Plan

The Preston Beach Foreshore Management Plan (FMP) 2021 provides a detailed, evidence-based framework for the coordinated management of the Preston Beach foreshore over a ten-year period to 2030. Prepared for the Shire of Waroona by Water Technology, the Plan responds to increasing pressures associated with coastal processes, climate change, recreational use and growing visitation. It recognises the foreshore as a highly valued social, environmental and economic asset for both the local community and the wider region, and seeks to balance protection of coastal values with continued public access and recreational use

#### Purpose and strategic context

The primary purpose of the Foreshore Management Plan is to establish a long-term, integrated strategy for managing coastal risks, protecting environmental values and maintaining public access and recreational amenity. The Plan updates and replaces the earlier 2002 Foreshore Management Plan and aligns foreshore management at Preston Beach with State Planning Policy No. 2.6 – Coastal Planning, current climate change projections and best-practice coastal hazard assessment methodologies.

The FMP was developed through a comprehensive and structured process that included site inspections, detailed coastal and geomorphic investigations, ecological assessments, and extensive stakeholder and community engagement. Preparation of the Plan was overseen by a project steering committee comprising representatives from the Shire of Waroona, the Preston Beach Progress Association, relevant State agencies and regional coastal partnerships. This governance framework ensured that technical evidence, statutory planning requirements and community values were closely aligned throughout the development of the Plan. Importantly, the Foreshore Management Plan will continue to operate as a separate technical coastal management document and will be reviewed and updated independently of the Preston Beach Management Plan.





Historic Shoreline - Southern Section



Historic Shoreline - Middle Section



Historic Shoreline - Northern Section

**Photo:** Preston Beach Management Plan, Shorelines (2021)

This recognises that coastal processes, hazard information, climate change projections and coastal management responses are informed by evolving technical data and may require review at different stages to the broader strategic and community-based objectives of the Preston Beach Management Plan.

The Preston Beach Management Plan should therefore be read in conjunction with the current Foreshore Management Plan and any subsequent review or replacement of that document. Where updated coastal investigations or technical information become available through future reviews of the Foreshore Management Plan, that information will continue to inform the planning, design and implementation of actions identified within the Preston Beach Management Plan. This approach ensures that the broader strategic direction for Preston Beach can remain relatively stable while decisions affecting the foreshore continue to be guided by the most contemporary coastal information available.

### Key findings – coastal processes and hazard risk

A core component of the Foreshore Management Plan is its detailed assessment of coastal processes, erosion potential and inundation risk to existing assets. Predicted impacts are largely limited to vehicle access tracks and low-lying areas near the existing car park during severe storm events, with impacts expected to be short-lived and episodic rather than progressive or chronic.

The Plan highlights the critical role of the existing foredune system as a natural buffer and

emphasises the importance of ongoing dune management, vegetation protection and controlled access. It supports an adaptive management approach to address longer-term sea level rise beyond the immediate planning horizon, favouring staged and flexible responses over hard coastal protection measures that could interfere with natural coastal processes or diminish environmental and landscape values.

### Community values and foreshore use

The Foreshore Management Plan places strong emphasis on understanding and responding to community values associated with the Preston Beach foreshore. Community engagement activities, including workshops, surveys and drop-in sessions, identified key concerns relating to antisocial behaviour by four-wheel drive vehicles, protection of dune systems, maintenance and management of foreshore amenities, and a desire for improved pedestrian access, particularly for people with disability and older community members.

The community consistently expressed a preference for retaining the foreshore's low-key, natural character while supporting modest, well-designed infrastructure that improves safety, accessibility and amenity without compromising environmental values. These preferences directly informed the prioritisation of recommended management actions, many of which focus on access management, signage, education, monitoring and incremental upgrades to existing facilities rather than large-scale development.

### Land tenure and relationship to development

The Foreshore Management Plan includes a detailed review of land tenure and existing uses within the foreshore area, noting that much of the land is reserved as Crown land for recreation or conservation purposes and managed by the Shire of Waroona. This tenure arrangement is recognised as fundamental to safeguarding long-term public access, protecting environmental values and guiding appropriate recreational use of the foreshore.

As part of the study, the feasibility of locating a caravan park within foreshore reserve land, particularly Reserve 32010, was considered. While the technical assessment identified that erosion and inundation risk to parts of this reserve is relatively low in the medium term, the Foreshore Management Plan noted that its foreshore setting introduces additional environmental, access and coastal management considerations that would need to be carefully addressed. The Plan therefore highlighted the importance of considering a range of potential locations through broader townscape planning processes, while recognising that any future proposal within the foreshore reserve would require detailed design, environmental assessment and coastal management responses to ensure compatibility with foreshore values.

### Implementation and ongoing relevance

The Foreshore Management Plan provides a clear and prioritised implementation program, including indicative costs, timeframes and responsibilities

for a wide range of management actions. Importantly, it establishes a monitoring and review framework to ensure that management responses remain adaptive to changing coastal conditions, usage patterns and community expectations over time.

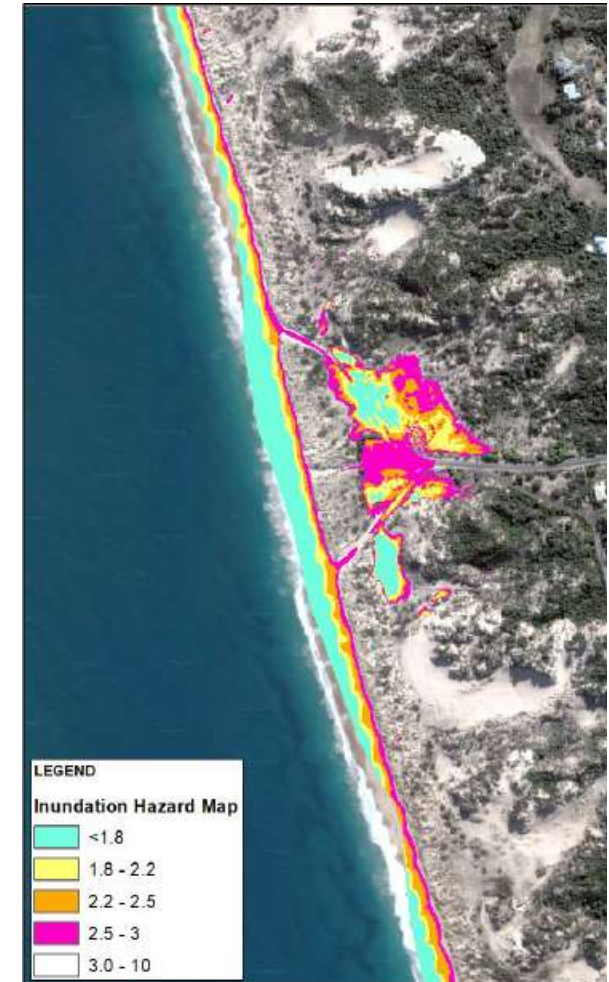
### Relevance to the Preston Beach Management Plan

The Preston Beach Foreshore Management Plan remains a critical reference document for the broader Preston Beach Management Plan. It provides a robust scientific and community-informed foundation for understanding coastal dynamics, foreshore values and appropriate land use within the coastal reserve. Importantly, its findings support a clear strategic distinction between:

- Foreshore areas, which should prioritise conservation, recreation access and public amenity; and
- Non-foreshore reserve land, which is more appropriate for longer-term visitor accommodation and supporting infrastructure.

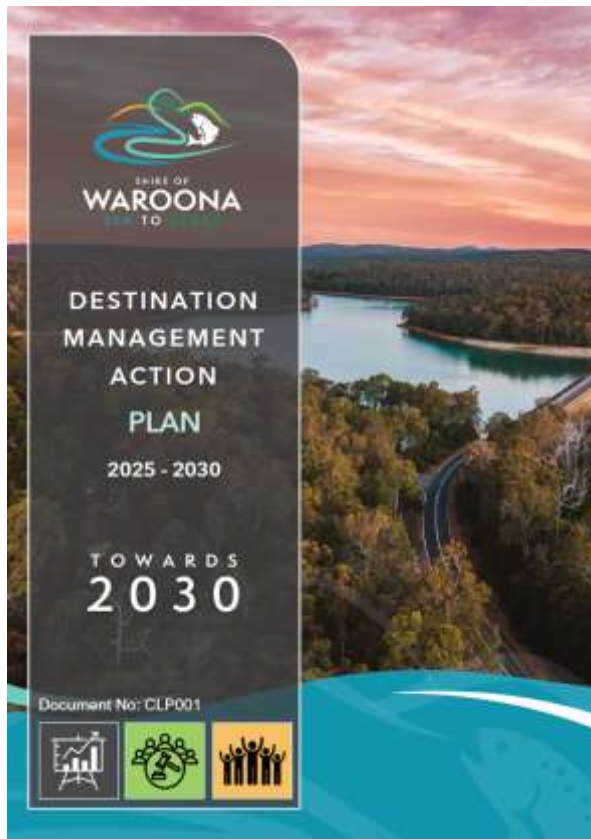
The Preston Beach Management Plan builds on this work by integrating foreshore management principles into a wider place-based framework, ensuring that future initiatives, including consideration of a caravan park, are directed towards locations that support long-term sustainability, protect coastal values and reflect enduring community aspirations.

**Photo:** Preston Beach Foreshore Management Plan, Inundation Hazards (2021)



### 3.1.4 Destination Management Action Plan & Strategy 2025 - 2030

The Shire of Waroona Destination Management Strategy (DMS) and the accompanying Destination Management Action Plan (DMAP) together establish the Shire's contemporary framework for tourism, investment attraction and destination development. While both documents apply across the entire Shire, their relevance to the



Preston Beach Management Plan is limited to matters relating to coastal tourism, visitor access, infrastructure, branding and accommodation supply.

The Destination Management Strategy was adopted by Council in December 2024 and provides the overarching strategic direction for tourism development. The Destination Management Action Plan 2025-2030 translates this strategy into prioritised, implementable actions with clear timeframes, responsibilities and resource considerations.

#### Strategic direction relevant to Preston Beach

The DMS identifies the Shire of Waroona and being the 'exploration' phase of destination development, with nature-based and adventure tourism forming the foundation of the visitor economy. Within this context, Preston Beach is recognised as part of the Shire's coastal tourism offer, alongside Lake Clifton and Yalgorup National Park, contributing to experience centred on the natural environment, recreation and coastal lifestyle.

To better structure and communicate the Shire's tourism offer, the DMS introduces location-driven precincts, presented to visitors as (1) coastal (water), (2) inland (wilderness) and (3) town (wander).

This framework is intended to guide destination marketing, infrastructure prioritisation and visitor movement, and is directly relevant to how Preston Beach is positioned and managed as part of the Shire's coastal identity.



#### Visitor access, wayfinding and coastal experience

Both the DMS and DMAP identify limited wayfinding, signage and legibility between precincts as a key constraint on the visitor experience. The documents highlight the need to strengthen physical and perceptual connections between Waroona townsite and coastal destinations, including Preston Beach, through improved entry statements, directional signage and consistent branding.

These actions align closely with the Preston Beach Management Plan's objectives around visitor access, safety, orientation and improved arrival experiences.

## Accommodation and tourism product considerations

While not site specific, the DMS identifies accommodation supply as a critical constraint on the Shire's ability to grow its visitor economy. The DMAP includes actions to:

- Identify priority locations for accommodation development,
- Undertake feasibility assessments for different accommodation types; and
- Support nature-based and coastal accommodation opportunities where appropriate and sustainable.

For Preston Beach, this provides important strategic context for future consideration of accommodation outcomes (including camping and caravanning), while reinforcing that such opportunities must be carefully planned, staged and aligned with environmental, servicing and land management constraints addressed in the Preston Beach Management Plan.

## Relevance to the Preston Beach Management Plan

For the purposes of the Preston Beach Management Plan, the DMS and DMAP:

- Provide the strategic tourism context for Preston Beach as part of the Shire's coastal precinct,
- Support improvements to visitor access, wayfinding and coastal experience quality,
- Reinforce the need for coordinated planning of accommodation and tourism infrastructure, without predetermining specific sites or outcomes; and
- Complement the Management Plan's focus on balancing tourism activation with environmental protection and long-term sustainability.



Photos: Shire of Waroona, Preston Beach

## 3.2 Community and Stakeholder Engagement

Community and stakeholder engagement has been an ongoing component of planning and decision-making for Preston Beach. Between 2021 and 2024, the Shire undertook engagement relating to foreshore management, visitor behaviour, local regulation and strategic planning, including consultation on the Preston Beach Foreshore Management Plan, the proposed Preston Beach Property Local Law and Visitor Management Strategy, and the Shire's Strategic Community Plan.

Across these processes, feedback remained highly consistent, particularly regarding protection of coastal and environmental values, management of visitor impacts, retention of Preston Beach's relaxed coastal character and community-led stewardship. Given the depth and recency of this engagement, the Shire determined that further stand-alone consultation was not required prior to preparation of the Draft Management Plan.

Following Council endorsement, the Draft Management Plan was released for community consultation through a Preston Beach community workshop, community survey and formal submissions, including joint submissions from the Preston Beach Progress Association and Preston Beach Golf Club.

The final Management Plan therefore reflects both previous engagement and feedback received on the Draft Plan. Key themes and consultation outcomes are summarised below.

### 3.2.1 Environment and Coastal Protection

Protection of the natural coastal environment is one of the strongest and most consistent themes across all the engagement processes. The Preston Beach community places very high value on dune systems, coastal vegetation, beach amenity and the broader coastal and wetland setting.

Residents consistently expressed concern about:

- Damage to dunes and vegetation caused by informal vehicle access and pedestrian tracks.
- Long-term impacts of erosion, storm events and climate change.
- Littering and degradation of sensitive coastal areas.

There is strong community support for proactive dune management, revegetation, access control and education-based approaches that protect environmental values while maintaining reasonable access to the beach. Consultation on the Draft Management Plan reinforced this position, with particularly strong support for dune protection and rehabilitation, controlled access to sensitive areas, environmental monitoring and community education.

Environmental protection was also identified as a key consideration in decisions relating to future infrastructure, recreation, tourism and accommodation, reinforcing the importance of ensuring that future initiatives respond appropriately to Preston Beach's sensitive coastal and wetland setting.

### 3.2.2 Visitation, visitor behaviour and use of the foreshore

Community feedback consistently recognises that Preston Beach is a popular destination for both residents and visitors, particularly during peak holiday periods. While visitation is generally welcomed, concerns were repeatedly raised about unmanaged impacts.

Key issues identified include:

- Antisocial behaviour associated with some four-wheel drive use.
- Unsafe vehicle movements near pedestrians and families.
- Congestion at beach access points and the main car park during peak periods.
- Noise, camping behaviour and impacts on residential amenity.

The community broadly supports clearer rules, signage, enforcement and an increased on-ground Ranger presence to manage visitor behaviour. Consultation on the Draft Management Plan reinforced visitor management and safety as a high community priority, with strong support for improved signage and information, clearer vehicle access arrangements and increased Ranger presence.

Importantly, engagement indicates that the focus should be on managing visitation rather than unnecessarily restricting access, with an emphasis on protecting safety, amenity and the natural environment.

### 3.2.3 Character, lifestyle and sense of place

A strong desire to retain Preston Beach's relaxed, low-key coastal character is evident across all engagement. Residents consistently describe Preston Beach as peaceful, family-oriented and distinct from more intensively developed coastal towns.

Community feedback highlights:

- Strong attachment to the informal, small-scale nature of the townsite.
- Concern about overdevelopment or change that would erode local character.
- Preference for modest, well-designed infrastructure rather than large-scale development.

Consultation on the Draft Management Plan continued to demonstrate broad support for a future direction that protects Preston Beach's distinctive character while allowing carefully managed improvements to infrastructure, recreation, accessibility and visitor facilities. Future planning should therefore balance change with the retention of the qualities that contribute to Preston Beach's established identity and sense of place.

### 3.2.4 Access, infrastructure and amenity

Access, infrastructure and amenity emerged as a significant area of community interest, particularly through consultation on the Draft Management Plan. Feedback identified a desire for practical improvements that enhance safety, accessibility, connectivity and functionality while remaining appropriate to Preston Beach's coastal setting.

Key themes include:

- Improved pedestrian connectivity between the foreshore, community facilities, recreation areas and other key destinations.
- Safer and clearer pedestrian access to the beach.
- Improved accessibility for people with disability, older residents and families with young children.
- Ongoing maintenance and improvement of parking, public amenities and basic facilities.
- Consideration of all-access opportunities within the foreshore precinct and other community spaces.

Pedestrian access and connectivity were particularly prominent in consultation on the Draft Management Plan, reinforcing the importance of investigating a more connected pedestrian and shared-use network between key assets within the townsite.

There is broad support for staged and appropriately designed improvements that improve usability, safety and accessibility while remaining consistent with the environmental values and character of Preston Beach.

### 3.2.5 Governance, management and enforcement

Community engagement indicates strong support for a clear and visible management presence at Preston Beach. Residents consistently expressed a desire for rules and expectations to be clearly communicated and consistently applied.

Key expectations include:



- Clear signage explaining permitted and prohibited activities.
- Consistent enforcement of vehicle access rules.
- Education-focused approaches supported by Ranger patrols rather than punitive measures alone.
- Continued involvement of the community and local volunteer groups in the management and stewardship of Preston Beach.

Feedback from the Local Law, Visitor Management and Draft Management Plan consultation processes demonstrates that residents want clarity, consistency and fairness in how Preston Beach is managed, particularly during peak visitor periods. The Draft Management Plan consultation also demonstrated strong support for continued community involvement in implementation and future decision-making, reinforcing the importance of partnership-based management and ongoing engagement.

### 3.2.6 Tourism and accommodation

Across engagement processes, the community recognises the role of tourism in supporting the local economy but generally favours a modest and carefully managed approach that is compatible with



Photo: Josh Cowling – Preston Beach Toy Library



Photo: Fundus Memories 4WD Preston Beach



Photo: Tammy Smith Catch of the day

Preston Beach's character, environmental values and infrastructure capacity.

Key themes include:

- Support for tourism that aligns with Preston Beach's character.
- Recognition of the historical and social value of a caravan park to the community.
- Strong preference that any future visitor accommodation be carefully located and well managed.

Consultation on the Draft Management Plan demonstrated majority support for further investigation of a caravan park, while highlighting the importance of environmental protection, infrastructure capacity, appropriate siting and maintaining Preston Beach's character.

Engagement also identified expectations that future tourism and accommodation should contribute positively to visitor management and amenity, with a caravan park seen by some participants as an opportunity to provide structured short-stay accommodation and better manage visitation. Tourism outcomes should deliver shared benefits for residents, visitors and the Shire without creating undue impacts or costs for the local community.

Overall, consultation supports continued investigation of appropriately scaled tourism and accommodation opportunities rather than a predetermined development outcome. Any future proposal should be informed by environmental and coastal constraints, infrastructure and servicing capacity, community benefit and long-term sustainability.

### 3.2.7 Community involvement and stewardship

Preston Beach residents demonstrate a strong sense of stewardship, with volunteers playing an important role in caring for local facilities and the natural environment. Engagement highlighted the contribution of local volunteer groups, including the Preston Beach Progress Association, Volunteer Rangers, Volunteer Bush Fire Brigade, Preston Beach Golf Club and other community-led initiatives.

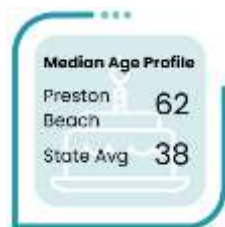
Residents expressed pride in:

- Community-led care for the foreshore, natural environment and local facilities.
- Volunteer management and maintenance of the Preston Beach Golf Course.
- Strong social connections and a high level of volunteer participation.
- Ongoing collaboration between the Shire and the local community.

Consultation on the Draft Management Plan further reinforced the importance of community involvement in the future management of Preston Beach and the value placed on recreation and community assets, while recognising the need for their long-term sustainability and ability to respond to broader community recreation needs.

There is strong support for partnership-based management, where community knowledge and involvement complement formal planning and regulatory frameworks. Maintaining these partnerships will support implementation of the Management Plan and the long-term stewardship of Preston Beach's community and environmental assets.

### 3.3 Data Collection



This section summarises the key data sources, site information and statistical insights that informed the Preston Beach Management Plan. It brings together demographic, housing, socio-economic and visitation data to provide an evidence-based understanding of the community profile, settlement characteristics and visitor context that underpin strategic directions and actions within the Plan.

economic and visitation data to provide an evidence-based understanding of the community profile, settlement characteristics and visitor context that underpin strategic directions and actions within the Plan.

#### 3.3.1 Data Sources

A range of primary and secondary data sources have been utilised in preparing this Plan, including:

- Australian Bureau of Statistics (ABS) (2021) Census data – providing demographic, housing, labour force and industry characteristics for Preston Beach.
- Tourism and visitation statistics from Tourism Western Australia and other relevant regional tourism sources to provide context for visitor use and economic impact (state-level).
- Planning and environmental documents such as local planning schemes and other statutory data where applicable.

These inputs have been interpreted with a focus on their relevance to Preston Beach's community profile, settlement pattern, visitor dynamics and service demands.

#### 3.3.2 Demographic and Community Profile

##### Population and Growth



ABS data indicates that Preston Beach has a relatively small but established resident population with a mature age profile. The community includes a high proportion of couples without children and older age groups compared with regional and State averages. A significant number of dwellings are unoccupied at census time, reflecting the seasonal and holiday-home character of the townsite.

##### Labour Force and Employment

Participation in the labour force is lower than State averages, with a greater proportion of residents not in the workforce. This profile is consistent with the area's higher median age and the presence of retirees and semi-retired residents. Among those employed, occupations span a range of sectors, including trades, machinery operators and drivers, labourers and professionals.

##### Income and Socioeconomic Characteristics

Median personal, family and household incomes in Preston Beach are lower than Western Australian averages. This aligns with the community's demographic structure and lifestyle characteristics, including retirement, part-time employment and seasonal occupancy.

Together, this demographic data establishes a baseline understanding of the community's size, composition and economic engagement, which informs planning considerations relating to services, infrastructure demand and visitor management.

#### 3.3.3 Built Environment and Housing



ABS Census data shows that the vast majority of private dwellings in Preston Beach are separate houses, with a high proportion of owner-occupied dwellings relative to State averages. A notable number of dwellings are unoccupied at the time of the census, reinforcing the town's dual role as both a permanent residential community and a seasonal holiday destination.

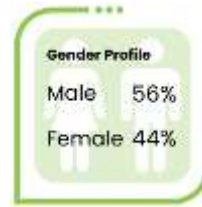
This housing pattern has implications for infrastructure planning, service provision, emergency management and the seasonal intensity of visitation and population fluctuation.

### 3.3.4 Tourism Visitation and Economic Context

While place-specific visitor statistics for Preston Beach are not routinely published at a suburb level, broader regional and State-level tourism data provides useful contextual information.

- Tourism Western Australia publishes periodic visitor statistics outlining domestic and international travel patterns, length of stay and visitor expenditure across the State.
- Regional tourism data for the Peel Region indicates strong visitation driven by coastal amenity, natural environments and proximity to the Perth metropolitan area, although precise figures for Preston Beach alone are not available.

Local visitation at Preston Beach is primarily nature-based and highly seasonal, with peaks during holiday periods and long weekends. Observations from local management, community engagement and stakeholder input consistently indicate that visitation levels during peak periods place pressure on access, amenities and public spaces.



This Management Plan does not rely on externally generated tourism figures to set numeric targets but uses available data to contextualise Preston Beach's role within the broader regional visitor economy and to inform strategic visitor management responses.

### 3.3.5 Limitations and Data Gaps

There are inherent limitations in available data, including:

- ABS Census data is collected every five years and may not capture short-term population fluctuations or recent changes in visitation patterns.
- Tourism visitation data is generally not available at the suburb or townsite scale, requiring reliance on regional statistics and local observations.
- Detailed, site-specific data on visitor numbers, parking demand and facility usage is limited.

Accordingly, this Plan acknowledges the need for improved data collection over time, particularly in relation to visitor numbers, seasonal demand, parking usage and amenity capacity.

### 3.3.6 Integration into Strategic Planning

The data and technical inputs outlined above have directly informed the:

- Identification of key issues and pressures in Chapter 6;
- Development of themes and guiding principles in Chapter 5; and
- Prioritisation of actions in the Action Plan.

By grounding strategic directions in demographic, housing and visitation data, the Preston Beach Management Plan ensures that future decision-making is evidence-based, proportionate and responsive to the community and visitor context of Preston Beach.



Photo: Shire of Waroona – Volunteer Breakfast

### 3.4 Site Assessments and Technical Inputs

This section summarises the key environmental, physical and cultural characteristics Preston Beach based on previous technical investigations, environmental studies and strategic planning work. These site assessments provide an evidence-based understanding of the environmental systems, infrastructure and cultural landscape that inform the management directions contained within this Plan.

#### 3.4.1 Environmental Zones

Preston Beach sits within a complex coastal and wetland landscape characterised by interactions between coastal dunes, coastal plain environments and the Yalgorup wetland system. Environmental investigations undertaken for the Preston Beach Townsite Strategy identified three broad environmental zones within the Preston Beach area, each characterised by distinct environmental conditions.

##### Coastal Zone

The coastal zone includes the foreshore reserve and dune systems adjacent to the Indian Ocean. These dunes contain both well-vegetated areas and locations affected by dune blowouts and sand movement. The coastal environment supports native coastal vegetation communities that play an important role in stabilising dune systems and

protecting inland environments from coastal processes.

##### Central Coastal Plain Zone

Behind the coastal dunes lies a central coastal plain area that historically contained a mixture of native vegetation and cleared land used for rural purposes. Large areas of this zone have been historically cleared for agriculture, resulting in vegetation conditions ranging from degraded to cleared. Remnant stands of native vegetation, including Tuart, Marri and Peppermint woodland communities, remain in some locations.

##### Lake Preston Wetland Zone

The eastern portion of the landscape transitions into the Lake Preston wetland system and associated riparian environments. Vegetation in this zone is dominated by Melaleuca shrublands and wetland vegetation communities, many of which are recorded as being in excellent ecological condition. These riparian zones form important habitat areas and contribute to the ecological function of the broader wetland system.

#### 3.4.2 Coastal Processes and Dune Systems

Preston Beach is located along a dynamic section of the Swan Coastal Plain where coastal processes and dune systems shape the landscape and provide an important natural buffer between

the Indian Ocean and the inland wetland environments of the Yalgorup Lakes.

The coastline in the Preston Beach locality forms part of the Quindalup Dune System, which consists of relatively young coastal dunes formed through marine and wind-driven sediment transport processes. These dunes are characterised by sandy soils and are subject to ongoing movement through coastal and aeolian processes.

The dune system typically includes a sequence of foredunes located immediately behind the beach, with vegetated dune ridges extending inland. These foredunes act as the primary defence against coastal processes including wave action, storm surge and wind erosion.

Vegetation communities within the dunes play an important role in stabilising these landforms by trapping wind-blown sand and reducing dune mobility. Where vegetation cover is disturbed, areas of dune blowout and sand movement can occur, resulting in increased erosion and destabilisation of the coastal landform.

Environmental investigations undertaken within the Preston Beach locality have identified both well-vegetated dune areas and locations where historical disturbance has resulted in dune instability. Maintaining the integrity of the dune system is therefore important for protecting both the coastline and the inland coastal plain and wetland environments.

### 3.4.3 Yalgorup Lakes System

The Yalgorup Lakes form part of the Peel–Yalgorup Ramsar Wetland System, which was listed under the Ramsar Convention in 1990 due to its international significance as habitat for migratory waterbirds and its unique ecological values.

The Yalgorup lake system consists of a series of shallow wetlands including Lake Preston, Lake Yalgorup, Lake Clifton, Martins Tank Lake, Lake Hayward, Lake Pollard and Lake Newnham, all of which are located within Yalgorup National Park. These lakes are generally shallow, typically less than three metres deep, although depths of up to approximately four metres occur in parts of Lake Preston and up to approximately 4.7 metres in Lake Clifton.

Lake Preston is the largest water body in the system and is located immediately east of the Preston Beach townsite. It is a long, narrow lake extending approximately 27 kilometres in length and between 0.5 and 1.5 kilometres in width, running broadly parallel to the coastline. The lake is divided into northern and southern sections by the causeway associated with Preston Beach Road.

The lakes are typically hypersaline and exhibit seasonal fluctuations in water level and salinity. Water levels are influenced by rainfall, evaporation and groundwater inflows. Seasonal variations in salinity occur as relatively lower salinity conditions

develop in winter and spring due to rainfall and groundwater inflow, while higher salinity levels generally occur during late summer and autumn when evaporation rates are greatest.

### 3.4.4 Hydrology and Groundwater Systems

The hydrogeological setting of Preston Beach is a critical environmental factor due to the close interaction between groundwater systems, the Yalgorup Lakes and the surrounding coastal landscape. The townsite is located on the Swan Coastal Plain where shallow coastal aquifers, wetlands and coastal dune systems form an interconnected hydrological environment.

Environmental investigations undertaken as part of previous strategic planning work identified that the hydrology of the Preston Beach area is directly linked to the hydrology of the Yalgorup Lakes system, meaning that groundwater movement and recharge patterns within the coastal plain influence lake water levels and wetland ecological processes.

#### Groundwater systems

The regional groundwater system within the Preston Beach area occurs primarily within the superficial aquifer, which is associated with the sandy sediments of the coastal plain. Groundwater within this aquifer moves through highly permeable coastal sands and limestone formations and plays

a significant role in supporting wetland water levels across the Yalgorup Lakes system.

Hydrological investigations have identified that local groundwater flow systems support the Yalgorup Lakes, with groundwater generally flowing toward the lakes from surrounding areas of the coastal plain. West of the lake system, groundwater movement typically occurs in an easterly direction from the coastal dunes toward the lakes, forming distinct groundwater flow systems between the ocean and each individual lake.



Photo: Chris Ziatas – Preston Beach Lakes System

#### Groundwater Lake Interactions

Lake Preston and the other Yalgorup Lakes are strongly influenced by groundwater inputs. Modelling undertaken as part of the Preston Beach hydrology study conducted in 2012 estimated that approximately:

- 22.5 gigalitres per year of water enters Lake Preston through rainfall; and

- 17.5 gigalitres per year is contributed through groundwater flow.

This results in a total estimated inflow of approximately 40 gigalitres per year, which broadly corresponds with evaporation losses from the lake surface.

### **Groundwater Levels and Seasonal Variation**

Groundwater levels across the Preston Beach area vary seasonally in response to rainfall and evaporation patterns. Monitoring data indicates that groundwater levels and lake water levels fluctuate throughout the year, with seasonal variation in Lake Preston typically ranging between approximately 0.7 metres and 1 metre.

### **Water Quality and Nutrient Dynamics**

Water quality investigations undertaken as part of the hydrology studies indicate that groundwater within the region is influenced by nutrient inputs from surrounding land uses. Sampling of groundwater and lake water has identified that the Yalgorup Lakes system is generally phosphorus-limited, meaning that phosphorus availability is the key factor influencing algal growth within the lakes.

### **Climate Change and Long-Term Hydrological Trends**

Hydrological modelling undertaken during previous environmental investigations has also considered potential climate change impacts.

Based on regional climate projections, modelling indicates that water levels within Lake Preston could decrease by approximately 0.2 metres under future climate scenarios, largely due to reductions in rainfall and increased evaporation.

Maintaining the hydrological integrity of the groundwater and wetland systems is therefore an important consideration for land use planning and environmental management within the Preston Beach locality.

### **3.4.5 Ecological Systems and Biodiversity Values**

The Preston Beach locality forms part of a broader ecological landscape on the Swan Coastal Plain that includes coastal dune systems, remnant woodlands, wetlands and nationally significant conservation areas. These environments support a diverse range of flora and fauna communities and contribute to the ecological functioning of the Peel–Yalgorup region.

#### **Vegetation Complexes**

Regional vegetation mapping indicates that the Preston Beach locality contains several vegetation complexes typical of the Swan Coastal Plain, including the Quindalup Complex, Cottesloe Complex, Yoongarillup Complex and Vasse Complex. These vegetation complexes represent coastal dune systems, woodland communities and wetland-associated vegetation types.

Vegetation condition across the broader study area varies considerably. Areas historically cleared for agriculture generally exhibit vegetation conditions ranging from degraded to completely cleared, while remnant vegetation associated with coastal reserves, wetland margins and conservation areas is typically recorded as being in good to excellent condition.

#### **Fauna Habitat**

The Preston Beach area supports a range of fauna species typical of the Swan Coastal Plain and the Peel–Yalgorup region. Habitat types include coastal dune vegetation, woodland communities, wetlands and remnant vegetation patches.

The highest quality fauna habitat occurs within remnant vegetation adjacent to Lake Preston, coastal reserves and areas within Yalgorup National Park where vegetation condition and habitat complexity are greatest.

The coastal dunes and associated vegetation communities provide habitat for species adapted to sandy coastal environments, including the Graceful Sun Moth, which has been recorded within suitable vegetation communities in the Preston Beach area.

The wetlands and lakes of the Yalgorup system provide important habitat for waterbirds, including migratory species protected under international agreements.

## Ecological Linkages

The Preston Beach locality forms part of an important ecological corridor linking the Indian Ocean coastline with inland wetlands and conservation areas. Maintaining ecological connectivity between habitats is critical for the movement of fauna species and the long-term resilience of ecological systems.

### 3.4.6 Conservation Landscape

The broader Preston Beach locality is characterised by a high proportion of conservation land and environmentally significant areas. Yalgorup National Park alone covers approximately 13,137 hectares, protecting the Yalgorup Lakes and surrounding ecosystems.

In addition to the National Park, coastal foreshore reserves, lake foreshore buffers and other conservation areas form part of an interconnected environmental landscape extending across the region. These areas protect remnant vegetation, support ecological linkages and maintain the environmental values associated with the Peel–Yalgorup wetland system.

### 3.4.7 Infrastructure and Servicing Context

Technical servicing investigations undertaken for Preston Beach identified that the townsite historically developed with relatively limited infrastructure and community services.

## Water Supply

Preston Beach's potable water supply is provided by the Water Corporation from groundwater abstracted within the Preston Beach Water Reserve, which is currently the sole source of drinking water for the town. The Water Reserve comprises the Town Wellfield within the Preston Beach townsite and the Johnston Road Wellfield, located approximately eight kilometres south-east of the town.

The *Preston Beach Water Reserve Drinking Water Protection Review (2019)* identified that the existing licensed groundwater allocations and wellfield configuration were expected to meet the town's public water supply requirements over the following five years. The Review also recognised that, should Preston Beach experience sustained population growth, alternative long-term water supply options may need to be investigated, including desalination or extension of the Stirling-Harvey trunk main.



Photo: Chris Ziatas – Causeway & Lake Preston

## Wastewater and Effluent Management

Historically, Preston Beach has relied on on-site wastewater treatment systems, including septic tanks and effluent disposal fields associated with individual properties. This servicing arrangement reflects the town's small population, low-density development pattern and its historical development as a coastal holiday settlement.

Technical studies for the Townsite Strategy examined the potential for the introduction of reticulated sewerage infrastructure to service the existing townsite, including the potential location of wastewater treatment infrastructure and opportunities for reuse of treated wastewater for irrigation of public open space.

While these investigations were associated with the previously proposed Townsite Strategy, they highlight the importance of wastewater management and environmental protection given the townsite's proximity to the Yalgorup Lakes system and surrounding wetlands.

## Electricity and Telecommunications

Electricity infrastructure servicing Preston Beach is connected to the regional Western Power distribution network, with supply provided through overhead powerlines extending along Preston Beach Road into the townsite. Local distribution infrastructure within the settlement provides electricity to residential properties, community facilities and commercial premises.

Telecommunications infrastructure is also provided via services located within the road reserve corridor along Preston Beach Road and through the townsite street network.

### Road Access and Transport Infrastructure

The townsite is serviced by a single primary access road via Preston Beach Road, which connects the township to the Forrest Highway. This road traverses Yalgorup National Park and crosses Lake Preston via a causeway located immediately east of the townsite. The causeway incorporates culverts that allow for water movement beneath the roadway and represents a key infrastructure component of the transport network servicing Preston Beach.

Preston Beach Road forms the critical transport link for residents, visitors, emergency services and freight access to the township. As such, the reliability and safety of this connection are important considerations for ongoing management and resilience of the Preston Beach community.

### 3.4.8 Cultural Heritage

Aboriginal heritage investigations have been undertaken within the Preston Beach locality as part of archaeological and ethnographic surveys associated with the Preston Beach Townsite Strategy. These investigations included consultation with Aboriginal Elders representing the local Aboriginal community.

The broader Preston Beach area forms part of the traditional lands of the Noongar people of south-west Western Australia. Archaeological and ethnographic research indicates that Aboriginal occupation of the south-west extends back tens of thousands of years.

The lakes and wetlands of the Peel–Yalgorup system have historically formed an important cultural landscape, supporting seasonal movement, hunting and resource gathering. Heritage surveys undertaken within the Preston Beach area identified culturally significant locations associated with freshwater sources and wetlands, including Nannup Spring, Preston Beach Spring and Yukka Swamp. These sites are associated with traditional camping, hunting and gathering activities and are considered to hold cultural significance under the Aboriginal Heritage Act 1972.

While archaeological surveys undertaken in the early 2000s did not identify registered Aboriginal heritage sites within the surveyed development areas, investigations confirmed that the broader Preston Beach landscape forms part of a wider cultural landscape associated with traditional Aboriginal use of the coastal plain and wetland systems.

The Preston Beach Management Plan does not propose any new land development; however, recognising and respecting the Aboriginal cultural heritage values of the area remains important

when undertaking land management activities within the Preston Beach locality.

### 3.4.9 Bushfire Risk and Emergency Access

Preston Beach is located within a landscape characterised by extensive vegetation and a relatively isolated settlement pattern. These factors create an inherent bushfire risk environment that requires careful planning and management to ensure the safety of residents, visitors and emergency responders.

The Townsite Strategy and associated technical studies identified bushfire risk as a key consideration in the long-term planning of the townsite, particularly due to the interface between the existing settlement, surrounding conservation areas and coastal vegetation systems.

The townsite is bordered vegetated areas that contain continuous fuel loads capable of supporting bushfire spread under extreme weather conditions. Vegetation associated with coastal dunes, heathlands and woodland communities also contributes to elevated bushfire hazard levels within parts of the broader planning area. The presence of these fuel sources, combined with the exposed coastal climate and periodic strong easterly winds, can increase the potential for rapid fire movement toward the settlement.

A further constraint associated with bushfire risk at Preston Beach relates to the existing road network



Photo: Chris Ziatas – Preston Beach shore break.

and evacuation capacity. The current townsite is primarily accessed via Preston Beach Road, which connects the settlement to Forrest Highway and the regional road network. The Townsite Strategy identified the need to consider alternative emergency access arrangements to improve evacuation capacity and reduce reliance on a single primary access route during emergency events. The Shire has subsequently undertaken significant investigation and advocacy to establish a second access and egress route for Preston Beach; however, environmental constraints, private land ownership and the need for coordination with neighbouring local governments and State agencies have presented significant challenges to identifying and delivering a feasible route. This remains an important longer-term consideration for the safety and resilience of the community.

Planning undertaken as part of the Townsite Strategy included development of a Fire Management Strategy which incorporates a range of mitigation measures designed to reduce bushfire risk. These measures include appropriate development setbacks from vegetation areas, the identification of neighbourhood safer places, strategic road connections to improve emergency access and the application of higher building construction standards in areas of elevated bushfire hazard.

Preston Beach has previously experienced significant bushfire events that highlight the vulnerability of the settlement to bushfire risk. In January 2016 a major bushfire occurred in the surrounding Yalgorup National Park and coastal vegetation areas, resulting in evacuations of Preston Beach residents and visitors and temporary closure of access roads. The event demonstrated the importance of maintaining

effective emergency access, evacuation planning and vegetation management within and surrounding the townsite. The experience of this event reinforces the need for ongoing consideration of bushfire risk in land management, visitor access planning and infrastructure design within the Preston Beach coastal environment.

The bushfire risk context for Preston Beach also highlights the importance of emergency refuge planning within the townsite. Contemporary bushfire planning frameworks recognise the need to identify and maintain Neighbourhood Safer Places (Places of Last Resort) within communities located in bushfire-prone areas. These locations provide a temporary area of relative safety during a bushfire emergency where evacuation is not possible. Ongoing planning for Preston Beach should therefore consider the identification, maintenance and community awareness of appropriate Neighbourhood Safer Places in accordance with Department of Fire and Emergency Services (DFES) guidance and relevant State planning policy requirements.

While the Preston Beach Management Plan does not propose urban expansion or subdivision, bushfire risk remains an important consideration for land management, visitor access and infrastructure planning within the foreshore and coastal reserves. Management actions will continue to support appropriate vegetation management, maintain emergency access routes and ensure that visitor infrastructure is designed and located in a manner that does not increase bushfire exposure.

## 3.5 Planning and Legislative Framework

### 3.5.1 State Planning Policy

State Planning Policy No. 2.6 – State Coastal Planning Policy is the primary State planning policy guiding land use, development and management within Western Australia's coastal zone. Prepared under the *Planning and Development Act 2005*, the policy establishes a consistent, risk-based framework to ensure that coastal areas are planned and managed in a manner that protects environmental values, public safety, and long-term public benefit.

#### Purpose of SPP 2.6

The overarching objectives of SPP 2.6 are to:

- Protect, conserve and enhance the environmental, cultural and landscape values of the coast,
- Ensure public access to and along the coast is maintained and enhanced,
- Manage development to avoid or minimise exposure to coastal hazards, including erosion, inundation and sea level rise,
- Promote ecologically sustainable development within the coastal zone; and
- Provide clear guidance for State agencies and local governments in decision-making affecting coastal land.

A fundamental principle of SPP 2.6 is the precautionary approach, which requires coastal planning and development decisions to consider long-term coastal processes and climate change impacts over a 100-year planning horizon.

#### Application to Preston Beach

Preston Beach is located entirely within the coastal zone as defined by SPP 2.6 and is therefore subject to its provisions. The policy has direct relevance to the planning, development and ongoing management of Preston Beach due to the presence of:

- Dynamic dune systems and coastal landforms,
- Foreshore reserves and Crown land,
- Recreational and tourism activity concentrated near the shoreline; and
- Exposure to coastal hazards over time.

Under SPP 2.6, development at Preston Beach must be appropriately sited and designed to avoid areas subject to unacceptable coastal risk, particularly erosion and inundation. Where development is contemplated, the policy requires that it be located landward of identified coastal processes setback lines unless it can be clearly demonstrated that risks can be adequately managed and that development will not compromise coastal values or public access.

#### Relationship to development

SPP 2.6 does not prohibit development within coastal areas, rather, it provides a framework to ensure that development is:

- Located on suitable land having regard to coastal processes,
- compatible with the primary function of the coast as a public and environmental asset; and
- resilient to future coastal change, including sea level rise.

For Preston Beach, this means that decisions regarding new infrastructure, tourism facilities or accommodation must be informed by coastal hazard assessments, environmental considerations, and the cumulative impacts on the foreshore and dune systems. Development proposals are required to demonstrate consistency with the policy's objectives and to avoid reliance on future coastal protection works wherever possible.

#### Relationship to the management of the foreshore and reserves

SPP 2.6 also places strong emphasis on the role of foreshore management plans as a key tool for implementing coastal policy at the local level. The policy encourages local governments to prepare and maintain foreshore management plans that:

- Guide use and development of foreshore reserves,
- Identify and manage coastal hazards,
- Protect environmental and landscape values; and
- Support safe, equitable and sustainable public access.

At Preston Beach, SPP 2.6 underpins the management of foreshore reserves by reinforcing their primary role as areas for recreation, conservation and coastal protection. It supports adaptive management approaches, recognising that coastal conditions will change over time and that management responses may need to evolve accordingly.

### Relevance to the Preston Beach Management Plan

The Preston Beach Management Plan has been developed within the policy framework established by SPP 2.6. The Management Plan does not replace the requirements of the State Coastal Planning Policy, but rather gives effect to it at a local scale by:

- Translating State policy objectives into place-specific guidance,
- Identifying areas suitable for different types of use based on coastal risk and environmental sensitivity; and

- Providing a clear basis for balancing community aspirations, tourism opportunities and long-term coastal sustainability.

In this way, SPP 2.6 forms a critical statutory foundation for both the development control and day-to-day management of Preston Beach.

### 3.5.2 Peel Region Scheme

The Peel Region Scheme (PRS) is the statutory regional planning framework prepared under the *Planning and Development Act 2005*. Its primary purpose is to provide a coordinated, long-term land use framework for the Peel Region by identifying regional reservations, setting broad land use zones, and protecting land required for public purposes of regional significance.

#### Purpose of the Peel Region Scheme

The PRS is intended to:

- Guide a coordinated land use and development at a regional scale, beyond individual local government boundaries,
- Reserve land for public purposes, such as regional open space, conservation, transport corridors and infrastructure,
- Protect areas of environmental, coastal and landscape significance,
- Support sustainable settlement patterns and regional economic development; and

- Ensure that local planning schemes and strategies are consistent with agreed regional objectives.

Where there is any inconsistency between a local planning scheme and the Peel Region Scheme, the PRS prevails.



Map: Peel Region Scheme (2025)

### Application to Preston Beach

Preston Beach is located within the coastal portion of the Peel Region and is strongly influenced by the PRS due to its environmental sensitivity, foreshore setting, and relationship with regional coastal systems. Under the scheme, much of the land surrounding Preston Beach is reserved or zoned for purposes such as Regional Open Space, Parks and Recreation, or Conservation, reflecting the importance of protecting coastal foreshores and associated dune, wetland and lake systems.

These regional reservations play a critical role in:

- Safeguarding public access to the coast,
- Limiting inappropriate or premature development in environmentally sensitive areas,
- Ensuring that coastal land is managed in the public interest; and
- Providing a clear statutory basis for foreshore and reserve management by the Shire.

### Relationship to development and management

The PRS establishes the strategic limits and opportunities for development at Preston Beach. While it does not regulate development at the detailed level, it sets the overarching framework within which local planning schemes, management plans, and site-specific proposals must operate. Any change in land use, rezoning, or development proposal, particularly on reserved land, must be

consistent with the intent of the PRS or be supported through a formal scheme amendment process.

In relation to the development of the Preston Beach Management Plan, the PRS is a key reference point in balancing:

- Protection of regional coastal and environmental values,
- Provision of recreation and tourism opportunities; and
- Consideration of appropriate, well-located development that supports the long-term sustainability of the townsite.

In this context the Preston Beach Management Plan does not seek to override the PRS, but rather to work within its statutory framework.

### 3.5.3 Shire of Waroona Local Planning Strategy and Scheme

The Shire of Waroona Local Planning Strategy (LPS) provides the overarching strategic planning framework for land use and development across the Shire, including Preston Beach. Endorsed by the WAPC in 2009, the Strategy establishes long-term planning directions, identifies areas subject to further investigation, and guides decision making under the Shire's statutory planning controls.

The Shire of Waroona Town Planning Scheme No.7 (Local Planning Scheme) gives statutory

effect to these strategic directions by regulating land use, development and subdivision through zoning, reserves, development standards and planning controls. Together the Local Planning Strategy and Scheme form the primary local planning instruments influencing development outcomes and land management at Preston Beach.

### Strategic role of the Local Planning Strategy

The Local Planning Strategy identifies Preston Beach as a distinct coastal settlement with unique environmental, landscape and community characteristics. Key principles of the Local Planning Strategy that are directly relevant to the Preston Beach Management Plan include:

- Recognition of environmental constraints, including proximity to Yalgorup National Park, coastal processes, wetlands and dune systems,
- Support for limited and managed growth, subject to strategic justification and regional planning considerations,
- Emphasis on sustainability, balancing environmental protection, community needs and economic opportunities; and
- Integration of recreational and tourism, acknowledging Preston Beach's role as a coastal destination while maintaining its character.

The strategy does not pre-empt or approve urban expansion but instead establishes a framework for

investigation, ensuring that future proposals are informed by environmental, servicing, bushfire and coastal risk considerations.

### Statutory framework under Town Planning Scheme No. 7

Town Planning Scheme No. 7 implements the Local Planning Strategy through statutory zoning and reserve designations that apply to Preston Beach and surrounding land.

Within the Preston Beach townsite, land is primarily zoned Urban 9 – Preston Beach, which accommodates residential development consistent with the existing settlement pattern. Surrounding areas are zoned and reserved for purposes including:

- Recreation and Conservation, particularly along the foreshore and adjoining natural areas;
- Rural and Coastal zones, reflecting environmental sensitivity and limited development capacity;
- Regional and Local Reserves, including foreshore reserves, road reserves and conservation areas.

The Scheme also incorporates special control mechanisms, environmental conditions and development requirements that are relevant to coastal management, including controls relating to:

- Coastal hazards and erosion risk;
- Protection of natural landforms and vegetation;
- Compatibility of development with surrounding environmental and recreational uses.

Importantly, TPS No. 7 does not currently provide zoning that would enable large-scale new development outside the existing townsite, reinforcing the role of strategic planning (such as a Townsite Strategy or Management Plan) as a prerequisite to any future scheme amendments



Map: Peel Region Scheme Map, Preston Beach (2025)

### Relevance to the Preston Beach Management Plan

The Preston Beach Management Plan sits alongside the Local Planning Strategy and TPS No. 7, rather than replacing them. Its role is to provide place-specific guidance for the management, use and future planning of the Preston Beach area, particularly in relation to:

- Coastal foreshore management;
- Recreation and tourism use;
- Infrastructure and access;
- Environmental protection and resilience;
- Long-term sustainability of community and visitor facilities.

The Management Plan is informed by, and must be consistent with, the statutory framework established by TPS No. 7 and the strategic directions of the Local Planning Strategy. At the same time, it provides detailed guidance that can inform future strategic planning processes, including any future review of the Preston Beach Townsite Strategy or potential amendments to the Scheme.

In this context, the Preston Beach Management Plan supports a coordinated and evidence-based approach, ensuring that any future planning or development decisions align with both local planning controls and broader regional and State planning objectives.

### 3.5.4 Yalgorup National Park Recreation Master Plan

The Yalgorup National Park Recreation Master Plan, prepared by the Department of Biodiversity, Conservation and Attractions (DBCA), provides a strategic framework for managing visitor access, recreation use and environmental protection within Yalgorup National Park. The Plan responds to increasing visitor pressure along the Yalgorup coast and identifies the need for consistent approaches to access management, vehicle control, visitor safety and protection of sensitive coastal and wetland environments.

While the Recreation Master Plan applies only to DBCA managed land and does not have statutory effect over Shire managed reserves or the Preston Beach townsite, it provides important regional



**Photo:** Shire of Waroona, Martins Tank Campgrounds



**Photo:** Shire of Waroona, Lake Hayward

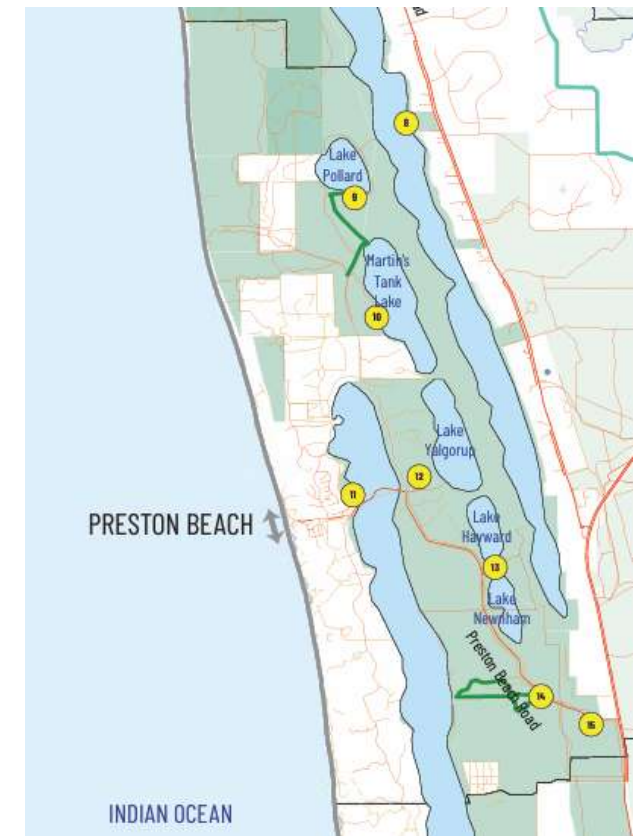
context for the management of visitor behaviour and access along the broader Yalgorup coastline.

The Preston Beach Management Plan acknowledges this regional context and seeks to align, where appropriate, with the Recreation Master Plan's objectives by promoting compatible visitor management, clear access arrangements and protection of coastal values within Shire managed land. This alignment supports consistent visitor expectations across tenure boundaries while ensuring that decision-making for Preston Beach remains locally led and responsive to community values.

Importantly, this Management Plan does not rely on the Yalgorup National Park Recreation Master Plan to justify or constrain actions within Preston Beach. Instead, it recognises the Recreation

Master Plan as a complementary State led framework that informs regional coordination and reinforces the need for collaborative management across adjoining coastal areas.

**Map:** DBCA managed sites within Yalgorup National Park, Yalgorup National Park Recreation Master Plan (2020)



## CHAPTER 4 – Strategic Framework

### 4.1 Role of the Preston Beach Management Plan

The Preston Beach Management Plan provides the overarching, place-based framework for the coordinated management, use and future planning of Preston Beach. Its role is to translate the evidence, community priorities and strategic direction established through this Plan into an integrated framework that can guide Council, stakeholders and delivery partners over time.

The Plan is non-statutory and does not replace or override existing statutory planning instruments, State Planning Policies or specialist technical plans. Rather, it operates alongside these instruments, providing a place-based strategic framework to inform priorities, investment, advocacy and future decision-making.

The Preston Beach Management Plan is:

- Place-based – responding specifically to the environmental, coastal, community and townsite context of Preston Beach rather than applying generic planning approaches.
- Non-statutory but policy informing – providing strategic guidance that supports and informs decision-making under statutory instruments such as the Peel Region Scheme, the Shire of Waroona Local Planning Strategy and Scheme.
- Integrative – bringing together foreshore management, visitor management, environmental protection, tourism development, townsite considerations and community stewardship within a single coordinated framework.

Importantly, the Plan provides clarity around the scope of future planning and management at Preston Beach. It:

- Does not propose urban expansion beyond the existing Preston Beach townsite under current circumstances. This should not be interpreted as Council being opposed in principle to the future consideration of urban development or expansion. Rather, expansion is not presently supported by the applicable State Government planning framework and would require significant changes in planning policy and the provision of major enabling infrastructure, including an appropriate second access and egress route and substantial improvements to water, wastewater and other servicing infrastructure. Should these circumstances materially change, any future consideration of urban expansion would require detailed investigation and consideration by the Council of the day through the appropriate strategic and statutory planning processes.
- Does not override or replace statutory planning instruments, State Planning Policies or separate technical management plans; and
- Guides priorities, sequencing, funding opportunities and investment, ensuring that future actions are evidence-based, aligned with community values, and responsive to environmental and infrastructure constraints.

In this way, the Management Plan provides the strategic link between the long-term vision for Preston Beach and the actions, investment and partnerships required to support its implementation.

Through this role, the Preston Beach Management Plan provides clarity to the community, Council and stakeholders, supporting consistent, transparent and coordinated decision-making while retaining sufficient flexibility to respond to changing circumstances over time.

## 4.2 Guiding Principles

The Preston Beach Management Plan is guided by a set of principles that reflect community values, environmental realities, and statutory planning requirements. These principles provide the foundation for all management directions and actions outlined in this plan and ensure that decision-making remains consistent, transparent and aligned with the long-term vision for Preston Beach.

Each guiding principle corresponds directly with the Management Plan themes set out in chapter 6 and collectively supports an integrated, place-based approach to managing Preston Beach.

| Principle<br>1                                                                                                                                                                                                                                                                                                                                                         | Principle<br>2                                                                                                                                                                                                                                                                                                                                                                 | Principle<br>3                                                                                                                                                                                                                                                                                                                                                                             | Principle<br>4                                                                                                                                                                                                                                                                                                                                                                           | Principle<br>5                                                                                                                                                                                                                                                                                                                                                                     | Principle<br>6                                                                                                                                                                                                                                                                                                           |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Visitor use of Preston Beach should be actively managed to ensure safety, protect environmental values and maintain residential amenity, while continuing to provide equitable access to the coast. Management responses should prioritise education, communication, consistent enforcement and infrastructure that guides behaviour particularly during peak periods. | The natural coastal environment is a defining asset of Preston Beach and must be protected and enhanced. Management decisions should be guided by a precautionary, risk-based approach that recognises coastal processes, climate change and long-term environmental sustainability, favouring adaptive and nature-based solutions over hard infrastructure where practicable. | Tourism development at Preston Beach should be low-impact, well-located and compatible with the area's coastal character, environmental constraints and community expectations. Tourism initiatives should enhance the visitor experience, support the local economy and complement residential use, without compromising public access, environmental values or long-term sustainability. | Future change at Preston Beach should be carefully managed within the existing townsite footprint. Development and infrastructure should respect the established settlement pattern, scale and character of the townsite, respond to servicing and access constraints, and avoid outcomes that would require significant coastal protection works or undermine environmental resilience. | Effective management of Preston Beach relies on clear governance, strong partnerships and active community involvement. The Shire of Waroona will work collaboratively with State agencies, local groups and residents to implement this Plan, recognising the vital role of community stewardship, volunteer participation and shared responsibility in caring for Preston Beach. | Management decisions should be informed by sound evidence, including technical studies, monitoring data and community feedback. The plan should be implemented through staged actions and regularly reviewed to ensure it remains responsive to changing conditions, emerging risks and evolving community expectations. |

### 4.3 Opportunities and Constraints

This section outlines the key opportunities and constraints that influence the future management of Preston Beach. These factors arise from the physical environment, existing infrastructure, community values, governance arrangements and external policy settings.

The opportunities and constraints have been informed by previous studies and technical investigations, together with community and stakeholder feedback received during preparation and review of the Management Plan. They recognise both the qualities and assets that provide opportunities for Preston Beach and the environmental, infrastructure, governance and other factors that may influence how those opportunities can be realised.

The opportunities and constraints identified below provide the strategic context for the Management Plan themes introduced in Chapter 5. They are not proposed actions in themselves, but define the parameters within which future directions, priorities and investment should be considered.

| No.   | Strategic Area                    | Key Opportunities                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Key Constraints                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|-------|-----------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 4.3.1 | Visitor use and access            | <ul style="list-style-type: none"> <li>Long-standing tradition of open beach access and informal recreation.</li> <li>Strong community stewardship and volunteer ranger presence.</li> <li>Improved visitor arrival experience, signage and orientation to guide behaviour.</li> <li>Formalised access points to improve safety and reduce environmental impact.</li> <li>Ability to better separate pedestrian, recreational and vehicle movements.</li> <li>Improved pedestrian and shared-use connections between the beach, residential areas, community facilities, recreation areas and visitor destinations.</li> <li>Opportunities to support nature-based and low-impact recreation experiences.</li> </ul> | <ul style="list-style-type: none"> <li>Safety risks from unmanaged interaction between vehicles and pedestrians.</li> <li>Limited access points and car parking capacity.</li> <li>Seasonal visitor peaks placing pressure on facilities and access points.</li> <li>Informal access tracks contributing to dune degradation.</li> <li>Community sensitivity to permits, fees or cost imposts.</li> <li>Limited enforcement capacity during peak periods.</li> <li>Physical separation between some key townsite, recreation and visitor destinations.</li> </ul> |
| 4.3.2 | Coastal and environmental setting | <ul style="list-style-type: none"> <li>Generally stable coastline within the current planning horizon.</li> <li>Unique coastal location between the Indian Ocean and the Yalgorup Lakes system.</li> <li>Proximity to Yalgorup National Park and Peel-Yalgorup Ramsar wetlands supporting nature-based tourism and environmental education.</li> <li>Extensive surrounding conservation landscape including National Park, coastal reserves and lake foreshore areas.</li> <li>Healthy foredune systems providing natural coastal protection.</li> </ul>                                                                                                                                                             | <ul style="list-style-type: none"> <li>Sensitivity of dune systems to vehicle and pedestrian damage.</li> <li>Environmental protection requirements associated with Ramsar wetlands and ecological habitats.</li> <li>Groundwater systems closely linked to the Yalgorup Lakes limiting activities that may alter hydrology or water quality.</li> <li>Climate change and long-term sea level rise risks.</li> <li>Weeds, pest animals and other pressures requiring ongoing and coordinated management.</li> </ul>                                               |

| No.   | Strategic Area                | Key Opportunities                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Key Constraints                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|-------|-------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|       |                               | <ul style="list-style-type: none"> <li>Strong community support for environmental stewardship and dune rehabilitation.</li> <li>Established Foreshore Management Plan guiding coastal management decisions.</li> <li>Opportunities for coordinated environmental management with DBCA, neighbouring local governments, community groups and other stakeholders.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                     | <ul style="list-style-type: none"> <li>Competing recreational uses within foreshore and coastal reserves.</li> <li>Limited capacity for large infrastructure or hard coastal protection in environmentally sensitive areas.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| 4.3.3 | Tourism and Visitor Economy   | <ul style="list-style-type: none"> <li>Strong historic association with low-key tourism and caravan-based visitation.</li> <li>Existing visitor draw without the need for large-scale tourism infrastructure.</li> <li>Alignment with the Shire's Destination Management Strategy.</li> <li>Potential for appropriately located and managed short-stay accommodation to support improved visitor behaviour and site management.</li> <li>Opportunities to support year-round visitation through nature-based experiences.</li> <li>Potential to support local businesses through modest visitor growth.</li> <li>Opportunity to better connect tourism, recreation, community facilities and existing businesses so that visitation provides broader local benefit.</li> </ul> | <ul style="list-style-type: none"> <li>Community concern about over-commercialisation and loss of character.</li> <li>Infrastructure servicing limitations within the townsite.</li> <li>Environmental and foreshore constraints limiting tourism expansion.</li> <li>Reliance on public land, land tenure arrangements and leasing frameworks for some tourism facilities.</li> <li>Seasonal fluctuations in visitor demand affecting economic viability.</li> <li>Need for future tourism development to complement, rather than adversely affect, existing local businesses and community uses.</li> </ul>                                                                                                                                       |
| 4.3.4 | Townsite and Land Use Context | <ul style="list-style-type: none"> <li>Clear townsite boundaries and contained settlement footprint.</li> <li>Established coastal community character valued by residents.</li> <li>Opportunities for modest business expansion within the existing townsite.</li> <li>Potential for infill development and renewal within existing lots.</li> <li>Ability to strengthen Preston Beach as a small coastal community rather than a large tourism centre.</li> <li>Opportunities to improve townsite amenity and streetscape within the existing settlement footprint.</li> <li>Opportunities to strengthen connections between residential areas, public open space, the foreshore, community facilities, businesses and recreation destinations.</li> </ul>                    | <ul style="list-style-type: none"> <li>State Government position limiting urban expansion and subdivision.</li> <li>Water and wastewater infrastructure sensitivity.</li> <li>Bushfire risk and emergency access and egress limitations.</li> <li>Limited uncommitted recreation land within the townsite.</li> <li>Single road access creating emergency management vulnerability.</li> <li>Limited capacity for large-scale tourism development within the existing townsite footprint.</li> <li>Physical separation between parts of the existing townsite and key community, recreation and visitor destinations.</li> <li>Ageing infrastructure and the long-term management and sustainability of community and recreation assets.</li> </ul> |

| No.   | Strategic Area                        | Key Opportunities                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Key Constraints                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|-------|---------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|       |                                       | <ul style="list-style-type: none"> <li>The golf course provides a significant established recreation and open-space asset within the townscape and contributes to Preston Beach's distinctive character and layout.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| 4.3.5 | Governance, Partnerships and Delivery | <ul style="list-style-type: none"> <li>Strong community organisations and volunteer stewardship.</li> <li>Established working relationships with State agencies.</li> <li>Ability to leverage grant funding for coastal management and tourism projects.</li> <li>Alignment with the Strategic Community Plan and Foreshore Management Plan.</li> <li>Opportunities to strengthen partnerships in environmental stewardship and visitor education.</li> <li>Opportunities for greater regional coordination with neighbouring local governments and State agencies on coastal management, visitor movement, environmental management and emergency planning.</li> <li>Improved collection and use of visitation, environmental and infrastructure data to support evidence-based decision-making and future investment.</li> </ul> | <ul style="list-style-type: none"> <li>Reliance on State Government for key infrastructure development and approvals.</li> <li>Limited local government financial capacity for major infrastructure investment.</li> <li>Multiple land tenures and agency responsibilities across the Preston Beach area.</li> <li>Long lead times for infrastructure planning and delivery.</li> <li>Regulatory requirements associated with coastal, environmental and heritage approvals.</li> <li>Reliance on volunteer capacity for a range of community, recreation and environmental functions.</li> <li>Private land ownership and the need to coordinate across multiple agencies and local government boundaries can constrain or delay delivery of some strategic initiatives.</li> </ul> |

## CHAPTER 5 – Management Plan Themes

This chapter sets out the key management themes that guide the future management, use and development of Preston Beach. These themes reflect a synthesis of community feedback, technical studies, strategic planning documents and statutory requirements reviewed as part of the preparation of this Management Plan. Together, they provide a clear and integrated framework for responding to current issues, managing future pressures and protecting the values that define Preston Beach.

The Management Plan themes are not standalone strategies. Rather, they represent interconnected areas of focus that collectively support a balanced, place-based approach to managing Preston Beach. Each theme articulates the key issues, desired outcomes and strategic directions that inform the prioritisation of actions defined in the Action Plan at the end of this document.

The themes have been deliberately framed to:

- Respond directly to consistent community priorities identified through multiple engagement processes over recent years,
- Align with relevant State, regional and local planning and management frameworks, including coastal planning policy,
- Provide clarity around what is supported, what is constrained, and what is not proposed at Preston Beach; and
- Support practical, staged implementation by the Shire of Waroona in partnership with the community and other stakeholders.

The Management Plan themes recognise that Preston Beach is a valued coastal place with finite environmental capacity and a strong community identity. Accordingly, the focus of this plan is on managing use and change within the existing townsite footprint, protecting coastal and environmental values, and supporting appropriate visitor and tourism activity that aligns with the area's character and long-term sustainability. The themes are outlined below and form the structure for the Action Plan that follows:



Each theme is addressed in turn, providing the strategic context for the actions required to achieve the vision and objectives of the Preston Beach Management Plan.



## Focus

- Visitor behaviour
- Safety
- Access management
- Amenity protection



**Photo:** Shire of Waroona, Preston Beach Volunteer Rangers

### 5.1.1 Purpose of the theme

Visitor Management is a central theme of the Preston Beach Management Plan, reflecting Preston Beach's dual role as a valued residential community and a highly accessible coastal destination. The purpose of this theme is to ensure that visitor access and use of the beach and foreshore are managed in a way that protects public safety, environmental values and residential amenity, while continuing to provide equitable public access to the coast.

This theme establishes the strategic framework for managing visitor behaviour and access over time. It recognises that unmanaged or poorly directed visitation can undermine the qualities that make Preston Beach unique and therefore requires proactive, consistent and adaptable management approaches that balance community expectations, visitor experience and environmental constraints.

### 5.1.2 Key Issues and Pressures

Community engagement and technical studies consistently identify visitor-related pressures as one of the most significant management challenges at Preston Beach. These pressures are most pronounced during peak holiday periods but can also occur at other times due to the largely unrestricted nature of beach access.

Key issues include:

- Unsafe interactions between vehicles and pedestrians on the beach and at access points.
- Antisocial behaviour associated with some four-wheel drive use, including speeding, driving outside designated areas and damage to dunes.
- Congestion at beach access points and the main car park during peak periods of high visitation.
- Inadequate capacity and condition of foreshore amenities, with existing toilet and associated facilities being aged and no longer able to adequately service current visitor numbers, particularly during peak periods.
- Informal camping and extended vehicle stay impacting residential amenity and foreshore condition.
- Community perceptions regarding free RV parking and cost to the community; and
- Cumulative impacts on dune systems, vegetation and beach amenity from unmanaged access.

While visitation is generally welcomed by the community, there is strong and consistent support for clearer rules, better access control and more active management to ensure visitor behaviour aligns with coastal setting and community expectations.

### 5.1.3 Desired Outcomes

The desired outcomes for Visitor Management at Preston Beach are to:

- Maintain safe and equitable access to the beach for all users.
- Reduce conflict between vehicles and pedestrians.
- Improve visitor behaviour through clear expectations, education and consistent management.
- Protect environmental values and coastal landforms from avoidable damage.
- Safeguard residential amenity and the low-key coastal character of Preston Beach.
- Ensure visitor infrastructure and amenities are fit for purpose, appropriately scaled and capable of servicing peak visitation demands; and
- Support a positive and respectful visitor experience that aligns with community values.

### 5.1.4 Strategic Management Directions

#### a. Proactive and Visible On-Ground Management

Visitor management should be proactive rather than reactive, with a clear and visible management presence during peak periods. Education, signage and ranger engagement are to be prioritised to influence behaviour before enforcement becomes

necessary, supporting a culture of respectful use consistent with Preston Beach's long-standing recreational traditions.

#### b. Managed and Equitable Access to the Beach

Maintaining access to the beach is a fundamental part of Preston Beach's history, identity and appeal. For generations, open and informal access has shaped the community's relationship with the coast and remains highly valued by residents and visitors alike. Wherever practicable, management approaches should seek to retain this traditional access model while addressing contemporary safety, environmental and amenity challenges.

Visitor management at Preston Beach does not occur in isolation. The beach forms part of a broader coastal recreation system extending into adjoining DBCA-managed land within Yalgorup National Park and neighbouring local government areas. Regional planning undertaken by DBCA recognises increasing visitor pressure, unmanaged vehicle access and safety conflicts as shared challenges along the Yalgorup coast.

This Management Plan responds to those regional issues at a local scale by establishing place-specific access, behaviour and amenity management measures that align with, and complement, broader State land management objectives, while remaining grounded in Preston

Beach's unique community context and land tenure arrangements.

At the same time, unmanaged vehicle access has been identified as a contributor to safety risks, environmental damage and amenity impacts. The Shire will therefore investigate a range of access management options that balance continued access with responsible use, without creating an undue financial impost on Council or local ratepayers.

A permit-based access system has been discussed and, while it is not the preferred or default management approach, it may be considered as one of several possible tools if required to effectively manage behaviour, improve safety and protect environmental values, particularly during peak visitation periods. Any consideration of a permit system would need to be carefully designed to ensure it is proportionate, equitable, cost-effective and consistent with community expectations.

Access management options to be explored may include, but are not limited to:

- Enhanced education, signage and on-ground presence to influence behaviour.
- Seasonal or conditional access controls during high-risk periods.
- Clear delineation of access points and permitted driving areas.

- Targeted enforcement aligned with Local Law provisions; and
- Investigation of permit or registration-based systems only where other measures provide insufficient.

Any changes to beach access arrangements will be informed by further assessment, cost considerations and community consultation prior to implementation.

#### **c. Behavioural Management Through Clear Rules and Expectations**

Visitor behaviour should be guided primarily through clear expectations, education and consistent messaging that reinforces Preston Beach's shared use environment. Enforcement mechanisms will support, rather than replace, education-based approaches and will be applied proportionately to protect safety, amenity and environmental values.

#### **d. Protection and Renewal of Visitor Amenity Infrastructure**

Visitor amenity infrastructure, particularly within the foreshore car park and primary beach access area, plays a critical role in shaping visitor behaviour, safety and overall experience. Recent upgrades to barbeque and playground facilities have improved recreational amenity and

demonstrate Council's commitment to maintaining key foreshore assets. However, other core amenities in this location are aged and have not adequately serviced visitor demand for a number of years, contributing to ongoing pressures during peak periods.



**Photo:** Kelly Doye, Fishing Preston Beach

Strategic renewal of the foreshore car park and amenity precinct is therefore required to improve functionality, accessibility and capacity while protecting surrounding dune systems and foreshore values. This renewal also presents an opportunity to provide appropriate, low-impact facilities to support on-ground management functions, including provision for Volunteer Ranger operations such as secure storage for vehicles, equipment and all-terrain vehicles where appropriate.

Given the scale of works and the Shire's financial constraints, any future foreshore redevelopment

would be expected to be supported through external grant funding and partnership opportunities where available. Upgrades will be guided by principles of low-impact design, consolidation of access, improved accessibility and alignment with the Foreshore Management Plan to ensure amenity improvements support, rather than undermine, the natural coastal setting.

#### **e. Integration With Environmental and Amenity Objectives**

Visitor management decisions will be closely aligned with environmental and coastal management objectives, recognising that access, behaviour and amenity are interconnected. Management responses will seek to minimise environmental damage while maintaining the relaxed, low-key coastal experience valued by the community.

#### **f. Adaptive and Evidence-Based Approach**

Visitor management at Preston Beach will remain adaptive and responsive, informed by monitoring, community feedback and changing visitation patterns. Management tools may evolve over time to ensure visitor behaviour is effectively managed without unnecessarily restricting access or imposing unreasonable costs on Council and the community.



### Focus

- Dune systems.
- Foreshore reserves.
- Coastal Hazards.
- Climate Adaption.



**Photo:** Shire of Waroona, Preston Beach

### 5.2.1 Environmental Values

Preston Beach's environmental values are defined by an interconnected coastal system comprising sandy beaches, vegetated foredunes, inland dune swales and adjoining conservation areas. The foreshore supports regionally significant dune systems, including the Spearwood and Quindalup dune formations, which provide essential ecological, landscape and protective functions. These systems contribute to habitat connectivity with nearby wetlands and Yalgorup National Park and underpin the scenic and natural character valued by both residents and visitors.

Foreshore reserves also play an important social and environmental role by accommodating low-impact recreation while buffering sensitive coastal environments from development pressure. Protecting the integrity of these natural systems is fundamental to maintaining Preston Beach as a low-key, nature-based coastal settlement.

### 5.2.2 Coastal risk context

Technical investigations undertaken as part of the Preston Beach Foreshore Management Plan confirm that the coastline has remained generally stable over recent decades, with no evidence of significant long-term shoreline recession. Within the ten-year planning horizon to 2030, the risk of widespread erosion or inundation affecting major assets is considered low, with potential impacts largely limited to vehicle access tracks and low-

lying areas near the main car park during severe storm events.

The coast is micro-tidal, meaning storm surge, wave action and atmospheric pressure play a greater role in coastal processes than tidal variation. While erosion following major storm events may occur, these impacts are expected to be episodic and short-lived rather than progressive. The existing foredune system, generally cresting at approximately 5 metres AHD, continues to provide an effective natural buffer for the townsite and foreshore infrastructure.

### 5.2.3 Management priorities

Environmental and coastal management at Preston Beach prioritises the protection and function of dune systems as the primary defence against coastal hazards. Maintaining vegetative cover, managing informal access and preventing damage from vehicles and pedestrian traffic are essential to sustaining dune integrity and long-term coastal stability.

The environmental values of Preston Beach are part of a wider coastal and wetland system extending into Yalgorup National Park. Regional planning for the park emphasises the protection of dune systems, minimisation of informal access and avoidance of cumulative recreational impacts on sensitive coastal environments. While detailed environmental management of DBCA managed land is addressed through separate State led planning processes, this Management Plan

supports those objectives by prioritising compatible use, access control and dune protection measures within Shire managed foreshore reserves, ensuring consistent outcomes across land tenure boundaries.

Foreshore reserves will continue to function as multi-purpose spaces that balance environmental protection with public access and recreation. Even where immediate coastal risk is low, unmanaged or incompatible uses can incrementally erode environmental values over time. As visitation increases, proactive and coordinated management is required to prevent cumulative impacts on dunes, vegetation and coastal landforms.

Within this context, the ongoing use of land near the main car park for green waste storage requires strategic consideration. While this facility has supported dune brushing and stabilisation activities, the capacity of the dune system to absorb additional material is increasingly constrained. In addition, the site is located on land reserved for recreation and has been identified in previous strategic work as having potential future visitor-related use.

This Management Plan establishes the basis for reviewing and rationalising green waste storage to ensure it remains aligned with environmental outcomes, reserve purpose, visual amenity and long-term land use priorities.

Climate adaptation is a further priority under this theme. While sea level rise is expected to be modest in the foreseeable future, longer-term projections reinforce the need for a precautionary and adaptive approach over a 50 to 100-year timeframe. Protecting natural buffers, avoiding reliance on hard coastal protection measures and retaining flexibility in foreshore land use are central to long-term resilience.

#### 5.2.4 Relationship to the Foreshore Management Plan

This theme is informed by, and aligned with, the Preston Beach Foreshore Management Plan (2021), which provides the detailed technical assessment of coastal processes, erosion and inundation risk, and environmental values.

The Preston Beach Management Plan does not duplicate this technical work. Instead, it integrates the Foreshore Management Plan's findings into a broader, place-based framework that considers environmental management alongside visitor behaviour, access, amenity, tourism and community expectations. The Foreshore Management Plan will continue to operate and be reviewed independently of this Management Plan, ensuring that future management decisions are informed by contemporary coastal information and technical advice.

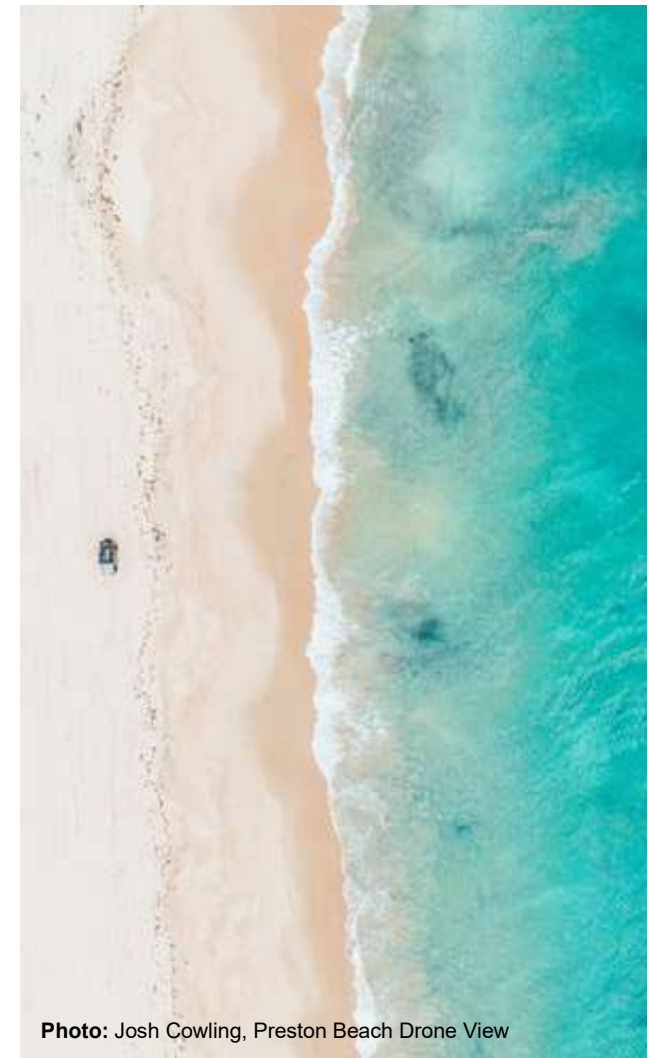


Photo: Josh Cowling, Preston Beach Drone View

### Theme 3

## Tourism Development & Visitor Economy

### 5.3

#### Focus

- Low-impact tourism
- Coastal experience
- Alignment with the Destination Management Strategy and Action Plan



**Photo:** Footprints Resort, Preston Beach

#### 5.3.1 Role of tourism at Preston Beach

Tourism plays an important but secondary role in the life of Preston Beach. Unlike larger coastal destinations, Preston Beach has not developed as a commercial tourism hub, and this remains a defining quality valued by the community. Tourism activity has traditionally been characterised by informal, family-based visitation, seasonal use and a strong connection to the natural coastal environment.

Historically, the original caravan park was central to this experience, functioning as both visitor accommodation and a social focal point that supported interaction between residents and visitors. For many in the community, the caravan park represents the essence of Preston Beach's coastal holiday character and remains an important reference point in shaping contemporary expectations.

The Management Plan recognises that appropriately planned tourism can support the local economy, improve the viability of services and facilities and strengthen the Shire's broader coastal offer. Well-located and well-managed tourism infrastructure can also contribute to improved visitor behaviour by providing structure, clarity and appropriate alternatives to informal or unmanaged use.

Tourism at Preston Beach is therefore framed as a complementary activity that supports community life and environmental values rather than driving intensification or change in scale.

#### 5.3.2 Appropriate tourism development

Tourism development at Preston Beach must be low-impact, well-located and consistent with the town's existing scale and identity. Community feedback consistently supports tourism that respects environmental constraints, avoids over-commercialisation and does not compromise residential amenity or foreshore access.

Appropriate tourism development is characterised by compatibility with the natural environment, sensitivity to scale and visual impact, and alignment with reserve purpose and long-term land management objectives. Within this framework, tourism activation is also recognised for its role in improving the management of visitation by directing activity to appropriate locations and reducing pressure on sensitive areas.

### 5.3.3 Accommodation principles

A consistent theme across studies and engagement is the long-standing community desire for a caravan park or similar low-key visitor accommodation. The Management Plan recognises both this aspiration and the role that appropriate accommodation can play in supporting orderly visitation and positive visitor behaviour.

The Shire intends to initiate the process to re-establish a caravan park at Preston Beach, subject to further investigation, staging and statutory approvals. Consistent with previous studies, the preferred approach is for any future caravan park to be located on leased Crown reserve land to ensure long-term public benefit, certainty of use and alignment with community expectations.

The two Crown reserves located to the north-east of the main car park are identified as appropriate for further consideration, noting their location, reserve purpose, relationship to the townsite and consistency with existing planning frameworks.

Rather than identifying a final outcome, the Management Plan establishes principles to guide future investigation, ensuring accommodation is low-impact, avoids sensitive coastal systems, supports visitor management and aligns with environmental, access and servicing constraints.

### 5.3.4 Visitors experience enhancement

Visitor experience enhancement focuses on quality rather than quantity. Emphasis is placed on improving arrival, orientation, access and behaviour rather than increasing visitor numbers. Alignment with the Shire's Destination Management Strategy ensures Preston Beach is positioned as part of the coastal precinct within a broader, nature-based visitor offering.

### 5.3.5 Strategic intent

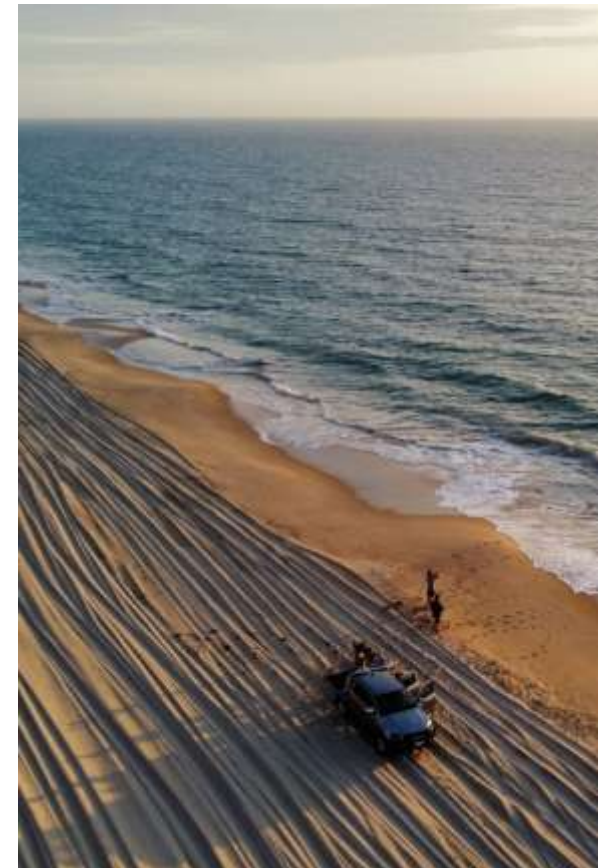
Regional visitor planning identifies the Yalgorup coast as a nature-based recreation destination where visitor experience quality is dependent on environmental protection, clear access arrangements and well-managed use rather than increased visitation volume.

In this context, tourism at Preston Beach is intentionally positioned as a low-key, complementary component of the broader coastal visitor offering. The Management Plan supports tourism outcomes that enhance structure, behaviour and amenity while avoiding intensification that would place pressure on sensitive coastal systems or undermine community character.

Tourism development at Preston Beach is intentionally modest, place-led and deliberate. By

acknowledging the historical role of the original caravan park while applying contemporary environmental and planning principles, tourism remains a balanced and sustainable contributor to Preston Beach's future.

**Photo:** Mike Walmsley, Preston Beach by drone



**Theme 4**
**Townsite  
Development  
& Land Use**
**5.4****Focus**

- Existing townsite
- Built form
- Infrastructure
- Land use certainty



**Photo:** Preston Beach Community Centre

**5.4.1 Existing settlement pattern**

Preston Beach is a small, clearly defined coastal townsite characterised by the original historical settlement to the south and the subsequent expansion to the north of Mitchell Road. Together, these areas form a compact coastal village with low-density residential development and a strong physical and visual relationship with the surrounding natural landscape.

The existing settlement pattern reflects Preston Beach's origins as a holiday village, characterised by modest housing, informal streetscapes and a limited range of community and commercial facilities. Original beach shack-style dwellings remain a defining feature of the southern portion of the townsite, contributing to its historic character and sense of continuity. More contemporary coastal housing has been introduced incrementally over time, resulting in a diverse but generally cohesive mix of building forms. This blend of old and new reinforces Preston Beach's informal, evolving coastal identity.

The older southern section of the townsite, the location of the majority of the original Preston Beach syndicate land, is situated on undulating terrain, with housing designed to respond to hillside slopes and natural contours. Many dwellings in both the southern and northern areas enjoy coastal views to the west or outlooks over Lake Preston to the east, strengthening residents' connection to the surrounding environment and contributing to the townsite's high amenity value.

The townsite is bounded by coastal reserves, conservation areas and land subject to environmental and planning constraints, creating a

clear and deliberate edge between developed land and surrounding natural areas. This containment has played a key role in preserving Preston Beach's low-key character, limiting urban sprawl and protecting the environmental values that define the town's setting.



**Photo:** Shire of Waroona, Preston Beach Residential Street.

Recreation is a defining element of the existing settlement pattern. The Preston Beach Golf Course occupies a substantial area within the northern portion of the townsite and is closely integrated with the surrounding residential layout. The course provides golfing opportunities while also contributing to the area's open space character, informal recreation, pedestrian movement and visual amenity. Outside the golf course, opportunities for additional recreational uses within the existing townsite are comparatively limited. Competing demands for available public and recreation land must therefore be carefully balanced against community needs, environmental considerations, existing land tenure and long-term land use objectives.

**5.4.2 Growth and Change**

Growth and change at Preston Beach is expected, within the current planning framework, to occur in a limited, incremental and carefully managed

manner within the existing townsite. The settlement is clearly defined and physically contained by coastal reserves, conservation areas and land subject to environmental and planning constraints.

The Preston Beach Management Plan does not propose urban expansion beyond the townsite at this time. This position should not be interpreted as Council being opposed, in principle, to the future consideration of urban development or expansion at Preston Beach. Rather, broader expansion is not presently supported by the applicable State Government planning framework and would require substantial changes in strategic planning circumstances together with the provision of significant enabling infrastructure.

Previous proposals for expansion through the Draft Preston Beach Townsite Strategy and associated scheme amendments were not supported by the Western Australian Planning Commission, having regard to strategic planning, environmental, infrastructure and bushfire considerations. Under the present framework, future change is therefore anticipated to occur primarily through renovation, replacement and incremental development of existing properties within the current townsite.

This gradual pattern of change reflects the town's history, where older beach shack-style dwellings co-exist with more contemporary housing forms. Rather than seeking large-scale redevelopment or intensification, this Management Plan supports continued evolution that responds appropriately to the site conditions, landscape context, infrastructure capacity and existing neighbourhood character.

Any future consideration of more substantial growth, whether within or beyond the existing townsite, would therefore be dependent upon changes to State Government planning policy, resolution of infrastructure and servicing constraints, appropriate environmental and bushfire investigations and the provision of necessary enabling infrastructure. This would include consideration of an appropriate second access and egress route and substantial improvements to water, wastewater and other servicing infrastructure.

Should these circumstances materially change in the future, the potential for further urban development would be a matter for detailed investigation and consideration by the Council of the day through the appropriate strategic and statutory planning processes, including further consultation with the Preston Beach community.

In this context, the Management Plan adopts a current focus on consolidation, sensitive adaption and enhancement of the existing townsite while retaining sufficient flexibility to respond to longer term opportunities should the broader planning and infrastructure context change.

#### 5.4.3 Preston Beach Caravan Park Development

The establishment of a caravan park remains an important strategic opportunity for Preston Beach, with the potential to provide formal short-stay accommodation, improve visitor management and support local tourism and business activity.

The Management Plan supports further investigation of a caravan park but does not

formally endorse a final location or development model at this stage. Consistent with the findings of the *Preston Beach Townsite Strategy Caravan Park Discussion Paper (2012)*, initial investigations will focus on the areas identified as Sites 4 and 5, which are considered to provide the strongest strategic opportunity for a reserve-based caravan park close to the beach and existing townsite facilities. This focus does not preclude consideration of other locations should technical investigations, land tenure, servicing, environmental constraints or other relevant factors indicate that an alternative site would provide a better outcome.

Any future proposal will require appropriate feasibility, technical and environmental investigations, including consideration of inundation and coastal risk, land tenure, infrastructure and servicing capacity, access and emergency management, and long-term operational sustainability. The preferred location will ultimately be determined by Council having regard to the outcomes of these investigations.

Once a preferred location has been determined by Council and its suitability established, the Shire will commence the necessary implementation processes. Where State-managed land is involved, this will include engagement with the State Government to establish appropriate land tenure and leasing arrangements. The Shire will also investigate an Expression of Interest process to identify potential private operators or development partners and inform the preferred development, funding and operating model for the facility. Any progression beyond these investigations will remain subject to the necessary

statutory approvals and formal consideration by Council.

#### 5.4.4 Preston Beach Foreshore Upgrades

The Preston Beach foreshore is a key community, recreation and visitor destination. Community consultation has identified opportunities to improve its accessibility, amenity and functionality while retaining the informal and natural coastal character valued by residents and visitors.

The Management Plan supports investigation of coordinated improvements to the foreshore precinct, which may include public amenities, pedestrian connections, parking and movement, landscaping, shade, seating and other supporting infrastructure. The Shire recognises that the existing public amenities, including the foreshore toilet block, are ageing and may not adequately meet the demands associated with increasing and peak-period visitation. The future form, scale and timing of any upgrade or replacement will be determined through broader concept planning for the foreshore precinct, having regard to visitation needs, site constraints, ongoing maintenance requirements and available funding. Particular consideration will also be given to all-access opportunities that improve the ability of people of different ages and abilities to experience and enjoy the foreshore and beach.

Future planning should also consider opportunities to consolidate and better coordinate community and operational functions within the precinct, including the potential centralisation of Volunteer Ranger facilities and activities. This could improve the functionality of the precinct, support volunteer operations and provide a more coordinated

presence at one of Preston Beach's key visitor locations.

Improvements should also strengthen connections between the foreshore and other key destinations within Preston Beach, consistent with the broader objective of creating a more connected and accessible network of community, recreation and visitor spaces.

Any future works will be guided by this Plan and contemporary coastal and environmental information. Improvements will be subject to further concept planning, technical assessment, community consultation and funding availability, with the emphasis on enhancing accessibility, amenity and functionality without urbanising the foreshore.

#### 5.4.5 Preston Beach Golf Course and Future Recreation Land

The Preston Beach Golf Course is a distinctive feature of the townscape and an important component of Preston Beach's recreation, open-space and community landscape. Much of the surrounding residential area was developed around the golf course, resulting in a strong physical and visual relationship between the course and adjoining homes, pedestrian connections and public spaces.

The golf course is located on freehold land zoned Urban 9, owned by the Shire of Waroona and is currently leased to and operated by the Preston Beach Golf Club. Its ongoing operation and maintenance is largely supported through the significant contribution of Club members and community volunteers. Council recognises and

values this contribution and supports the continued operation of the golf course while the Golf Club remains viable and capable of sustainably managing the facility under the existing lease arrangement.

There is no current proposal or intention by Council to change the use of the golf course land while the existing arrangement remains sustainable. The Management Plan does not seek to predetermine an alternative use for the site or imply that a change in land use is anticipated.

However, as the golf course is situated on Shire-owned freehold land, it is also appropriate that the Management Plan does not seek to determine its use in perpetuity. Should circumstances change to the extent that the golf course can no longer be sustainably operated, the future use and function of the land would require broader consideration by Council in consultation with the Preston Beach community.

A range of potential recreation, community, open-space or other compatible land use outcomes may therefore warrant investigation if circumstances change into the future. No particular outcome is identified or preferred through this Management Plan. Any future consideration would be strongly guided by the recreation needs, expectations and aspirations of the broader Preston Beach community, including how those needs can be provided for and sustainably managed over the long term. Any significant change would be subject to appropriate community consultation, consideration of ongoing management and maintenance requirements, technical investigations, infrastructure assessment, statutory planning requirements and formal consideration by the Council of the day.

### 5.4.6 Character and Design Principles

The built form and design of development within Preston Beach should continue to reflect its coastal village character.

Community feedback consistently highlights the importance of retaining a low-scale, informal and visually understated built environment that sits comfortably within the surrounding landscape.

Key design principles to guide future development and upgrades include:

- Low-rise, low-density development consistent with existing scale.
- Simple, coastal-appropriate materials and forms.
- Minimal visual dominance within streetscapes and reserves.
- Integration with natural features and vegetation; and
- Protection of coastal amenity.

Commercial activity within Preston Beach is currently limited to two established businesses, the Preston Beach General Store and Footprints Resort, which includes a restaurant. The Management Plan recognises opportunities for modest expansion or diversification of commercial activity to support tourism activation, improve



services and enhance visitor experience, provided such changes are consistent with local character and amenity.

The Management Plan recognises that commercial activity can contribute to the services, amenity and visitor experience of Preston Beach. The establishment and operation of individual businesses will continue to be guided by the applicable planning and regulatory framework, with proposals considered on their individual merits. Matters such as the number and mix of businesses, their commercial viability and operating arrangements are generally influenced by individual business decisions and market demand, except where specific planning or regulatory requirements apply.

**Photo:** Shire of Waroona, Preston Beach General Store

Requests from the community for additional recreational facilities, including a dog park, are acknowledged. Given the limited availability of uncommitted recreation land, any consideration of new recreational uses must be carefully assessed in terms of land availability, compatibility with surrounding uses, and alignment with reserve purposes.

### 5.4.7 Infrastructure considerations

Infrastructure capacity is a key factor influencing land use and development at Preston Beach. Water supply, wastewater servicing, road access and emergency egress all influence the scale and intensity of development that can presently be supported and reinforce the need for a managed approach to future change.

Preston Beach's potable water is supplied from local groundwater sources within the Preston Beach Water Reserve. While this supply supports the existing community, significant future growth would require further consideration of water supply capacity and consultation with Water Corporation regarding longer-term servicing requirements.

The townsite is not serviced by reticulated sewerage, with wastewater disposal generally reliant upon on-site systems. The proximity of Lake Preston and the wider Yalgorup wetland system makes wastewater management an important environmental consideration in any future intensification or development.

Road access and emergency egress also remain significant strategic considerations, with Preston Beach primarily reliant upon Preston Beach Road. The Shire has undertaken considerable investigation over a number of years into potential secondary access and egress options, however, environmental constraints, private land ownership and the need for coordination across government and local government boundaries have made identification of a feasible route challenging. Establishing an appropriate longer-term emergency access and egress arrangement remains an important priority.

Community consultation has also identified pedestrian connectivity as an important infrastructure priority, particularly between key community, recreation, commercial and visitor destinations. The Action Plan therefore includes investigation of opportunities to improve pedestrian and shared-use connections between key assets within the townsite.

Collectively, these infrastructure considerations will inform the scale, location and timing of future initiatives at Preston Beach. Development and investment should remain proportionate to available infrastructure and servicing capacity, while prioritising improvements that enhance safety, accessibility, amenity and functionality. Significant development opportunities may warrant reconsideration in the future should enabling infrastructure be delivered or relevant State Government planning and servicing positions materially change.

#### 5.4.8 Strategic Intent

The existing Preston Beach townsite is contained by surrounding conservation and reserve land managed under State and regional planning frameworks. Regional land management planning for Yalgorup National Park reinforces the long-term conservation and low-impact recreation role of much of the surrounding landscape. Together with current State planning policy, environmental constraints and infrastructure limitations, this establishes the existing townsite as the focus for development and investment under this Management Plan.

Under this theme, townsite development and land use at Preston Beach is guided by consolidation, enhancement and sustainable change. The Management Plan provides a framework that:

- Focuses development and investment within the existing townsite under the current planning and infrastructure framework, while recognising that future opportunities may be reconsidered should State planning policy and enabling infrastructure materially change;
- Protects Preston Beach's established character, scale and identity;
- Supports appropriate use, adaptation and renewal of existing land and commercial activity consistent with the applicable planning framework;
- Aligns land-use decisions with infrastructure capacity, environmental constraints and regional planning objectives;
- Supports improved pedestrian and shared-use connections between key community, recreation, commercial and visitor destinations;
- Supports investigation of a sustainable short-stay caravan park that complements the townsite, improves visitor management and

contributes to local tourism and economic activity;

- Supports carefully planned improvements to the Preston Beach foreshore that enhance accessibility, amenity and visitor experience while protecting coastal and environmental values and retaining the area's low-key character; and
- Recognises the importance of recreation and community assets and supports their sustainable management and adaptation in response to the needs of the broader community over time.

The strategic intent is therefore to manage change within the constraints and opportunities that presently apply, while retaining flexibility to respond to future changes in infrastructure, policy and community needs. This approach supports the continued evolution of Preston Beach in a way that strengthens community wellbeing, protects its coastal and environmental setting and delivers practical, place-based outcomes consistent with local aspirations and broader regional objectives.



## Focus

- How is the plan delivered?
- Who is responsible?
- Community Partnership.



**Photo:** Shire of Waroona, Preston Beach Foreshore Upgrades

### 5.5.1 Roles and responsibilities

Effective delivery of the Preston Beach Management Plan relies on clear governance arrangements and a shared understanding of roles and responsibilities across multiple levels of government, service providers and the local community.

The Shire of Waroona is responsible for the day-to-day management of Preston Beach, including foreshore reserves, public infrastructure, local roads, visitor behaviour management and community facilities. The Shire also plays a coordinating role in implementing this Management Plan by setting priorities, advocating for investment, seeking grant funding, and working collaboratively with State agencies and stakeholders.

However, many of the strategic constraints and opportunities affecting Preston Beach sit beyond local government control. Matters such as major infrastructure upgrades, subdivision approval, servicing capacity, regional access and emergency egress are subject to State Government policy, agency approval and investment decisions. The Management Plan recognises this shared responsibility and is structured to align local actions with broader State and regional frameworks.

### 5.5.2 Partnerships and Interagency Coordination

The effective management of Preston Beach requires ongoing coordination between the Shire of Waroona, State agencies and neighbouring local governments. Preston Beach forms part of a broader coastal recreation and conservation system extending into DBCA-managed land within

Yalgorup National Park and across local government boundaries. Regional planning for Yalgorup National Park highlights the importance of consistent visitor messaging, access management and compliance across tenure boundaries to achieve meaningful and lasting outcomes.

Many of the management challenges experienced at Preston Beach, including visitor movement, beach access, four-wheel-drive activity, environmental protection and emergency management, are regional in nature and are not confined by local government or land tenure boundaries. The Shire will therefore explore opportunities for greater coordination with neighbouring local governments and relevant State agencies, including whether aspects of coastal and visitor management could benefit from a more consistent or combined regional management approach.

This Management Plan provides the local implementation framework to support that coordination. It enables shared regional priorities to be translated into practical, place-based actions within Shire-managed land, while respecting the statutory roles, responsibilities and management frameworks of State agencies and adjoining authorities.

Strong partnerships are essential to achieving the objectives of the Preston Beach Management Plan.

Key partnerships include:

#### a. State Government Agencies

The Shire works closely with State Government agencies, including the Department of Planning,



Lands and Heritage, Department of Biodiversity, Conservation and Attractions (DBCA), Water Corporation, Department of Fire and Emergency Services (DFES) and the Western Australian Planning Commission. These agencies play a critical role in decisions relating to land use planning, coastal management, environmental protection, servicing infrastructure, bushfire risk and emergency access.

Future consideration of matters such as infrastructure upgrades to sewerage and water systems, or the investigation of a second egress to and from Preston Beach, will require State Government support, technical assessment and funding. The Management Plan provides a strategic framework to support advocacy and coordination on these matters but does not assume their delivery.

**Photo:** Shire of Waroona, Preston Beach Fire Shed Opening

#### **b. Department of Biodiversity, Conservation and Attractions (DBCA)**

Yalgorup National Park forms a significant part of the surrounding landscape and visitor experience at Preston Beach. Ongoing collaboration with DBCA is essential to ensure consistent management of visitor behaviour, access, environmental protection and enforcement across tenure boundaries. Coordinated approaches to signage, education, access management and

visitor messaging are particularly important where foreshore and national park use intersect.

#### **c. Neighbouring local governments**

The Shire will continue to strengthen relationships with neighbouring local governments, particularly the City of Mandurah and Shire of Harvey, recognising that coastal recreation, beach access, visitor movements and emergency management extend beyond individual local government boundaries.

Opportunities will be explored for greater coordination and information sharing, including the collection and comparison of visitation data, consistent visitor messaging, management of beach access and four-wheel-drive activity, environmental protection and emergency management. Where there is demonstrated benefit, the Shire will also investigate opportunities for coordinated or combined management approaches to regional coastal issues, recognising that a consistent approach across local government boundaries may provide more effective and sustainable outcomes than managing these matters in isolation.

Regional collaboration will also remain important in the longer-term investigation of alternative access and emergency egress opportunities where potential solutions involve land or infrastructure outside the Shire of Waroona.

#### **5.5.3 Funding Partnerships and Investment**

Delivery of the Preston Beach Management Plan will be dependent on a combination of Shire resources, external funding and strategic partnerships. Given the scale, complexity and

coastal setting of many proposed initiatives, the Shire recognises that delivery of key actions, particularly those relating to foreshore upgrades, visitor infrastructure, environmental management and access improvements, will require support beyond Council's operational budget.

The Shire will actively pursue funding partnerships with State and Commonwealth Government agencies, regional organisations and relevant funding bodies to support implementation of priority actions. This includes, but is not limited to, grant programs related to coastal management, tourism infrastructure, environmental restoration, climate adaptation, community facilities, accessibility and emergency management.

Key funding and partnership considerations include:

- Alignment of proposed projects with State and regional policy priorities to strengthen funding eligibility;
- Collaboration with State agencies to support co-funded infrastructure and management initiatives;
- Staging of projects to match funding availability and delivery capacity; and
- Leveraging community and volunteer contributions where appropriate to complement funded works.

The Management Plan provides the strategic justification and policy framework required to support funding applications and advocacy. While the Plan identifies priority initiatives, implementation will be subject to funding availability, partnership arrangements and Council decision-making through annual budgeting processes.

By adopting a partnership-based funding approach, the Shire seeks to deliver improvements at Preston Beach in a financially responsible manner that minimises impacts on ratepayers while maximising long-term community and environmental benefit.

#### 5.5.4 Community Partnership and Stewardship

Community stewardship is a defining strength of Preston Beach, with local volunteer groups including the Preston Beach Volunteer Ranger Program, Progress Association, Fire Brigade, Golf Club and other community-led initiatives contributing to environmental care, visitor management, recreation and community life.

The Management Plan supports a partnership-based approach in which the Shire works collaboratively with community organisations and volunteers through information sharing, coordination and practical support where appropriate. This recognises the value of local knowledge and volunteer contribution while maintaining clear roles and responsibilities for formal management, regulation and decision-making.

#### 5.5.5 Compliance and Enforcement

Effective compliance at Preston Beach relies on a combination of clear communication, education, visible on-ground presence and proportionate enforcement. Particular emphasis will be placed on consistent rules and signage, education and awareness, and appropriate Ranger presence during periods of high visitation.

Compliance and enforcement will be undertaken in accordance with relevant local laws and State legislation, with a focus on safety, environmental protection and amenity. These measures form part of the broader visitor management approach and complement the education and stewardship activities undertaken by the Shire and community.

#### 5.5.6 Monitoring, Review and Adaptive Management

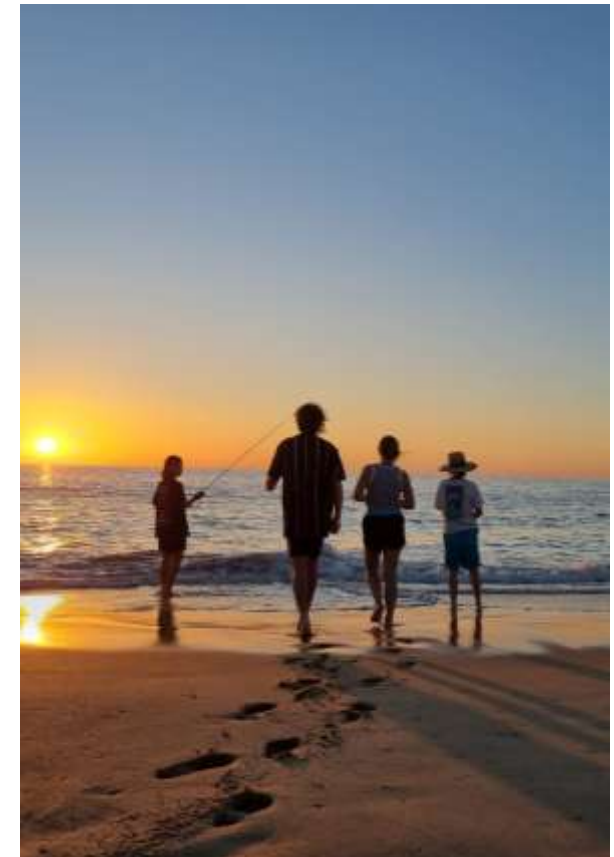
Effective implementation of the Management Plan will be supported by ongoing monitoring and improved data collection to ensure future decisions are informed by evidence about how Preston Beach is being used and how conditions are changing over time.

The Shire will seek opportunities to progressively improve its understanding of matters such as visitor and seasonal patterns, beach and vehicle use, demand for facilities, incidents and compliance activity, environmental conditions, and the use of community and recreation assets. Where appropriate, data collection and monitoring may be undertaken in partnership with community organisations, neighbouring local governments, State agencies and other stakeholders.

This information will assist Council in assessing management outcomes, identifying emerging issues, prioritising investment and supporting future funding and strategic decisions. It will also assist in determining whether the actions and management approaches established through the Plan remain appropriate over time.

Monitoring outcomes will inform the annual review of the Action Plan and the broader periodic review of the Management Plan in accordance with the

review arrangements outlined in Section 2.1. This provides a clear link between evidence gathering, implementation and future decision-making, while allowing the Shire to respond to changing circumstances without unnecessarily altering the Plan's long-term strategic direction.



**Photo:** Nathan Nottle, Sunset Fishing at Preston Beach

## CHAPTER 6 – Action Plan and Implementation Framework

The Preston Beach Management Plan is supported by a structured implementation framework designed to translate strategic directions into practical, staged actions over time. Actions identified in the Plan have been drawn from previous studies, technical plans and community engagement outcomes and refined to ensure they are deliverable, coordinated and aligned with the Shire's broader strategic and financial planning processes.

Each action has been prioritised having regard to urgency, potential impact, risk, resource availability and alignment with community expectations. This approach enables the Shire to manage competing priorities, respond proactively to emerging issues and opportunities, and ensure that implementation remains realistic and sustainable.

Actions are grouped into four priority levels to guide sequencing, budgeting and decision-making. This prioritisation supports staged delivery and ensures that high-risk or high-impact matters are addressed early, while allowing flexibility for longer-term initiatives.

| Level | Label                   | Definition                                                                                                                |
|-------|-------------------------|---------------------------------------------------------------------------------------------------------------------------|
| 1     | Immediate / High        | Critical to effective management outcomes and risk mitigation. Intended for delivery within 0 to 12 months.               |
| 2     | Short-term / Medium     | Important actions that support priority outcomes but are not time critical. Intended for delivery within 12 to 24 months. |
| 3     | Medium-term / Low       | Actions that contribute to longer term improvement or preparedness. Intended for delivery within 24 to 36 months.         |
| ★     | Ongoing / Opportunistic | Continual or adaptable actions as resources allow.                                                                        |

To assist with implementation planning, actions are also marked to identify key dependencies that may affect delivery timing. These indicators highlight where actions rely on factors beyond routine operational capacity.

| Icon | Label              | Definition                                                                                   |
|------|--------------------|----------------------------------------------------------------------------------------------|
| \$   | Funding dependent  | Delivery is contingent on securing external grant funding or co-investment.                  |
| 👤    | Resource dependent | Delivery requires additional internal resourcing, specialist expertise or staffing capacity. |

The delivery of each project/action over the next six years has been considered and categorised using three indicators:

| Icon | Label            | Definition                                                                                                        |
|------|------------------|-------------------------------------------------------------------------------------------------------------------|
| ●    | Plan             | Action is in the planning, investigation or concept development stage.                                            |
| ●    | Seek Funding     | Project sufficiently developed to pursue grant funding, budget allocation, partnerships or other funding sources. |
| ●    | Action           | Approved implementation, construction, procurement or delivery phase.                                             |
| ●    | Monitor / Review | Ongoing management, maintenance, review or performance monitoring.                                                |

Together, these indicators provide a clear and consistent framework for tracking progress, reporting to Council and the community, and adapting priorities over time.

## Theme 1 Visitor Management

### Obj 1.1 Maintain safe and equitable access to the beach for all users.

| Action | Detail                                                                                                                                                                                                                                           | Priority | Lead         | 26/27                   | 27/28                   | 28/29                   | 29/30                   | 30/31                   | 31/32                   |
|--------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|--------------|-------------------------|-------------------------|-------------------------|-------------------------|-------------------------|-------------------------|
| 1.1.1  | Maintain clearly defined pedestrian and vehicle beach access points through appropriate fencing, delineation and maintenance.                                                                                                                    | ★        | DIS          | ●<br>Monitor/<br>Review | ●<br>Monitor/<br>Review | ●<br>Monitor/<br>Review | ●<br>Monitor/<br>Review | ●<br>Monitor/<br>Review | ●<br>Monitor/<br>Review |
| 1.1.2  | Continue demarcation of swimming and non-vehicle areas on the beach using low-impact methods.                                                                                                                                                    | ★        | DIS          | ●<br>Monitor/<br>Review | ●<br>Monitor/<br>Review | ●<br>Monitor/<br>Review | ●<br>Monitor/<br>Review | ●<br>Monitor/<br>Review | ●<br>Monitor/<br>Review |
| 1.1.3  | Monitor the condition and safety of vehicle beach access tracks, including interaction between vehicles and pedestrians and vulnerability to storm impacts.                                                                                      | ★        | DIS          | ●<br>Monitor/<br>Review | ●<br>Monitor/<br>Review | ●<br>Monitor/<br>Review | ●<br>Monitor/<br>Review | ●<br>Monitor/<br>Review | ●<br>Monitor/<br>Review |
| 1.1.4  | Review existing investigations and designs for universal beach access and accessible viewing opportunities, confirm the preferred staged approach consistent with the Foreshore Management Plan, and pursue external funding for implementation. | 2<br>\$  | DCDS/<br>DIS | ●<br>Plan               | ●<br>Plan               | ●<br>Seek<br>Funding    | ●<br>Seek<br>Funding    | ●<br>Action             | ●<br>Action             |

### Obj 1.2 Reduce conflict between vehicles and pedestrians.

| Action | Detail                                                                                                                                                                                                                                                                              | Priority | Lead         | 26/27                   | 27/28                   | 28/29                   | 29/30                   | 30/31                   | 31/32                   |
|--------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|--------------|-------------------------|-------------------------|-------------------------|-------------------------|-------------------------|-------------------------|
| 1.2.1  | Strengthen signage, education and on-ground presence at beach entry points to reinforce shared use expectations, speed limits, pedestrian priority areas and vehicle exclusion zones.                                                                                               | 1        | DIS          | ●<br>Plan               | ●<br>Action             | ●<br>Monitor/<br>Review | ●<br>Monitor/<br>Review | ●<br>Monitor/<br>Review | ●<br>Monitor/<br>Review |
| 1.2.2  | Continue and, where required, strengthen enforcement of vehicle exclusion zones adjacent to swimming areas and high pedestrian use locations.                                                                                                                                       | ★        | DIS          | ●<br>Monitor/<br>Review | ●<br>Monitor/<br>Review | ●<br>Monitor/<br>Review | ●<br>Monitor/<br>Review | ●<br>Monitor/<br>Review | ●<br>Monitor/<br>Review |
| 1.2.3  | Establish a practical visitor monitoring program to improve data on peak visitation, vehicle numbers, parking demand, facility use and seasonal patterns, with findings used to inform future visitor management and infrastructure decisions.                                      | 1        | DCDS/<br>DIS | ●<br>Action             | ●<br>Monitor/<br>Review | ●<br>Monitor/<br>Review | ●<br>Monitor/<br>Review | ●<br>Monitor/<br>Review | ●<br>Monitor/<br>Review |
| 1.2.3  | Where existing measures are insufficient, investigate additional vehicle beach access controls, including permit, registration or technology-based options, having regard to operational, financial and equity impacts and subject to community consultation before implementation. | 2<br>\$  | DCDS         | ●<br>Plan               | ●<br>Plan               | ●<br>Seek<br>Funding    | ●<br>Action             | ●<br>Monitor/<br>Review | ●<br>Monitor/<br>Review |

## Obj 1.3 Improve visitor behaviour through clear expectations, education and consistent management.

| Action | Detail                                                                                                                                                                                                                    | Priority | Lead     | 26/27                   | 27/28                   | 28/29                   | 29/30                   | 30/31                   | 31/32                   |
|--------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|----------|-------------------------|-------------------------|-------------------------|-------------------------|-------------------------|-------------------------|
| 1.3.1  | Develop and implement a coordinated visitor information and education approach addressing responsible 4WD use, dune protection, waste management, camping requirements, beach safety and respect for residential amenity. | 1<br>\$  | DCDS/DCS | ●<br>Plan               | ●<br>Seek Funding       | ●<br>Action             | ●<br>Monitor/<br>Review | ●<br>Monitor/<br>Review | ●<br>Monitor/<br>Review |
| 1.3.2  | Continue to support and strengthen the Preston Beach Volunteer Ranger Program as a key visitor education, engagement and stewardship mechanism.                                                                           | ★        | DCDS     | ●<br>Monitor/<br>Review | ●<br>Monitor/<br>Review | ●<br>Monitor/<br>Review | ●<br>Monitor/<br>Review | ●<br>Monitor/<br>Review | ●<br>Monitor/<br>Review |
| 1.3.3  | Ensure compliance activities remain proportionate, education-led and focused on safety and environmental protection.                                                                                                      | ★        | DCDS     | ●<br>Monitor/<br>Review | ●<br>Monitor/<br>Review | ●<br>Monitor/<br>Review | ●<br>Monitor/<br>Review | ●<br>Monitor/<br>Review | ●<br>Monitor/<br>Review |

## Obj 1.4 Safeguard residential amenity and Preston Beach's low-key character.

| Action | Detail                                                                                                                                                                | Priority | Lead | 26/27                   | 27/28                   | 28/29                   | 29/30                   | 30/31                   | 31/32                   |
|--------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|------|-------------------------|-------------------------|-------------------------|-------------------------|-------------------------|-------------------------|
| 1.4.1  | Monitor and manage informal camping and extended vehicle stays, including impacts on residential amenity, public facilities, waste management and foreshore capacity. | ★        | DCDS | ●<br>Monitor/<br>Review | ●<br>Monitor/<br>Review | ●<br>Monitor/<br>Review | ●<br>Monitor/<br>Review | ●<br>Monitor/<br>Review | ●<br>Monitor/<br>Review |
| 1.4.2  | Maintain clear information and signage regarding free RV stay provisions, eligibility requirements, length-of-stay restrictions and responsible-use expectations.     | ★        | DCDS | ●<br>Monitor/<br>Review | ●<br>Monitor/<br>Review | ●<br>Monitor/<br>Review | ●<br>Monitor/<br>Review | ●<br>Monitor/<br>Review | ●<br>Monitor/<br>Review |
| 1.4.3  | Ensure visitor management measures avoid unnecessary financial imposts on Council and ratepayers.                                                                     | ★        | DCDS | ●<br>Monitor/<br>Review | ●<br>Monitor/<br>Review | ●<br>Monitor/<br>Review | ●<br>Monitor/<br>Review | ●<br>Monitor/<br>Review | ●<br>Monitor/<br>Review |

Obj 1.5 Ensure visitor infrastructure and amenities are fit for purpose and capable of servicing peak demand.

| Action                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Detail                                                                                                                                                                                                                                                                                                                            | Priority                                                                                 | Lead          | 26/27                                                                                         | 27/28                                                                                                     | 28/29                                                                                                     | 29/30                                                                                                     | 30/31                                                                                                     | 31/32                                                                                                     |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------|---------------|-----------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------|
| 1.5.1                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Undertake a car parking and peak demand assessment to establish a baseline and inform the concept plan. Include assessment of overflow behaviour (informal parking).                                                                                                                                                              | 1                                                                                        | DCDS/<br>Exec | <br>Action | <br>Monitor/<br>Review | <br>Monitor/<br>Review | <br>Monitor/<br>Review | <br>Monitor/<br>Review | <br>Monitor/<br>Review |
| 1.5.2                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Prepare a staged concept plan for the renewal and improvement of the Preston Beach foreshore car park and amenity precinct. The concept planning process will provide a coordinated approach to future improvements and establish priorities for implementation having regard to need, site constraints and funding availability. | 1<br> | DCDS/<br>Exec | <br>Plan   | <br>Plan               | <br>Seek<br>Funding    | <br>Seek<br>Funding    | <br>Action             | <br>Action             |
| <p>The concept plan will consider:</p> <ul style="list-style-type: none"> <li>• Parking demand, capacity and layout;</li> <li>• Pedestrian movement and safety;</li> <li>• Universal and disability access;</li> <li>• Renewal or upgrade of the ageing public toilet and amenity facilities;</li> <li>• Visitor movement and functionality;</li> <li>• Opportunities for appropriately located, low-impact facilities to support Volunteer Ranger operations, including vehicle and equipment storage;</li> <li>• Dune protection, landscaping and environmental considerations;</li> <li>• Servicing, maintenance and operational requirements; and</li> <li>• Staging and prioritisation of improvements, including preparation of suitable stages for external funding opportunities.</li> </ul> |                                                                                                                                                                                                                                                                                                                                   |                                                                                          |               |                                                                                               |                                                                                                           |                                                                                                           |                                                                                                           |                                                                                                           |                                                                                                           |

## Theme 2 Environmental and Coastal Management

### Obj 2.1 Protect and enhance dune systems and coastal landforms.

| Action | Detail                                                                                                                                                              | Priority | Lead | 26/27                   | 27/28                   | 28/29                   | 29/30                   | 30/31                   | 31/32                   |
|--------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|------|-------------------------|-------------------------|-------------------------|-------------------------|-------------------------|-------------------------|
| 2.1.1  | Continue targeted dune stabilisation (brushing), revegetation and rehabilitation works, prioritising areas affected by erosion, informal access or vegetation loss. | ★        | DCDS | ●<br>Monitor/<br>Review | ●<br>Monitor/<br>Review | ●<br>Monitor/<br>Review | ●<br>Monitor/<br>Review | ●<br>Monitor/<br>Review | ●<br>Monitor/<br>Review |
| 2.1.2  | Maintain and improve access controls where required to prevent informal vehicle and pedestrian damage to dunes and sensitive coastal areas.                         | ★        | DCDS | ●<br>Monitor/<br>Review | ●<br>Monitor/<br>Review | ●<br>Monitor/<br>Review | ●<br>Monitor/<br>Review | ●<br>Monitor/<br>Review | ●<br>Monitor/<br>Review |
| 2.1.3  | Monitor dune condition and coastal vegetation to identify emerging impacts and priority areas for rehabilitation or access management.                              | ★        | DCDS | ●<br>Monitor/<br>Review | ●<br>Monitor/<br>Review | ●<br>Monitor/<br>Review | ●<br>Monitor/<br>Review | ●<br>Monitor/<br>Review | ●<br>Monitor/<br>Review |

### Obj 2.2 Manage foreshore reserves to balance environmental protection and public access.

| Action | Detail                                                                                                                                                                                                                       | Priority | Lead | 26/27                   | 27/28                   | 28/29                   | 29/30                   | 30/31                   | 31/32                   |
|--------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|------|-------------------------|-------------------------|-------------------------|-------------------------|-------------------------|-------------------------|
| 2.2.1  | Monitor recreational and other uses of foreshore reserves and respond where activities are inconsistent with reserve purpose or are causing environmental degradation.                                                       | ★        | DCDS | ●<br>Monitor/<br>Review | ●<br>Monitor/<br>Review | ●<br>Monitor/<br>Review | ●<br>Monitor/<br>Review | ●<br>Monitor/<br>Review | ●<br>Monitor/<br>Review |
| 2.2.2  | Support environmental education and awareness initiatives that promote dune protection, responsible coastal use and understanding of Preston Beach's environmental values.                                                   | ★        | DCDS | ●<br>Monitor/<br>Review | ●<br>Monitor/<br>Review | ●<br>Monitor/<br>Review | ●<br>Monitor/<br>Review | ●<br>Monitor/<br>Review | ●<br>Monitor/<br>Review |
| 2.2.3  | Prepare and implement a coordinated response protocol for whale strandings and large marine carcasses, clarifying agency responsibilities, public safety, environmental management, communication and cost responsibilities. | 1        | DCDS | ●<br>Plan               | ●<br>Plan               | ●<br>Action             | ●<br>Monitor/<br>Review | ●<br>Monitor/<br>Review | ●<br>Monitor/<br>Review |

### Obj 2.3 Respond adaptively to coastal hazards and climate change.

| Action | Detail                                                                                                                                                                                  | Priority | Lead | 26/27                   | 27/28                   | 28/29                   | 29/30                   | 30/31                   | 31/32                   |
|--------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|------|-------------------------|-------------------------|-------------------------|-------------------------|-------------------------|-------------------------|
| 2.3.1  | Apply the contemporary findings and recommendations of the Preston Beach Foreshore Management Plan and other relevant coastal investigations to foreshore management and infrastructure | ★        | DCDS | ●<br>Monitor/<br>Review | ●<br>Monitor/<br>Review | ●<br>Monitor/<br>Review | ●<br>Monitor/<br>Review | ●<br>Monitor/<br>Review | ●<br>Monitor/<br>Review |

| Action | Detail                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Priority                                                                            | Lead | 26/27                                                                                                     | 27/28                                                                                                     | 28/29                                                                                                     | 29/30                                                                                                     | 30/31                                                                                                     | 31/32                                                                                                     |
|--------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|------|-----------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------|
|        | decisions, prioritising adaptive and nature-based responses where appropriate.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                     |      |                                                                                                           |                                                                                                           |                                                                                                           |                                                                                                           |                                                                                                           |                                                                                                           |
| 2.3.2  | Continue to participate in and support the Peron Naturaliste Partnership and relevant regional coastal monitoring and management initiatives.<br>Current initiatives relevant to Preston Beach include: <ul style="list-style-type: none"> <li>the regional 4WD study, including Preston Beach, to improve understanding of beach use and vehicle activity;</li> <li>the Drone Monitoring Program, providing data to support monitoring of coastal conditions and change; and</li> <li>regional information sharing and coordinated coastal management initiatives.</li> </ul> |  | DCDS | <br>Monitor/<br>Review | <br>Monitor/<br>Review | <br>Monitor/<br>Review | <br>Monitor/<br>Review | <br>Monitor/<br>Review | <br>Monitor/<br>Review |

## Obj 2.4 Protect the ecological integrity of adjacent RAMSAR listed wetlands.

| Action | Detail                                                                                                                                                                                       | Priority                                                                            | Lead | 26/27                                                                                                     | 27/28                                                                                                     | 28/29                                                                                                     | 29/30                                                                                                     | 30/31                                                                                                     | 31/32                                                                                                     |
|--------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|------|-----------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------|
| 2.4.1  | Work with relevant State agencies to ensure land use, infrastructure and visitor management at Preston Beach appropriately protect Lake Preston and the Peel-Yalgopus Ramsar wetland system. |  | DCDS | <br>Monitor/<br>Review | <br>Monitor/<br>Review | <br>Monitor/<br>Review | <br>Monitor/<br>Review | <br>Monitor/<br>Review | <br>Monitor/<br>Review |

## Obj 2.5 Review and rationalise green waste management to align with long-term land use objectives.

| Action | Detail                                                                                                                                                                                                                                                                    | Priority                                                                              | Lead | 26/27                                                                                         | 27/28                                                                                         | 28/29                                                                                           | 29/30                                                                                                       | 30/31                                                                                                       | 31/32                                                                                                       |
|--------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|------|-----------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------|
| 2.5.1  | Identify and assess an alternative location for green waste storage, recognising that the existing foreshore location is not consistent with the reserve purpose and is not ideally located in terms of visual amenity and the longer-term use of the foreshore precinct. |  | DCDS | <br>Plan | <br>Plan | <br>Action | <br>Monitor/<br>Review | <br>Monitor/<br>Review | <br>Monitor/<br>Review |

**Theme 3 Tourism Development and Visitor Economy**
**Obj 3.1 Support low-impact tourism that complements community life and environmental values.**

| Action | Detail                                                                                                                                                                         | Priority | Lead | 26/27                   | 27/28                   | 28/29                   | 29/30                   | 30/31                   | 31/32                   |
|--------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|------|-------------------------|-------------------------|-------------------------|-------------------------|-------------------------|-------------------------|
| 3.1.1  | Ensure tourism initiatives at Preston Beach align with the Shire's Destination Management Strategy and support its positioning as a low-key, nature-based coastal destination. | ★        | Exec | ●<br>Monitor/<br>Review | ●<br>Monitor/<br>Review | ●<br>Monitor/<br>Review | ●<br>Monitor/<br>Review | ●<br>Monitor/<br>Review | ●<br>Monitor/<br>Review |
| 3.1.2  | Support tourism proposals that are appropriately scaled, protect environmental and residential amenity and complement Preston Beach's coastal character.                       | ★        | Exec | ●<br>Monitor/<br>Review | ●<br>Monitor/<br>Review | ●<br>Monitor/<br>Review | ●<br>Monitor/<br>Review | ●<br>Monitor/<br>Review | ●<br>Monitor/<br>Review |

**Obj 3.2 Re-establish appropriate visitor accommodation to support orderly visitation.**

| Action | Detail                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Priority | Lead | 26/27       | 27/28       | 28/29       | 29/30       | 30/31       | 31/32                   |
|--------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|------|-------------|-------------|-------------|-------------|-------------|-------------------------|
| 3.2.1  | Progress the investigation and potential establishment of a caravan park at Preston Beach through a coordinated project process. <ul style="list-style-type: none"> <li>Preparation of a project plan;</li> <li>Site-specific investigations of potential locations;</li> <li>Investigation of Crown land tenure and leasing arrangements with the Department of Planning, Lands and Heritage;</li> <li>Preparation and release of an Expression of Interest process;</li> <li>Consideration of the outcomes of technical investigations, tenure discussions and market testing by Council;</li> <li>Progression of relevant statutory approvals and implementation arrangements; and</li> <li>Review of the ongoing provision and location of free RV camping.</li> </ul> | 1        | DCDS | ●<br>Action | ●<br>Action | ●<br>Action | ●<br>Action | ●<br>Action | ●<br>Monitor/<br>Review |

**Obj 3.3 Enhance the visitor experience through quality, not quantity.**

| Action | Detail                                                                                                                                                                                                                                                       | Priority | Lead | 26/27       | 27/28       | 28/29                | 29/30                | 30/31       | 31/32       |
|--------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|------|-------------|-------------|----------------------|----------------------|-------------|-------------|
| 3.3.1  | Review and improve visitor arrival, orientation and wayfinding signage, consistent with the Shire's approved Signage Strategy and Destination Management Plan, to strengthen Preston Beach's identity and guide visitors to key destinations and facilities. | 2        | DCS  | ●<br>Plan   | ●<br>Plan   | ●<br>Seek<br>Funding | ●<br>Seek<br>Funding | ●<br>Action | ●<br>Action |
| 3.3.2  | Promote Preston Beach as a low-key, nature-based coastal destination through Shire tourism initiatives and regional destination marketing partnerships.                                                                                                      | ★        | DCS  | ●<br>Action | ●<br>Action | ●<br>Action          | ●<br>Action          | ●<br>Action | ●<br>Action |

**Theme 4** Townsite Development and Land Use

**Obj 4.1** Manage growth within the existing townsite in line with current State planning outcomes.

| Action | Detail                                                                                                                                                                                                      | Priority | Lead | 26/27                   | 27/28                   | 28/29                   | 29/30                   | 30/31                   | 31/32                   |
|--------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|------|-------------------------|-------------------------|-------------------------|-------------------------|-------------------------|-------------------------|
| 4.1.1  | Manage growth and change within the existing Preston Beach townsite in accordance with current State and local planning frameworks, infrastructure capacity, environmental constraints and local character. | ★        | DCDS | ●<br>Monitor/<br>Review | ●<br>Monitor/<br>Review | ●<br>Monitor/<br>Review | ●<br>Monitor/<br>Review | ●<br>Monitor/<br>Review | ●<br>Monitor/<br>Review |
| 4.1.2  | Monitor changes in State planning policy, infrastructure provision and other strategic circumstances that may create opportunities for future growth or development at Preston Beach.                       | ★        | DCDS | ●<br>Monitor/<br>Review | ●<br>Monitor/<br>Review | ●<br>Monitor/<br>Review | ●<br>Monitor/<br>Review | ●<br>Monitor/<br>Review | ●<br>Monitor/<br>Review |

**Obj 4.2** Emergency Access and Resilience

| Action | Detail                                                                                                                                                                                                                                                                        | Priority | Lead            | 26/27     | 27/28       | 28/29       | 29/30                   | 30/31                   | 31/32                   |
|--------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|-----------------|-----------|-------------|-------------|-------------------------|-------------------------|-------------------------|
| 4.2.1  | Continue investigation of potential secondary emergency access and egress options for Preston Beach, including route feasibility, land tenure, environmental constraints, cross-boundary connections and alignment with State planning and emergency management requirements. | 2<br>\$  | CEO/ES<br>(DIS) | ●<br>Plan | ●<br>Plan   | ●<br>Plan   | ●<br>Seek<br>Funding    | ●<br>Seek<br>Funding    | ●<br>Seek<br>Funding    |
| 4.2.2  | Identify and assess suitable locations within or adjacent to the townsite that could function as a Place of Last Resort (PLR) during emergency events.                                                                                                                        | 1        | CEO/ES          | ●<br>Plan | ●<br>Action | ●<br>Action | ●<br>Monitor/<br>Review | ●<br>Monitor/<br>Review | ●<br>Monitor/<br>Review |
| 4.2.3  | Work with DFES and relevant agencies to ensure emergency planning for Preston Beach addresses evacuation, shelter-in-place considerations, visitor management and the outcomes of emergency access and Place of Last Resort investigations.                                   | 1        | CEO/ES          | ●<br>Plan | ●<br>Action | ●<br>Action | ●<br>Monitor/<br>Review | ●<br>Monitor/<br>Review | ●<br>Monitor/<br>Review |
| 4.2.6  | Continue coordinated bushfire mitigation and strategic vegetation management at Preston Beach, ensuring local priorities are reflected in the Shire's Bushfire Mitigation Plan and relevant funding programs.                                                                 | 1        | CEO/ES          | ●<br>Plan | ●<br>Action | ●<br>Action | ●<br>Monitor/<br>Review | ●<br>Monitor/<br>Review | ●<br>Monitor/<br>Review |

## Obj 4.3 Protect Preston Beach's coastal village character and built form.

| Action | Detail                                                                                                                                               | Priority | Lead | 26/27                   | 27/28                   | 28/29                   | 29/30                   | 30/31                   | 31/32                   |
|--------|------------------------------------------------------------------------------------------------------------------------------------------------------|----------|------|-------------------------|-------------------------|-------------------------|-------------------------|-------------------------|-------------------------|
| 4.3.1  | Apply planning and design principles that protect Preston Beach's established coastal character, scale, landscape setting and amenity.               | ★        | DCDS | ●<br>Monitor/<br>Review | ●<br>Monitor/<br>Review | ●<br>Monitor/<br>Review | ●<br>Monitor/<br>Review | ●<br>Monitor/<br>Review | ●<br>Monitor/<br>Review |
| 4.3.2  | Support appropriate commercial development and diversification where consistent with the applicable planning framework, local character and amenity. | ★        | DCDS | ●<br>Monitor/<br>Review | ●<br>Monitor/<br>Review | ●<br>Monitor/<br>Review | ●<br>Monitor/<br>Review | ●<br>Monitor/<br>Review | ●<br>Monitor/<br>Review |

## Obj 4.4 Ensure land use decisions align with infrastructure capacity.

| Action | Detail                                                                                                                                                                            | Priority | Lead | 26/27                   | 27/28                   | 28/29                   | 29/30                   | 30/31                   | 31/32                   |
|--------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|------|-------------------------|-------------------------|-------------------------|-------------------------|-------------------------|-------------------------|
| 4.4.1  | Ensure land-use and development decisions have appropriate regard to water, wastewater, access, emergency management and other infrastructure capacity and servicing constraints. | ★        | DCDS | ●<br>Monitor/<br>Review | ●<br>Monitor/<br>Review | ●<br>Monitor/<br>Review | ●<br>Monitor/<br>Review | ●<br>Monitor/<br>Review | ●<br>Monitor/<br>Review |

## Obj 4.5 Support community recreation and amenity needs within the existing townsite.

| Action | Detail                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Priority | Lead         | 26/27     | 27/28     | 28/29       | 29/30       | 30/31       | 31/32       |
|--------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|--------------|-----------|-----------|-------------|-------------|-------------|-------------|
| 4.5.1  | Work with the Preston Beach community to identify and prioritise current and future recreation and amenity needs within the townsite, including opportunities for dog exercise, shared-use open space, inclusive recreation and enhancement of existing recreation assets.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | 2        | DCS          | ●<br>Plan | ●<br>Plan | ●<br>Action | ●<br>Action | ●<br>Action | ●<br>Action |
| 4.5.2  | Investigate opportunities to co-locate Preston Beach community and volunteer groups within a coordinated community hub, including concept planning for an extension or adaptation of the Preston Beach Community Centre to accommodate identified future needs: <ul style="list-style-type: none"> <li>current and future accommodation needs of community and volunteer groups;</li> <li>opportunities to share meeting, storage, office and operational spaces;</li> <li>functionality and utilisation of the existing Community Centre;</li> <li>concept options for extension or adaptation of the facility;</li> <li>accessibility, parking, servicing and site constraints;</li> <li>capital and ongoing operating costs; and</li> <li>opportunities for staged delivery and external funding.</li> </ul> | 2<br>\$  | DCDS/<br>DCS | ●<br>Plan |           |             |             |             |             |

Obj 4.6 Ensure Shire managed townsite infrastructure and services support safety, amenity and long-term sustainability within the existing Preston Beach townsite.

| Action | Detail                                                                                                                                                                                                        | Priority | Lead         | 26/27                   | 27/28                   | 28/29                   | 29/30                   | 30/31                   | 31/32                   |
|--------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|--------------|-------------------------|-------------------------|-------------------------|-------------------------|-------------------------|-------------------------|
| 4.6.1  | Review townsite roads, kerbing, drainage and stormwater infrastructure to identify safety, access, amenity and renewal priorities and inform the Shire's asset management and forward capital works programs. | 2        | DIS          | ●<br>Plan               | ●<br>Plan               | ●<br>Action             | ●<br>Action             |                         |                         |
| 4.6.3  | Prepare a townsite pedestrian and shared-use connectivity plan identifying opportunities to improve safe and accessible connections between key community, recreation, commercial and visitor destinations.   | 1        | DCDS/<br>DIS | ●<br>Plan               | ●<br>Plan               | ●<br>Seek<br>Funding    | ●<br>Seek<br>Funding    | ●<br>Action             | ●<br>Action             |
| 4.6.4  | Review waste, recycling and verge-side service arrangements having regard to seasonal population and peak visitation.                                                                                         | ★        | DIS          | ●<br>Monitor/<br>Review | ●<br>Monitor/<br>Review | ●<br>Monitor/<br>Review | ●<br>Monitor/<br>Review | ●<br>Monitor/<br>Review | ●<br>Monitor/<br>Review |

**Theme 5 Governance, Partnerships and Stewardship**

Obj 5.1 Deliver the Plan through clear governance and shared responsibility.

| Action | Detail                                                                                                                                                                                        | Priority | Lead | 26/27                   | 27/28                   | 28/29                   | 29/30                   | 30/31                   | 31/32                   |
|--------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|------|-------------------------|-------------------------|-------------------------|-------------------------|-------------------------|-------------------------|
| 5.1.1  | Integrate Preston Beach Management Plan priorities and actions into the Shire's annual strategic planning, budgeting, asset management and forward capital works processes, where applicable. | ★        | Exec | ●<br>Monitor/<br>Review | ●<br>Monitor/<br>Review | ●<br>Monitor/<br>Review | ●<br>Monitor/<br>Review | ●<br>Monitor/<br>Review | ●<br>Monitor/<br>Review |
| 5.1.2  | Review the Action Plan annually to record progress, completed actions, funding outcomes and emerging priorities and inform Council's strategic planning and budget processes.                 | ★        | Exec | ●<br>Monitor/<br>Review | ●<br>Monitor/<br>Review | ●<br>Monitor/<br>Review | ●<br>Monitor/<br>Review | ●<br>Monitor/<br>Review | ●<br>Monitor/<br>Review |

Obj 5.2 Strengthen partnerships with State agencies and neighbouring LGA's.

| Action | Detail                                                                                                                                                                                                                                                           | Priority | Lead | 26/27                   | 27/28                   | 28/29                   | 29/30                   | 30/31                   | 31/32                   |
|--------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|------|-------------------------|-------------------------|-------------------------|-------------------------|-------------------------|-------------------------|
| 5.2.1  | Advocate for State Government support, coordination and investment in strategic infrastructure, emergency access, environmental management and other priorities affecting Preston Beach.                                                                         | ★        | CEO  | ●<br>Monitor/<br>Review | ●<br>Monitor/<br>Review | ●<br>Monitor/<br>Review | ●<br>Monitor/<br>Review | ●<br>Monitor/<br>Review | ●<br>Monitor/<br>Review |
| 5.2.2  | Continue to coordinate with DBCA on visitor management, environmental protection, access, education and other matters affecting the interface between Preston Beach and Yalgorup National Park.                                                                  | ★        | DCDS | ●<br>Monitor/<br>Review | ●<br>Monitor/<br>Review | ●<br>Monitor/<br>Review | ●<br>Monitor/<br>Review | ●<br>Monitor/<br>Review | ●<br>Monitor/<br>Review |
| 5.2.3  | Explore opportunities with neighbouring local governments for greater coordination of coastal and visitor management, including information sharing, consistent management approaches and joint initiatives where regional collaboration would improve outcomes. | 2        | DCDS | ●<br>Plan               | ●<br>Plan               | ●<br>Action             | ●<br>Action             | ●<br>Monitor/<br>Review | ●<br>Monitor/<br>Review |

Obj 5.3 Support community stewardship and volunteer participation.

| Action | Detail                                                                                                                                                                                                                          | Priority | Lead | 26/27                   | 27/28                   | 28/29                   | 29/30                   | 30/31                   | 31/32                   |
|--------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|------|-------------------------|-------------------------|-------------------------|-------------------------|-------------------------|-------------------------|
| 5.3.1  | Continue to support the Preston Beach Volunteer Rangers through coordination, training, equipment and operational guidance, recognising their role in visitor education, environmental stewardship and responsible coastal use. | ★        | DCDS | ●<br>Monitor/<br>Review | ●<br>Monitor/<br>Review | ●<br>Monitor/<br>Review | ●<br>Monitor/<br>Review | ●<br>Monitor/<br>Review | ●<br>Monitor/<br>Review |
| 5.3.2  | Continue to support the Preston Beach Volunteer Bush Fire Brigade through appropriate resources, training, infrastructure and operational coordination.                                                                         | ★        | CEO  | ●<br>Monitor/<br>Review | ●<br>Monitor/<br>Review | ●<br>Monitor/<br>Review | ●<br>Monitor/<br>Review | ●<br>Monitor/<br>Review | ●<br>Monitor/<br>Review |

|                                                                                     |                                                                                                                                                                                                                                                                                     |          |          | Review                  | Review                  | Review                  | Review                  | Review                  | Review                  |
|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|----------|-------------------------|-------------------------|-------------------------|-------------------------|-------------------------|-------------------------|
| 5.3.3                                                                               | Continue to work with Preston Beach community and volunteer organisations to support community stewardship, recreation, environmental initiatives and appropriate use of Shire-managed land and facilities.                                                                         | ★        | DCDS/DCS | ●<br>Monitor/<br>Review | ●<br>Monitor/<br>Review | ●<br>Monitor/<br>Review | ●<br>Monitor/<br>Review | ●<br>Monitor/<br>Review | ●<br>Monitor/<br>Review |
| Obj 5.4 Support evidence-based decision-making, monitoring and adaptive management. |                                                                                                                                                                                                                                                                                     |          |          |                         |                         |                         |                         |                         |                         |
| Action                                                                              | Detail                                                                                                                                                                                                                                                                              | Priority | Lead     | 26/27                   | 27/28                   | 28/29                   | 29/30                   | 30/31                   | 31/32                   |
| 5.4.1                                                                               | Progressively collect and analyse data to improve understanding of visitation, beach and vehicle use, facility demand, incidents and compliance activity, environmental conditions and use of community and recreation assets to inform future management and investment decisions. | ★        | DCDS     | ●<br>Plan               | ●<br>Action             | ●<br>Action             | ●<br>Action             | ●<br>Action             | ●<br>Action             |
| 5.4.2                                                                               | Use monitoring and available data to evaluate management responses, identify emerging issues and inform infrastructure priorities, funding applications and future actions under the Management Plan.                                                                               | ★        | DCDS     | ●<br>Plan               | ●<br>Action             | ●<br>Action             | ●<br>Action             | ●<br>Action             | ●<br>Action             |
| Obj 5.5 Maximise external funding and partnership opportunities.                    |                                                                                                                                                                                                                                                                                     |          |          |                         |                         |                         |                         |                         |                         |
| Action                                                                              | Detail                                                                                                                                                                                                                                                                              | Priority | Lead     | 26/27                   | 27/28                   | 28/29                   | 29/30                   | 30/31                   | 31/32                   |
| 5.5.1                                                                               | Actively pursue external funding and partnership opportunities to support priority actions identified through the Management Plan, including preparing projects to an appropriate level of readiness where required to strengthen funding applications.                             | 1        | DCDS     | ●<br>Plan               | ●<br>Seek<br>Funding    | ●<br>Seek<br>Funding    | ●<br>Seek<br>Funding    | ●<br>Seek<br>Funding    | ●<br>Seek<br>Funding    |

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