

FLINDERS ESTATE CONCEPT PLAN REVIEW

STATE OF PLAY

The 2009 plan for Flinders Estate is being updated for a growing Esperance. Here's an overview of what we found, and now we would like to hear from you to shape what comes next.



16,000

people expect to call Esperance home by 2031, up from approx. 14,500 today.

3,400

new homes are needed across the Shire over the next 20 years.

Stages 1, 2 & 4

of the four development stages at Flinders Estate are complete.

ESPERANCE IS GROWING

What's driving the need for more housing?

- People aged 65 and over will grow from 19% of the population to 25% by 2031, and many will be looking for homes that suit them as they retire and downsize.
- The 20 to 34 age group is growing too, so Esperance needs housing that works for younger people and families.
- Many households are single people or couples without children, and they need housing that suits how they live.
- Fewer long-term rentals are available as more homes shift to short-stay accommodation.
- Low unemployment of 1.8% is drawing workers who need somewhere to live. The 2024 Key Workers Accommodation Survey found 156 more people could be employed locally if homes were available.

PROGRESS SINCE 2009

The Flinders Estate plan is over 20yrs old

- The plan and zoning were set before today's planning rules, before the latest coastal hazard mapping, and before recent heritage findings.
- Some development has been completed, yet the majority is still to be constructed across the development area
- 29 lots were released to market in 2023/24 alone.
- Water, sewer, power and NBN already reach the estate, but will require significant extensions and upgrades
- Shared paths and bus route 811 already connect Flinders Estate to town.

COASTAL RISK: The Esperance Bay coastline is expected to move back around 90 metres over the next 100 years, and up to 130 metres in a severe scenario. The concept plan responds by proposing a wider foreshore reserve.

WHAT COULD CHANGE?

Some ideas to be considered for the concept plan

Housing Choice

Higher density in parts of the estate from R15 to R20, with pockets of R30.

Coastal Reserve

A wider foreshore reserve to manage coastal erosion over time.

Cultural Heritage

Protecting Aboriginal heritage sites within development area.

Short-stay Limits

Limits on short-stay accommodation to protect long-term rental supply.

Road Network Updates

Roads and lot layouts that suit higher density, make the most of sun & breeze, and keep views to the coast.

Local Centre

A better spot for a future shop or activity centre, so it compliments Castletown rather than competing with it.

Tourism

Opportunities for tourist accommodation, such as a caravan park, to meet the growing tourism demand.

HAVE YOUR SAY

Complete the survey online or visit us at the community drop-in session.

Visit haveyoursay.esperance.wa.gov.au/flinders-estate-review or scan the QR code.

