

SHIRE OF BRUCE ROCK
LOCAL PLANNING STRATEGY

MAY 2009

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1.0 Vision

In 2023 the Shire of Bruce Rock aspires to be a sustainable community that continues to meet the needs of current and future generations through the integration of environmental protection, social advancement and economic prosperity.

Bruce Rock will continue to protect its valuable agricultural resources and rural hinterland through cooperation between the Shire, its constituents and the relevant agencies set up to advise and assist with natural resource management and infrastructure delivery. There will be a wide choice of living styles that are sympathetic to the amenity of the countryside, protection of the environment and the principles of sustainability including the protection of vegetation and management of salinity.

The town of Bruce Rock will develop as a vibrant key urban centre for the Shire and regional hub for the District. It will provide modern and efficient services and remain the focus for the development of recreation, administration, cultural, commercial, rural industry and residential activity in the Shire, planned in a manner that protects the integrity of the town and the amenity of its residents.

The vision provides the context for the implementation of the strategy's objectives, strategies and actions as they apply to:

- Bruce Rock Townsite
- Other Settlements
- The Agricultural Hinterland

2.0 Objectives, Strategies and Actions

2.1 Bruce Rock Townsite

Objectives:

- ensure that Bruce Rock townsite remains the key living, business and community settlement in the Shire and that development in the town is sustainable and well planned with sufficient and suitable land to provide for a wide variety of housing, employment, recreation facilities and open space;
- ensure that Bruce Rock maintains efficient and safe transport networks and infrastructure facilities;
- encourage development through the provision of incentives and enticements to attract new residents and commercial investors;
- encourage the establishment and diversification of businesses that will strengthen and broaden the economic base of the town, providing employment opportunities for the community;
- coordinate new development in appropriate locations with efficient, timely and economically sustainable provision of infrastructure and services;
- manage any urban development on the fringe of town so that it remains sympathetic to existing adjacent agricultural uses; and
- protect and promote objects and places of natural, historical, architectural, scientific, indigenous and cultural significance, in consultation with the local community, state and federal governments.

Strategies and Actions:

Strategy 1

Encourage townsite consolidation by prioritising development on land already zoned Residential within the townsite and investigating opportunities for grouped dwelling development;

Actions

- 1a) continue lobbying the State Government to ensure that its commitment to provide reticulated sewerage to Bruce Rock via the Infill Sewerage Program occurs as a matter of priority and delivers reticulated sewerage specifically to land that is coded R10/25 in the Scheme;
- 1b) subject to the provision of reticulated sewerage, apply for subdivision and development of the 16 vacant lots owned by the Shire of Bruce Rock in accordance with the R25 coding requirements of the Scheme, including a commitment to develop alternative housing styles;
- 1c) continue to offer the service to private owners of land coded R10/25 via the local government program to assist with the demolition of old buildings and/or transfer the land to the Shire, to facilitate further subdivision and development;
- 1d) continue to contact private owners of the current 24 vacant lots coded R10/25 and provide incentives to transfer the land to the Shire, to facilitate further subdivision and development; and
- 1e) subject to the provision of reticulated sewerage, investigate opportunities for aged persons accommodation and grouped dwelling sites within the existing Residential zoned land, then:
 - i) progress a scheme amendment to recognise the appropriate Residential coding; or
 - ii) prepare a scheme amendment to recognise aged care facilities as Special Use - Aged Persons Accommodation; and
 - iii) prepare an outline development plan and/or subdivision/amalgamation application as appropriate.

Strategy 2

Support and enhance town centre business and commercial activity along Johnson Street as the 'main street' of town

Actions

- 2a) prioritise the development of the town centre through favourable assessment of development proposals for "D" and "A" uses along Johnston Street;
- 2b) commit funds to improve the Johnston Street streetscape including landscaping, paving, drainage and building renovation improvements;

- 2c) do not support development applications for a single house for land zoned Commercial on Johnston Street;
- 2d) subject to the provision of reticulated sewerage, investigate and initiate an amendment to create a Residential coding of R40 over the land zoned Commercial along Johnston Street. This will accommodate alternative residential development in conjunction with commercial development;
- 2e) subject to the provision of reticulated sewerage, support mixed use development applications which include grouped and multiple dwelling proposals as a way to increase the vitality of the main street and to provide alternative residential development options; and
- 2f) prioritise the development of all key retail, tourist, civic and community uses along Johnston, ahead of other areas zoned Commercial.

Strategy 3

Encourage the area on the eastern side of Butcher Street as a mixed use area providing a transition between commercial and residential uses.

Actions

- 3a) investigate the existing land uses along the western side of Butcher Street, between Swan Street and Parry Street and:
 - i) establish if it is appropriate to create a Mixed Use zone in the Scheme to provide a transition between the Commercial zoned land to the east and the Residential zoned land to the West and North; and
 - ii) subject to the outcomes of the investigation, prepare and initiate an amendment to the scheme to rezone the subject land from Residential to Mixed Use including permissibility for residential and appropriate commercial uses.

Strategy 4

Relocate existing industrial activity that is incompatible with adjacent residential land uses.

Actions

- 4a) initiate an amendment to rezone Lots 273 to 280 Noonajin Road from Industrial to Residential R10/25;
- 4b) provide financial incentives or initiate land swaps to relocate existing industrial activity and shire depot from the subject land to the Industrial zoned land at Strange Street, or future areas zoned Industrial; and
- 4c) offer assistance to private owners of the subject land with demolition of old buildings and/or vesting the land with the Shire, to facilitate future subdivision and development.

Strategy 5

Provide land to meet the demand for light and general industrial uses in appropriate locations whilst supporting and enhancing the existing Strange Street industrial area

Actions

- 5a) provide economic incentives to facilitate the relocation and establishment of light industry businesses into the Light Industry zone, with specific incentives to any service industries located at Lots 273 - 280 Noonajin Road;
- 5b) investigate the suitability of the Industrial Investigation Area (as shown on the strategy map) including Lot 16656 Bruce Rock Quairading Road, for Industrial use in the context of land ownership and availability, connection to services and impact on surrounding land uses. From there;
 - i) prepare a Scheme amendment to rezone the land Industrial;
 - ii) prepare an ODP including proposed lot configuration, road configuration and integration with the Shire depot and existing (non conforming) land uses; and
 - iii) apply to WAPC to subdivide the industrial area in accordance with the ODP; and
- 5c) subject to investigations and purchase of the land, prepare a Scheme amendment recognising a suitable location within the Industrial Investigation area for Public Purposes - Shire Depot. From there submit an application for subdivision to the WAPC for the proposed Shire Depot lot.

Strategy 6

Encourage residential expansion in areas that can easily connect to existing infrastructure whilst being economically viable and meeting demand

Actions

- 6a) facilitate the subdivision and development of a maximum of 100 lots (in accordance with the requirements of the draft Country Deep Sewerage Policy) in Bruce Rock in accordance with the requirements of the R10 density code (minimum 1000m² lot size), until such time as deep sewerage is provided in the town. This will be achieved through:
 - i) prioritising the subdivision and development of 48 lots at Lot 26240 Osborne Street subject to resolution of wastewater disposal issues;
 - ii) supporting the private subdivision and development of Lots 292 to 295 and 308 Lethlean Street and Lots 208 to 211 Noonajin Road; and
 - iii) recognising the area north of Collier Street as a long term residential expansion area in the strategy, to be supported only once Lot 26240 Osborne Street has been completely developed.

Strategy 7

Protection of native vegetation within the townsite

Actions

- 7a) continue to protect all areas of native bushland in or close to the townsite via inclusion into Parks and Recreation or Conservations Reserves in the Scheme, via a Scheme amendment; and
- 7b) condition all subdivision and development application to ensure that all native vegetation is retained and revegetation is promoted.

Strategy 8

Recognise noxious land uses and provide appropriate buffers from settlement areas

Actions

- 8a) in addition to the buffers recognised by the Scheme and Strategy, in consultation with the Environmental Protection Agency (including Guidance Statement No. 3), establish appropriate buffers for the following activities:
 - i) CBH facility at Lot 5, off Lethlean Street;
 - ii) liquid waste facility at Lot 28709 Bruce Rock East Road (to be decommissioned once the town is connected to reticulated sewerage); and
 - iii) water supply facility, off Bruce Rock Quairading Road;
- 8b) prepare a scheme amendment to formally establish these buffers through Special Control Areas restricting inappropriate development from noxious land uses; and
- 8c) until such time as the Special Control Areas are established in the Scheme, do not support the development of any residential uses proposed within the buffer areas shown on the strategy maps.

Strategy 9

Improve surface and ground water management to address salinity, reduce local discharge into the townsite and ensure waste water issues are addressed

Actions

- 9a) prepare a water management strategy for the townsite to:
 - i) establish drainage solutions in consultation with the Department for Water, including the development of retention and detention basins in existing and proposed areas of public open space;
 - ii) address salinity concerns including the management of the expected rising water table, including: revegetation of public areas with deep rooted trees and minimising residential, commercial and government water usage (through awareness campaigns, development and subdivision conditions); and

- iii) until such time as reticulated sewerage is made available, ensure that all development complies with Health Department on site effluent disposal requirements.
- 9b) liaise with the State Government to establish and coordinate the planned completion date for the provision of reticulated sewerage for the townsite. Upon which:
- i) secure an appropriate location for the construction of a wastewater treatment facility south of the townsite and respecting Environmental Protection Authority buffer requirements; and
 - ii) initiate a scheme amendment to rezone the subject land as Public Purposes - Waste Water Treatment Plant.

Strategy 10

Work with state government to attract community facilities and services to enhance the attractiveness of living in Bruce Rock

Actions

- 10a) continue to apply to appropriate funding bodies for access to funds for improving and developing community facilities.

Strategy 11

Rationalise and suitably recognise existing Parks and Recreation Reserves and areas of open space in the townsite

Actions

- 11a) establish open space reserves in the townsite by:
- i) investigating potential Parks and Recreation Reserves for the purposes of open space and to accommodate drainage requirements in the townsite; and
 - ii) upon purchase of land, prepare a scheme amendment to Reserve the land for Parks and Recreation
- 11c) utilise Dunstall Street Reserve (east of Cemetery Road) by:
- i) undertaking investigations to recognise the potential for the Parks and Recreation Reserve north of Dunstall Street (shown as 'Camping Investigation Area' on the Strategy map) to be utilised for temporary camping; and
 - ii) if camping becomes a more permanent possibility progress an amendment to reclassify the subject land from Parks and Recreation to Special Use - Camping.

Strategy 12

Promote a small amount of Rural Residential activity in locations that will not impact on the long term urban expansion of the townsite

Actions

- 12a) facilitate the development of the areas recognised in the Strategy for Rural Residential via:
- i) the preparation of a scheme amendment (subject to investigations) to zone areas recognised in the Strategy for Rural Residential;
 - ii) the preparation of an outline development plan submitted to the WAPC; and
 - iii) submission of an application of subdivision to WAPC; and
- 12b) further expansion of rural residential activity will not be considered in areas adjacent to the townsite.

2.2 Other Settlements

Objectives:

- ensure that the existing settlements of Ardath, Kwolyn and Shackleton are retained and consolidated to promote sustainable development sympathetic with adjacent agricultural activity
- recognise other gazetted townsites within the Shire as part of the rural hinterland

Strategies and Actions:

Strategy 13

Protect and promote Ardath, Shackleton and Kwolyn as the Shires other existing settlements

Actions

- 13a) promote development through favourable assessment of development applications consistent with the general permissibility requirements of the Townsite zone, including tourist and commercial activity;
- 13b) investigate the need for any Industrial buffers and initiate an amendment to create appropriate Special Control Areas between any industrial activity and urban activity;
- 13c) support small scale Rural Residential subdivision and development within the Townsite zone;
- 13d) rationalise the existing lot configuration via;

- i) the local government reclaiming vacant or unused land where rates remain unpaid;
 - ii) submitting an application for amalgamation to WAPC;
 - iii) where appropriate, submit a scheme amendment followed by an ODP showing proposed Rural Residential areas in the context of the subject land, road networks and surrounding land uses; and
 - iv) submitting an application for subdivision to WAPC;
- 13e) establish a local government heritage inventory and recognise any existing structures of heritage value within the townsites;
- 13f) ensure the protection of native vegetation in the townsites by requiring it as a condition of development and subdivision or formally protecting it as a Parks and Recreation or Conservation Reserve; and
- 13g) investigate utilising the Kwolyn townsite for camping to support the Kokerbin Rock Nature Reserve.

Strategy 14

Recognise previously existing settlements as rural and rationalise existing cadastre and protect any buildings or sites of heritage value

Actions

- 14a) ensure that only those uses permissible within the Rural zone are permitted in these Settlements;
- 14b) establish a local government heritage inventory and recognise any existing structures of heritage value within the townsites (such as Kwolyin Church);
- 14c) rationalise the existing lot configuration via:
- i) the local government reclaiming vacant or unused land where rates remain unpaid;
 - ii) submitting an application for amalgamation to WAPC.

2.3 The Agricultural Hinterland

Objectives:

- to support the sustainable continuation of primary industry and agricultural activity as the key economic drivers for the Shire;
- to protect the Shires natural resources through the responsible management of the land and addressing issues such as endemic vegetation protection, salinity management and water protection; and
- to protect areas of Aboriginal and European heritage.

Strategies and Actions:

Strategy 15

Facilitate the continuing operation and expansion of agricultural activity and rural industries within the Rural zone

Actions

- 15a) initiate an amendment to recognise the buffers of existing CBH facilities zoned Industrial with a restricted use 'Rural Industry', and when appropriate include a Special Control Area, in consultation with EPA requirements;
- 15b) do not support the subdivision or fragmentation of Rural zoned land;
- 15c) support the agriculture industry in it's attempts to farm the land in a manner that protects the environmental values of the natural vegetation and the soil including:
 - i) promote farm diversification including the promotion of sustainable agriculture (including strategic tree farming);
 - ii) encourage community organisations that promote natural resource management such as catchment groups and land management associations; and
 - iii) encourage and seek funding for land care management programs.
- 15d) in consultation with the Department for Agriculture and Food identify and protect any areas recognised as Priority Agricultural Land and ensure the protection of this land from the impacts of competing land uses.

Strategy 16

Protect and provide management incentives for land and waterways affected by salinity

Actions

- 16a) recognise the land shown on the Strategy Map as 'Salinity Affected Land' and promote the rehabilitation of this land and, including the utilisation of the Shackleton Lakes for salt remediation.
- 16b) promote and assist with the establishment of Bruce Rock land care group(s) to deliver rehabilitation outcomes for salinity affected land and assist the agriculture industry to reduce its impacts.
- 16c) Request the Department for Agriculture and Food in consultation with the Department of Water and the Shire to develop a strategic framework for coordinating surface and sub-surface water management in the Shire.

Strategy 17

Protect all native vegetation

Actions

- 17a) ensure vegetation protection by:
- i) investigating the potential for the areas containing native vegetation recognised on the Strategy map to be Reserved for Conservation (and ceded to the appropriate state government agency) or Reserved for Parks and Recreation (and ceded to the local government) in the Shire's Scheme;
 - ii) initiating an amendment to Reserve the recognised areas of significant vegetation; and
 - iii) preparing a native vegetation management plan to protect areas of native vegetation proposing actions including: roadside vegetation protection, fencing, weed control, fox control and revegetation/restoration of impacted sites.

Strategy 18

Recognise areas of aboriginal and European heritage

Actions

- 18a) protection of aboriginal heritage interests by:
- i) liaising with the appropriate state government aboriginal agencies with respect to the formal protection of aboriginal heritage sites including Kokerbin Rock, Kwolyin Hill and Yarding and the impacts of native title decisions on the future use of Crown land;
 - ii) favourably consider requests received from aboriginal organisations to formally Reserve any sites of aboriginal interest that are currently not reserved, via a scheme amendment as either Parks and Recreation or Conservation.
- 18b) establish a local government heritage inventory and recognise any existing structures of heritage value within the townsites (such as Kwolyin Church).

Strategy 19

Support the appropriate extraction of basic raw materials

Actions

- 19a) support the extraction of basic raw materials in areas that are suitable in terms of existing land use and environmental considerations; and
- 19b) ensure appropriate buffer distances between proposed development and existing or future basic raw materials sites.

3.0 Implementation, Review and Monitoring

This Local Planning Strategy - sets out the shire's general intentions for future long-term growth and change. It has been developed from analysis of current key issues and those likely to have impact in the future. The time period envisaged by this strategy is between 10 to 15 years.

New land use and development opportunities and challenges however, will arise during this time and some of the changes will not be foreseen today. They may result from factors such as innovations in technology, restructuring of the economy and the workforce, outcomes of Native Title applications and diverse and changing community needs and aspirations.

It is essential that Council and this strategy respond to change in a planned manner to ensure that benefits to the shires community are maximised. This should reduce ad hoc approaches and in turn potential negative impacts on the community.

This local planning strategy should not be viewed as a fixed plan, but a living document that will require continual review and it is recommended that the entire strategy be reviewed every five years, coinciding with the review of the local planning scheme.

4.0 Strategy Maps

- Map 1. Shire of Bruce Rock Local Planning Strategy (Shire Map)
- Map 2. Shire of Bruce Rock Local Planning Strategy (Townsite Map)

5.0 Rationale

At the present time there are no strategic planning documents to provide the rationale for the future planning of the Shire of Bruce Rock. This justifies the need for a comprehensive local planning strategy as an instrument to manage of land uses and facilitate development in the Shire. The Shire reference document entitled *Shire of Bruce Rack Background Information and Reference Document* provides detailed background information and that has been used to generate the objectives, strategies and actions proposed by this local planning strategy.