

SHAPE THE STRATEGY

PRIORITY PLANNING RESPONSES



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The York community has emphasised the importance of investment and employment, heritage values and rural lifestyle. In response, the local planning strategy will focus on supporting key growth opportunities for the Shire, whilst celebrating our heritage and rural lifestyle.

These posters show ideas for how the local planning strategy can support the key opportunities for growth and lifestyle in the Shire. Take a look and tell us what you think!

Recognise the primacy of agriculture to York's economy

Achieve greater economic vitality in York through tourism investment

Attract and retain a diverse, prosperous community by creating vibrant and unique lifestyle opportunities

Support expansion of artistic and cultural expression as part of the local economy

Meet the needs of a growing service economy

Rural land

Protecting our rural land from inappropriate development is important for the local economy and rural lifestyle.

Tourism

Providing greater tourism opportunity is important to attract external investment into the local economy.

Town centre

Creating a vibrant town centre that celebrates its historical character will attract people and tourism investment.

Rural lifestyle

Opportunities to enjoy a rural lifestyle in proximity to major centres differentiates York and is a key attractor for a growing community and investment.

Infrastructure

Identifying land for community, transport, and service infrastructure is essential to support a growing community and attract and retain residents.

Arts and culture

Facilitating arts and cultural expression as part of York's character and local economy provides a niche tourism and lifestyle opportunity.

Industrial and service employment

A growing community requires land for industrial and service businesses.

LAND USE IDEAS TO DELIVER

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RURAL LAND USE IDEAS

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Protecting our rural land from inappropriate development is important for the local economy and rural lifestyle.

This poster presents ideas for how the Shire of York Local Planning Strategy and Local Planning Scheme No. 3 can protect rural land for agricultural production and maintain the Shire's rural character.

Recognise the primacy of York's rural lands for agricultural production

As shown in the land use map on this poster, rural land should be assigned a zone in the new scheme that supports and acknowledges the agricultural land use intent.

Protect agricultural land from inappropriate land uses

The growth of Perth is putting pressure on nearby regional local governments to host regional facilities - such as waste management sites.

Regional, non-rural facilities (in addition to waste management) should be identified as 'not permitted' as a right in the Shire of York. This would put in place a more strategic planning approach, through community engagement and scheme amendments to special use zones where facilities are deemed appropriate.

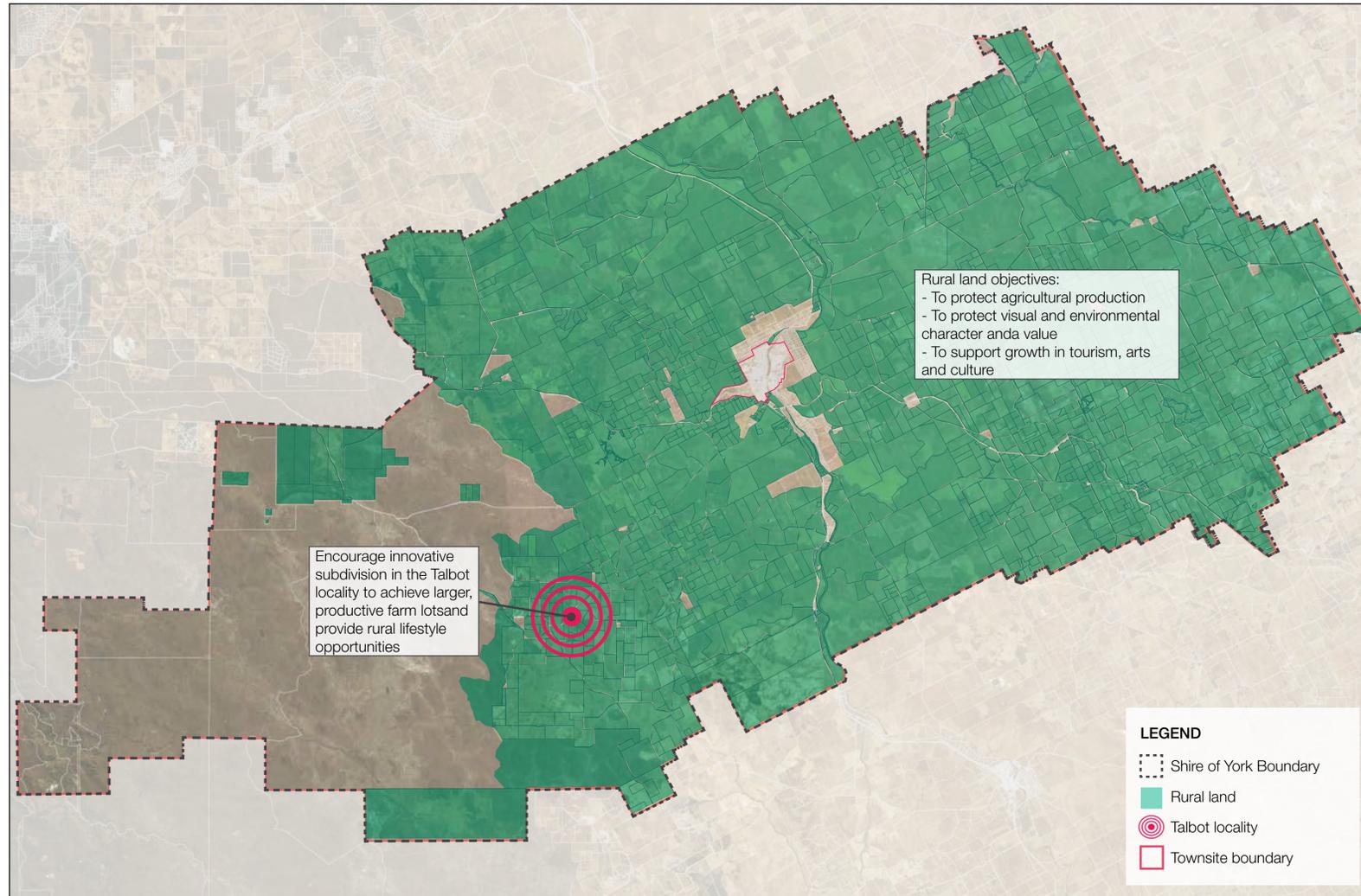
Proactively engage with state government on siting of regional facilities

Regional facilities (such as waste management, cemeteries, prisons, etc) The Shire of York is already engaging with state government to encourage strategic and consultative approaches to identification of sites for regional facilities. This important advocacy on behalf of the local community should continue.

Enable agricultural use and development

The local planning framework should avoid red tape for local farming operations. The local planning scheme should clearly facilitate agricultural uses as permitted where they do not present significant environmental or amenity risks.

A rural local planning policy can be prepared in consultation with the community to identify development that can be exempt from development approval on rural land, in particular dams, sheds, and other necessary structures for farming operations.



The primacy of agriculture to the local economy should be a key objective for rural land in the local planning strategy



Facilitate non-rural land uses that support the identified growth opportunities for the Shire

A secondary objective of rural land in the Shire should be to support other desirable investment in the local economy - this includes tourism, arts and culture.

The rural zone should enable tourism, arts and cultural uses on agricultural properties to support the local economy and provide for additional income opportunity on farming properties. Tourism, arts and cultural uses can be encouraged by identifying these uses as permitted or discretionary in the local planning scheme. This confirms the intent of the scheme to encourage these uses. Approval may still be required for development and construction, and particular development standards may apply to specific uses (for example, car parking).

Encourage innovative subdivision in the Talbot area to manage pressure for 'weekenders' and achieve larger, productive farm lots

Due to proximity to Perth, there is growing pressure for lifestyle lots in the Shire. Talbot, being close to the Darling Scarp, is a key location in the Shire where rural lifestyle lots will become higher in demand.

There is a risk that, when rural living lots are not available, productive agricultural lots can be purchased for lifestyle reasons. These lots may not be actively farmed, and this can have an impact on productivity.

State subdivision policy does not allow subdivision of rural land except in certain circumstances. The rationalisation of rural lots in the Talbot area, through a combination of subdivision and amalgamation, can provide better protection for agricultural land by creating larger rural lots, with some smaller lots created to maintain the same total number of lots. This provides both opportunity for local lifestyle lots alongside larger rural lots that affords better protection for agricultural land.

Tell us what you think about these ideas!

Is there anything else you think the Shire should consider for rural land in York?

SHAPE THE STRATEGY TOWN CENTRE LAND USE IDEAS

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Creating a vibrant town centre that celebrates its historical character will attract people and tourism investment.

This poster presents ideas for how the Shire of York Local Planning Strategy and Local Planning Scheme No. 3 can support development of a vibrant town centre.



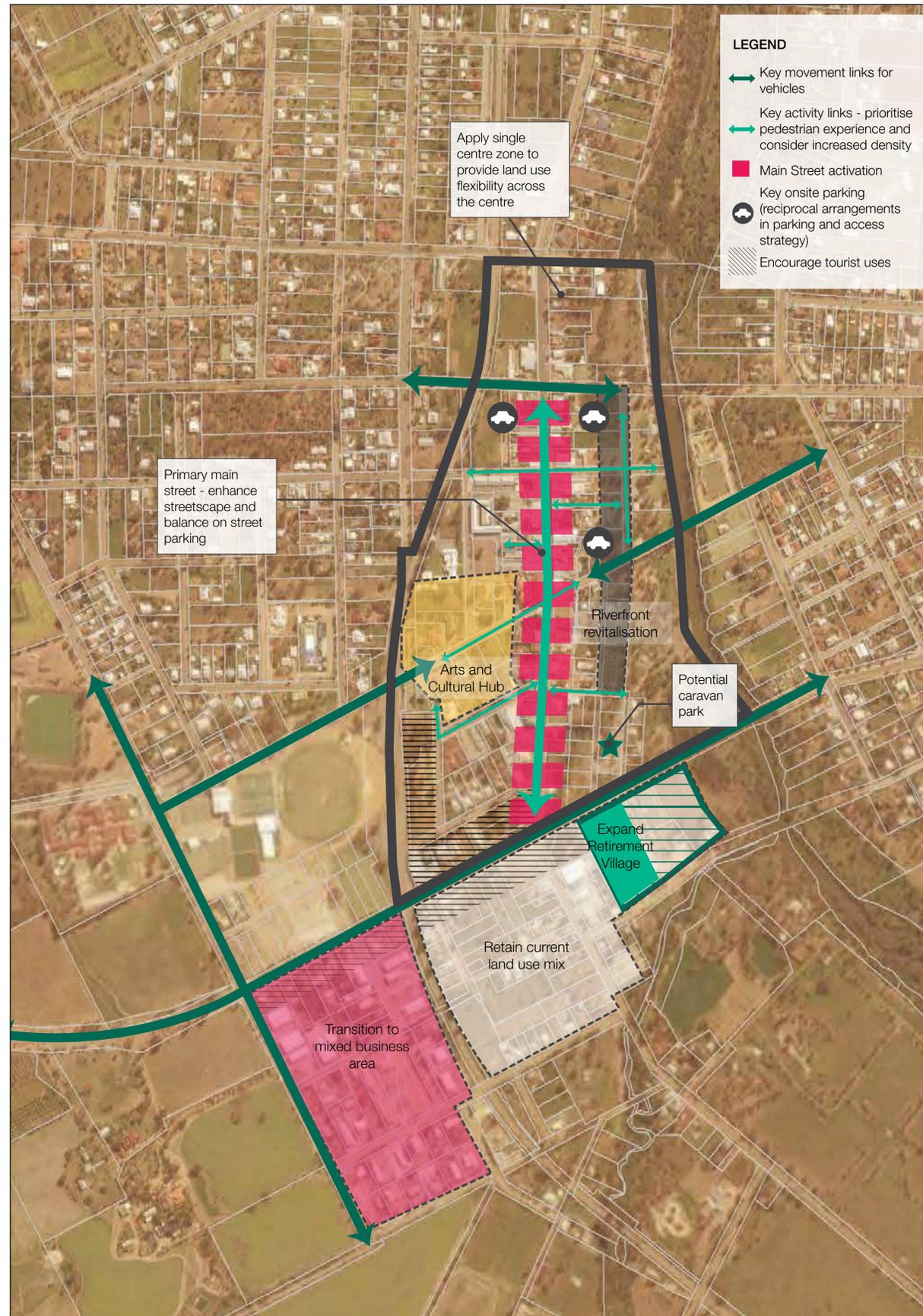
Protect heritage values - heritage buildings are a key element of York's character and this should be protected through the planning scheme.



Celebrate heritage character - a review of the current heritage policy should involve a heritage architect in shaping the most appropriate guidance for modern development that frames and highlights the historical value of York's heritage buildings. This is an example from Perth.



Develop Peace Park as a public plaza within a hub of culture and arts activities. Future redevelopment and masterplans should consider opportunities for outdoor cinema and outdoor events and performance spaces.



Provide flexibility for new businesses and experiences - a single zone with a great deal of land use flexibility should be applied across the centre. This will enable new businesses to locate in existing buildings, without necessarily requiring development approval to change the use of the building. The zone for York centre should encourage entertainment and tourist uses, including arcades and pool halls, cafes and shops.



Enhance the Avon Terrace streetscape with balanced parking - a streetscape masterplan will be a key tool for the Shire to improve and enhance the streetscape along Avon Terrace.

A parking and access strategy should be developed to enable a balanced approach to on-street car parking along Avon Terrace. This will enable space for landscaping, pedestrians, shade and alfresco, and enhance visual links to heritage buildings for tourists and visitors.



Develop laneways that intrigue and delight. A key opportunity is provided by private land between the Court House and old Post Office (top). The example below shows how small spaces can become places for play and events.

Revitalise the riverfront

Encourage tourist, hospitality and retail development on existing zoned land along the waterfront, linking York to the Avon River. This will require innovative design responses to flooding and bushfire risks.

Facilitate housing choice and diversity

Greater diversity, and opportunity to downsize locally, should be provided through medium density in key locations in the centre.

Examples of what medium density development might look like are provided on the "rural lifestyle" poster.

Manage future form of development to reflect York's heritage character

As York grows, large format retailers and well known food franchises and businesses may be attracted to town. This will provide new shopping and dining opportunities for many in York, however presents potential challenges in how such businesses can integrate into the character of the centre. Strong design guidelines will be required to manage interface, signage, parking, access and activation. This should be a key element of a town centre design local planning policy.

Improve pedestrian and cycle links

Enhanced pedestrian and cycle linkages throughout the town centre will provide greater accessibility by those in the community that do not drive, in particular youth. Enhanced linkages should open Avon Terrace to the river and to the west, encouraging visitors to explore the entirety of York's centre.

Avon Park Revitalisation

The revitalisation of Avon Park, in line with the existing masterplan, will provide a node of attraction on the Avon River, and provide a place for socialisation.

Tell us what you think about these ideas!

Are there other ways the local planning framework can support support greater vibrancy in the town centre?

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TOURISM LAND USE IDEAS

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Providing greater tourism opportunity is important to attract external investment into the local economy.

This poster presents ideas for how the Shire of York Local Planning Strategy and Local Planning Scheme No. 3 can support investment into tourism.

Recognise tourism as a key objective for planning in the Shire.

All appropriate zones (including in rural areas and the York town centre) should include an objective to support tourism opportunities. Zone objectives create a frame for considering future development. Identifying the importance of tourism to the local economy in zone objectives provides in principle support for future tourism investment.

Enable investment into tourism enterprises and businesses across the Shire

Local community and businesses have clearly identified that tourism is a key economic focus in the Shire. The best way for the local planning strategy and scheme to support new tourist activities and businesses is by identifying tourist land uses as permitted or discretionary uses in all relevant zones of the new scheme. This confirms the intent of the Shire's scheme to facilitate tourist investment.

Establish a scenic protection area on Great Southern Highway

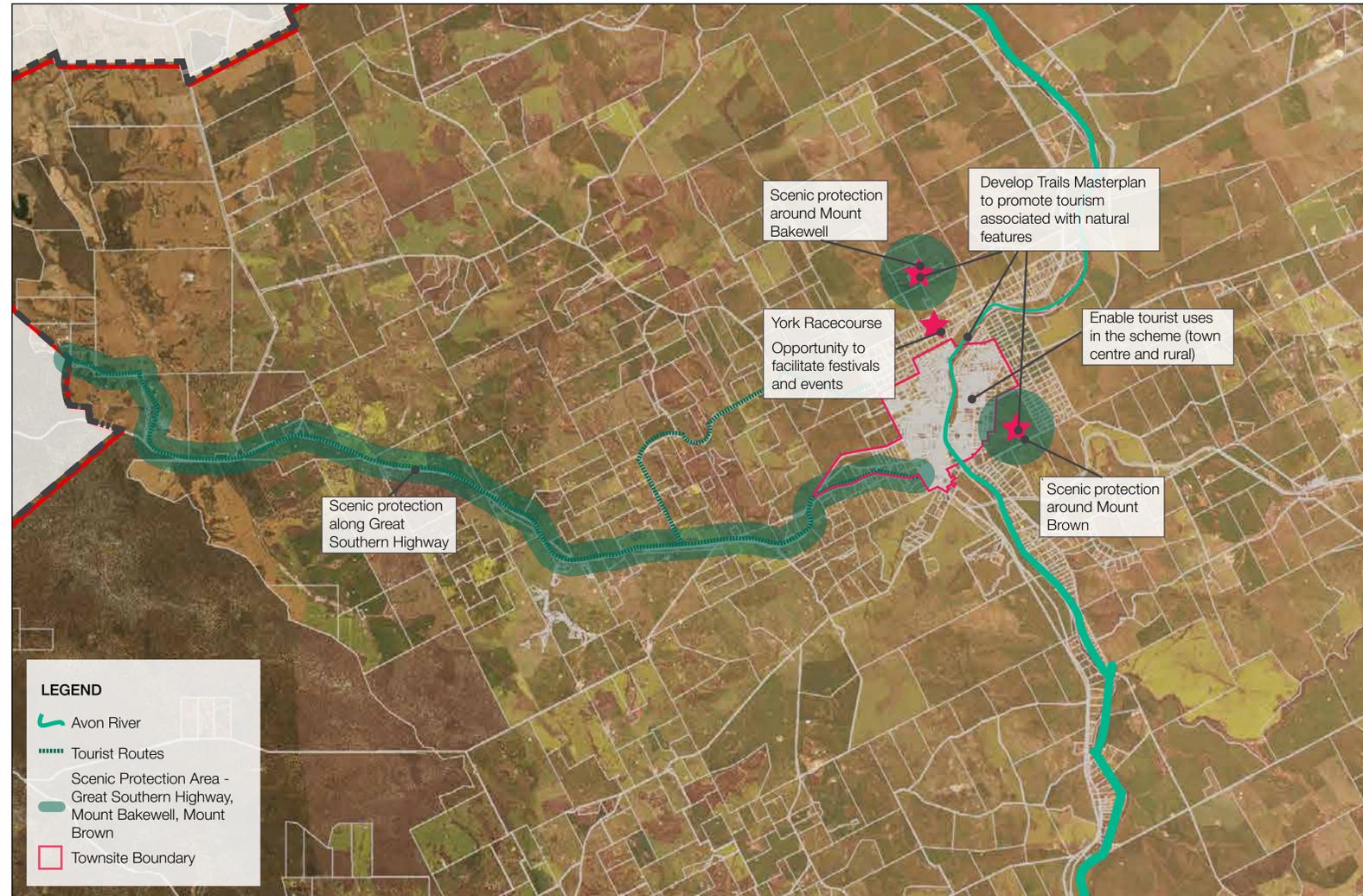
Great Southern Highway is the gateway for tourists coming to York. A scenic protection area - through special controls in the local planning scheme - can ensure the visual experience of this key route is maintained.

Facilitate large events and festivals at York Racecourse

York Racecourse provides a venue opportunity for large events and festivals, that should be encouraged in future use and development of the site.

Develop a new caravan park

Release of a site for a caravan park in York will attract additional tourist markets.



LEGEND

- Avon River
- Tourist Routes
- Scenic Protection Area - Great Southern Highway, Mount Bakewell, Mount Brown
- Townsite Boundary

Facilitate the development of tourist experiences on heritage homestead lots

Heritage homestead sites provide a unique tourist opportunity that should be encouraged. The diversity of uses necessary to create these niche tourist developments do not fit within the standard land use classifications and zones of the scheme, and therefore special use zones (through scheme amendments) should be used.

Within residential areas, tourist homesteads should be encouraged that include:

- tourist accommodation
- galleries and tourist shops
- hospitality options (e.g. tea rooms)
- artists studios
- day spas

Outside of residential areas, it is appropriate to enable additional special uses that might otherwise lead to noise and other impacts. Additional uses such as function and reception centres can be encouraged on homestead lots outside residential areas, where noise levels can be managed in accordance with state noise regulations.

Develop a trails masterplan with regional connections

A trails masterplan, considering walking and mountain bike trail opportunities - is a key way the Shire can work with the community to develop trails and diversity the tourist experience. Opportunities include Mount Bakewell, Mount Brown, and the Avon River (including connecting through to Northam).

Develop an economic development strategy

The planning strategy and scheme can remove barriers to tourism businesses operating in the Shire, however cannot alone attract investment into York's tourist economy.

An economic development strategy will be a key tool the Shire can use to plan for attracting investment into local tourism.

Tell us what you think about these ideas!

Are there other ways the local planning framework can support tourism in the Shire?



York offers unique tourist opportunities

Heritage homestead lots can provide niche tourism opportunities that support the local economy



The scenic value of Great Southern Highway as a key tourist link between Perth and York should be recognised and protected.

A trails masterplan can explore opportunities to open access up Mount Bakewell



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RURAL LIFESTYLE IDEAS



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Opportunities to enjoy a rural lifestyle in promiximity to major centres differentiates York and is a key attractor for a growing community and investment.

This poster presents ideas for how the Shire of York Local Planning Strategy and Local Planning Scheme No. 3 can support opportunities to enjoy a rural lifestyle in York.

Rural residential areas

Sufficient land supply is available within currently zoned rural residential land and expansion areas previously identified in the current local planning strategy. Enhanced provision of services to these areas (such as bridle trails through unconstructed road reserves) can provide an additional attraction for new residents looking for large rural lifestyle lots.

Rural smallholdings areas

Sufficient land supply is available within currently zoned rural smallholdings areas. These locations provide opportunity for hobby farms and low scale rural pursuits.

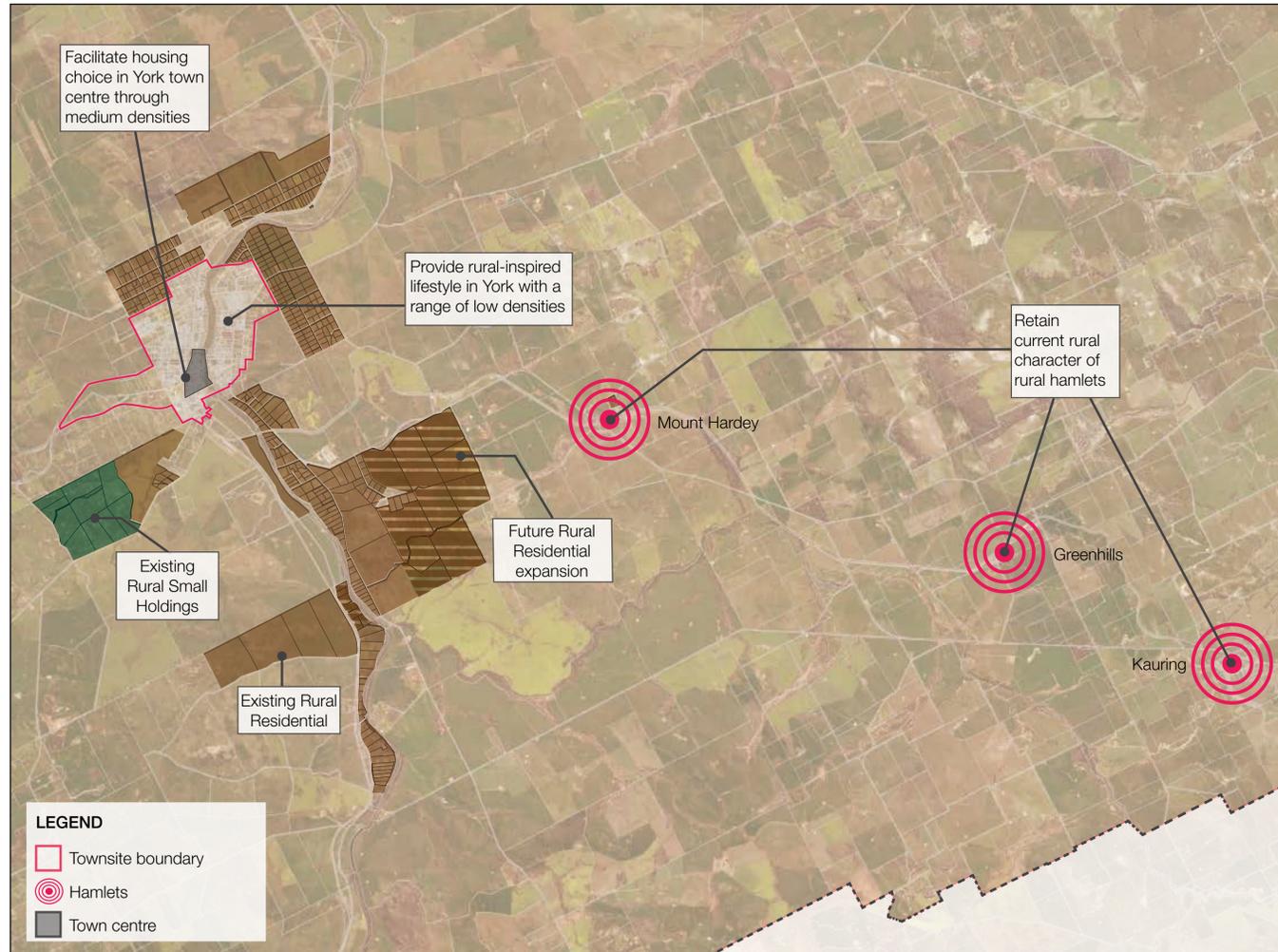
Talbot rural lifestyle and tourism node

As discussed in the rural strategy, rationalisation of rural lot boundaries is an available mechanism to provide a rural lifestyle and tourism node in Talbot.

Rural hamlets

Planning objectives for rural hamlets should focus on retaining and enhancing the current rural character and lifestyle.

Rural townsites zones for the hamlets should provide flexibility for future land use and services.



Rural hamlets should retain rural character and lifestyle



Providing a rural-inspired lifestyle in York townsite

Current density ranges in the York townsite are consistent with the aspirations of community members, and provide sufficient land supply for growth of the community. Any new urban growth in York should provide density ranges that reflect the rural lifestyle, supporting low density single housing (R15-17.5) with medium density - such as townhouses (R40-60) - in areas of high amenity, for example adjacent to public open space.

Keeping of animals

A key element of a rural lifestyle on large lots is the ability to keep animals, including horses and sheep. Currently this isn't allowed on residential zoned properties. The future scheme should enable keeping of sheep, horses, etc on individual residential lots based on appropriate stocking rates and management plans.

Whilst a specific 'equine precinct' has not been highlighted, establishing bridle trails through rural residential areas near the racecourse will provide additional facilities for people keeping horses in the area



Current rural residential land around the York townsite provides sufficient capacity for rural lifestyle lots



Lifestyle and density examples

Rural residential



Low density residential



Medium density residential



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INFRASTRUCTURE IDEAS

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Identifying land for community, transport, and service infrastructure is essential to support a growing community and attract and retain residents.

This poster presents ideas for how the Shire of York Local Planning Strategy and Local Planning Scheme No. 3 can facilitate infrastructure provision.

Planning for the York Bypass

A preferred alignment for the York Bypass has been identified, however the project does not have funding available.

Whilst the local planning strategy will identify the preferred alignment, the land should not be reserved in the scheme until Main Roads Western Australia has funding available for land acquisition.

Public transport links

Greater connectivity between York and Perth and Northam through public transport will promote the opportunity for people to work or study out of York, whilst staying in town to enjoy the rural lifestyle. It will also provide opportunity for demographics that do not drive - such as youth - to access regional services.

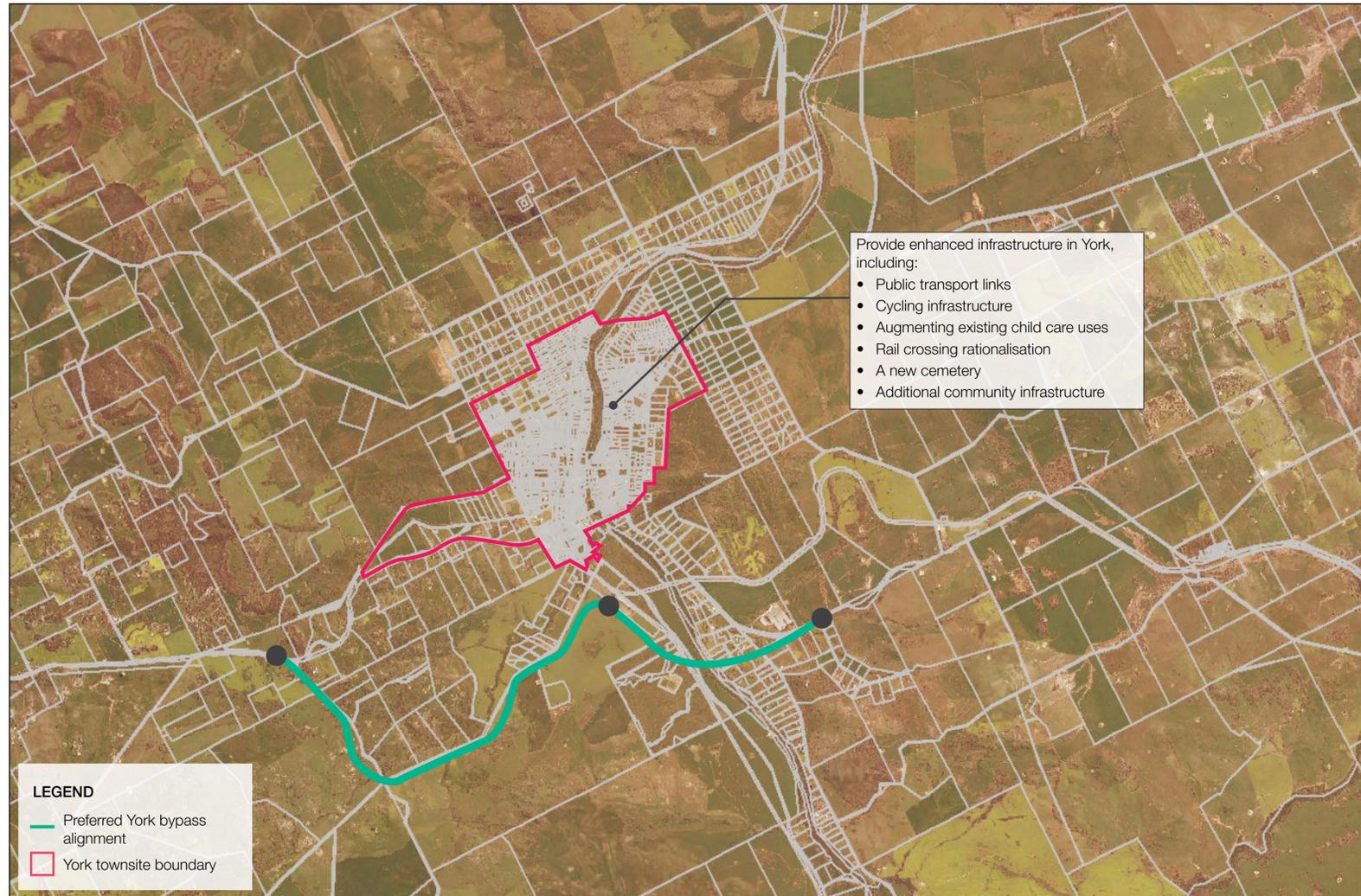
To demonstrate demand to state government, pilot programs could be run by the Shire, for example to take youth into larger centres during school holidays. Results from pilot programs can assist lobbying the state government for investment and services.

Provide telecommunications for tele-commuting

Most of the Shire is connected to the National Broadband Network, however access in outlying areas of York may not be sufficient. Enhanced telecommunications (along with public transport) is a key way to link people in York to tertiary education, as greater course content is offered digitally. Combined with better public transport, the York community will be more able to access tertiary institutions in Perth, Northam and Midland without the need to leave town and lose community connections.

Cycling infrastructure

Future capital works and road upgrades should include incorporation of cycle lanes to link key community facilities with each other and the town centre. Town centre streetscape planning should include facilities for safe bicycle parking.



Rationalising rail crossings through the York townsite can be a way to achieve safer pedestrian and cycle access through upgrade of retained level crossings

The York Recreation and Convention Centre meets the majority of York's recreational needs.



This area includes an easement for pedestrian access to Avon Terrace. Introducing cycle ways within the town centre and broader York townsite will provide safer and more efficient access.



Sewer expansion within York

Expansion of the sewer is necessary to enable expansion of the York town centre, and facilitate additional housing diversity in the townsite.

Community infrastructure

York is well serviced by community infrastructure for a regional centre. However, there are some gaps in provision that should be filled where funding opportunities arise. These include:

- Outdoor recreational space (non-sporting)
- Senior citizens centre
- Skate park upgrade to serve as a district facility
- Youth centre
- Ongoing improvements to existing parks

Child care

As York's community grows, the offering of child care centres can be increased by ensuring scheme zones (including the residential zone) facilitate establishment of family day care.

Senior school

Liaison with the Department of Education to identify and develop a senior school (Years 11-12) may become necessary as the population of York grows.

Rail crossing rationalisation

A rationalisation of rail crossings within York provides opportunity to enhance safety and connectivity at key crossings, offset by removal of less important crossings. This should be considered in a parking and access strategy for the town centre.

Cemetery

A new cemetery has been identified by the Shire as a need for the future. An appropriate site will be required to be identified and purchased for cemetery development.

Tell us what you think about these ideas!

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ARTS AND CULTURE LAND USE IDEAS

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Facilitating arts and cultural expression as part of York's character and local economy provides a niche tourism and lifestyle opportunity.

This poster presents ideas for how the Shire of York Local Planning Strategy and Local Planning Scheme No. 3 can support a thriving arts and cultural industry in York.

Identify York as the regional centre for arts and culture

Working with the Department of Local Government, Sport and Cultural Industries to identify York as the regional arts and cultural centre of the Wheatbelt provides an opportunity to access funding for investment in cultural infrastructure (including programs and technology in addition to physical buildings).

Establish an arts and culture centre

Ideas for the town centre (on a separate poster) identifies a hub to encourage arts and cultural business and experience. There is an opportunity to work with the local arts network to establish an arts centre within this area.

Develop outdoor performance spaces

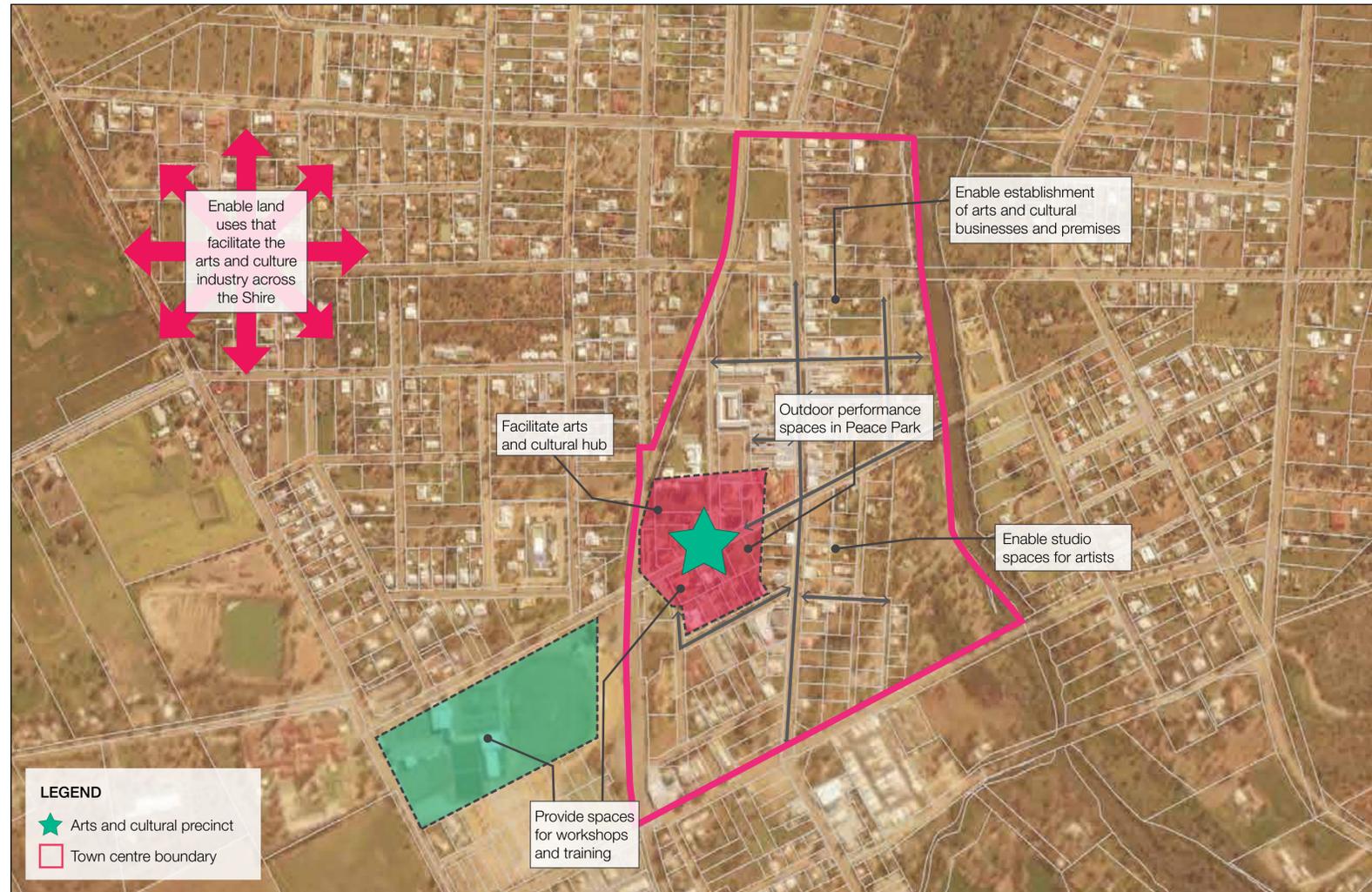
A flexible outdoor performance space provides opportunity for the performing arts, from theatrical productions to small scale musicians. A location for this space has been provisionally identified as Peace Park.

Provide spaces for workshops and training

Delivering workshops and training programs is a key opportunity for local artists to access an additional income stream. The Shire can support this by making community facilities available (free of charge where possible) to community members and providing advertising and marketing support.

Lobby for effective technology and telecommunications

Technology and telecommunications are vital for digital artists, networking, and for bringing metropolitan opportunities to the community. For example, WA Opera in the Park is one of many live events in Perth simulcast to regional towns.



Economic development strategy

The ideas for the tourism strategy recommend an economic development strategy. This should include arts and culture as a part of economic development.

A key opportunity to consider in the strategy include small business start up support, assisting artists to translate their passion into income streams and business plans. The Shire should engage with local and regional artists to understand the best support for to provide for events etc.

Enable studio spaces for artists

The local planning scheme can enable studio and sales spaces for artists in York by identifying the relevant use class (cottage industry and home store) as a permitted use.

Develop a public art policy

A local planning policy for public art can require large developments (for example, over \$1 million) to contribute one percent of the project value towards public art.

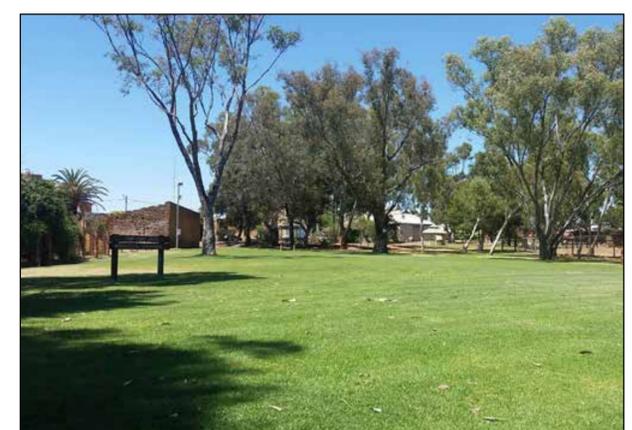
Tell us what you think about these ideas!

Are there other ways the local planning framework can support arts and culture in York?



The local planning scheme can facilitate local arts businesses through permitting galleries and studios in town, such as the existing Botanicalia Gallery.

A public art local planning policy provides opportunity to invest in public art projects as a result of larger developments. The first example here shows a tourist engaging with public art in Melbourne - a key way arts can support local tourism



The potential state heritage precinct in the town centre presents a unique opportunity to develop a cultural hub incorporating outdoor performance spaces in Peace Park



SHAPE THE STRATEGY INDUSTRIAL AND SERVICE EMPLOYMENT LAND USE IDEAS



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A growing community requires land for industrial and service businesses.

This poster presents ideas for how the Shire of York Local Planning Strategy and Local Planning Scheme No. 3 can support industrial businesses in York.

Work with local landowners to achieve a new local industrial area

Potential options for a new industrial area have been identified, based on proximity to the York town centre, transport access, topography, and services availability.

Transition industries from the light industrial area and residential areas

Once a new area is identified for industrial development, a transitional mixed use zone for the existing industrial area may be appropriate to encourage industries to relocate, and enable redevelopment of the existing industrial area for other uses, including mixed business, tourist, and residential uses.

Facilitate delivery of local service businesses from home

There is opportunity for service businesses to operate from home through home business land use definitions. In rural residential areas, 200m² can be used for business purposes, enabling equipment storage and works areas. There are restrictions on the number of non-household employees (no more than two)

Rural enterprise zone

A rural enterprise zone would identify an area for light and service industries on the same lot as a residence - in effect a combination of rural residential and light industrial development. This provides flexibility for people to live and work on one property. No locations have been identified for this use yet - tell us if you think any locations around York would suit this land use type.



An example lot in a rural enterprise zone in Western Australia. The dwelling is integrated into the cabinet making business, with high quality landscaping in the front to create a neighbourhood feel.



Once a new industrial area is identified, a transitional zone can facilitate tourist and other developments as businesses relocate over time. This is a similar example in Kununurra, where tourism developments are creating a new first impression for the town.



A new industrial area will provide suitable, serviced land for local industrial operators.

