



# SHIRE OF YORK

## LOCAL PLANNING STRATEGY

### PART 1

April 2019

## ADVERTISING

The Shire of York Local Planning Strategy certified for advertising on 30 April 2019

*MBurnett*

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An officer of the Commission duly authorised by the Commission  
(pursuant to the *Planning and Development Act 2005*)

Date: 30 April 2019

## ADOPTED

Adopted by resolution of the Council of the Shire of York at the Ordinary Meeting of the Council held  
on the ..... day of ..... 20.....

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Shire President

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Chief Executive Officer

## ENDORSEMENT

Endorsed by the Western Australian Planning Commission on the ..... day of ..... 20.....

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An officer of the Commission duly authorised by the Commission  
(pursuant to the *Planning and Development Act 2005*)

Date: \_\_\_\_\_

## MESSAGE FROM THE PRESIDENT

Welcome to the draft Shire of York Local Planning Strategy.

The preparation of a new local planning strategy is a key priority of the Strategic Community Plan, and sets a framework for the Shire to update our local planning scheme and policies to reflect the community's aspirations and priorities.

The draft local planning strategy has been developed based on considerable community engagement that has been undertaken over the last few years. Many of the strategies in this document are the ideas shared by community members, making this a planning strategy built by the local community, to achieve the objectives of our community.

The Shire of York is embracing the opportunities presented by our unique rural lifestyle, heritage values, and proximity to Perth. The local planning strategy provides guidance to deliver on the community aspirations of our Strategic Community Plan through our local planning framework, making York the place to live.

The local planning strategy will influence the form of our future growth, ensuring that we can maintain our rural lifestyle and character while we create vibrancy and services to achieve a balanced population structure in the long term. Our future growth will be achieved by continued growth in the agricultural and freight sector, with additional investment in tourism, arts and culture, and creating rural lifestyle opportunities to attract and retain a vibrant, engaged community.

The draft local planning strategy not only guides the review of our local planning scheme and planning policies to achieve the community's strategic priorities, it identifies other strategic projects and opportunities to enhance infrastructure and liveability in our town, settlements, and rural lands.

I am confident that the implementation of the local planning strategy will provide certainty for local business, encourage investment, protect our rural character, and achieve vibrant, rural lifestyle opportunities for our community.

I encourage you to read the draft local planning strategy, and provide a submission so that your views are captured in the finalisation of the strategy for implementation.

Cr David Wallace

President, Shire of York



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# INTRODUCTION





# 1 INTRODUCTION

**The Local Planning Strategy (the strategy) is the principal guiding framework for land use and development in the Shire of York.**

The role of the strategy is to provide a strategic vision and set out the objectives to guide future development across the Shire. The strategy balances the needs of the natural environment, economic development and community expectations to ensure the long term sustainable development of the Shire.

The strategy acts as a guiding tool in the decision making process, as well as informing future rezoning proposals and infrastructure projects. The strategy provides the strategic basis for the development and maintenance of a contemporary local planning scheme for the Shire.

The strategy is made up of two parts:

- **Part 1** provides the key strategic responses to address key issues across the Shire.
- **Part 2** provides the background information and analysis that informs the strategy.





## 1.1 STRATEGY AREA

The strategy applies to the Shire of York local government area, as shown in Figure 1.

The Shire of York is a local government in the Wheatbelt region of Western Australia, located 100km east of the Perth Central Business District. York is WA's first inland town, and is one of the major wheat producing areas in Australia.

The Shire of York covers an area of 2,131km<sup>2</sup>. The Shire is bounded by the local government areas of Northam and Cunderdin to the north and northeast respectively, Quairading to the east, Beverley to the south, and Mundaring and Kalamunda to the west.

The regional location of the Shire maintains strong links to Perth and Northam. The Shire maintains a regional lifestyle and context, with close access to the services and conveniences of a capital city.

The Shire includes the key town sites of York (the Shire's seat of local government), Gwambygine, Mount Hardey, Greenhills and Kauring.





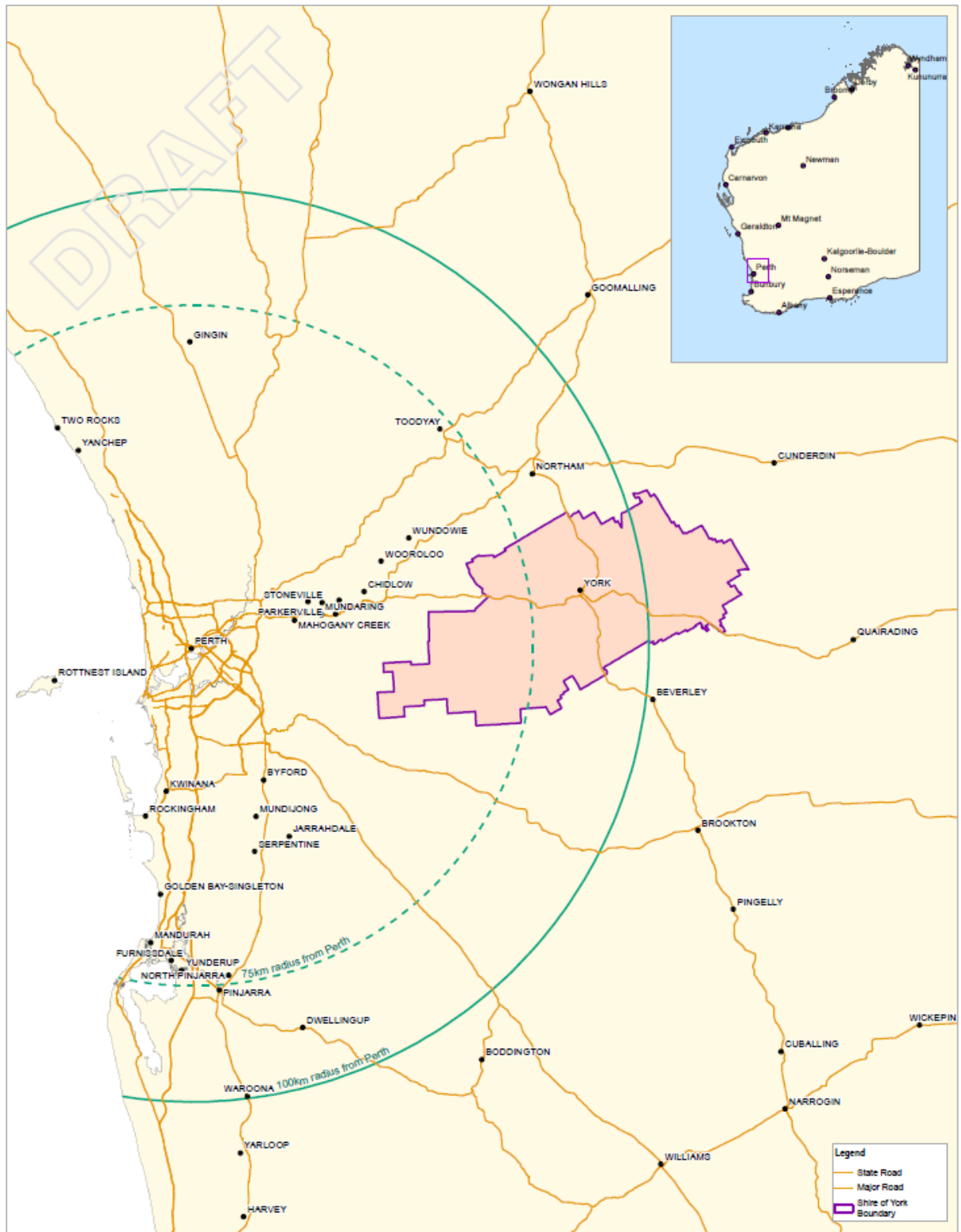
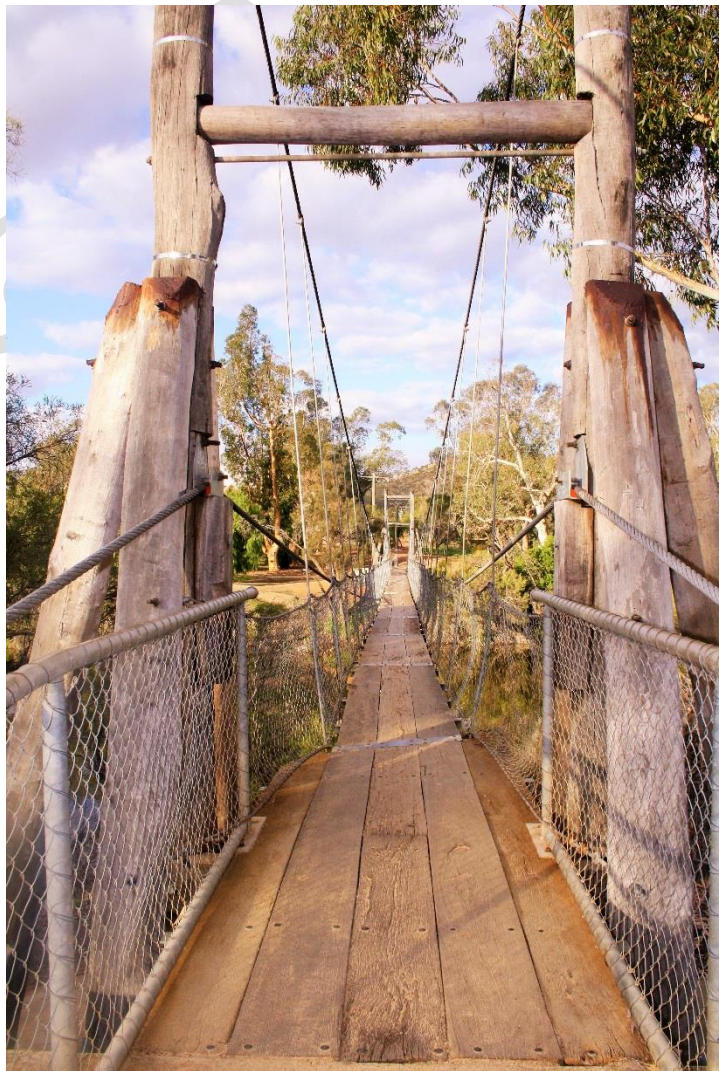


Figure 1 – York Regional Context





# VISION AND OBJECTIVES



## 2 VISION AND OBJECTIVES

**Council has embraced community aspirations, the five themes from the Strategic Community Plan 2018-2028, as the vision for the strategy.**

These themes encapsulate the York community's aspirations for the future, and provide consistency between the strategy and the Strategic Community Plan.

**THE PLACE TO LIVE:** To be a place which is attractive and accessible for the young and elderly and attracts people in the middle age groups to work and settle in the Shire. The York community aspires to be a balanced population structure in the long term.

**A LEADER IN CULTURAL HERITAGE AND ENVIRONMENT:** To be a place which is renowned for its cultural heritage and the quality of its natural environment, and for the care taken by the community of both.

**DRIVING THE YORK ECONOMY FORWARD:** To have a vibrant, diverse and prosperous local economy which is sustainable in the long term, makes sustainable use of its natural and built heritage and community assets and delivers benefit in the form of local jobs, business opportunities and a positive image for the Shire.

**BUILT FOR RESILIENCE:** To have secured an infrastructure base (e.g. buildings, roads, footpaths, parks, communications, water and energy) which is affordable, is managed at a level of risk accepted by the community, supports and a sustainable environment, increases rural and town resilience, and is responsive to community needs.

**STRONG LEADERSHIP AND GOVERNANCE:** To be a community where there is effective and responsive leadership and governance, a sense of collective purpose and shared direction and a willingness and desire to work together for that future.



### *A place of community and lifestyle*



The objectives of the strategy articulate how the future vision for the Shire can be supported through planning and development

### THE PLACE TO LIVE

- (a) Provide for a range of quality and accessible community infrastructure – education, health, recreation, public spaces – to support a healthy, active and engaged community;
- (b) Encourage a diversity of opportunity in lifestyle and housing, facilitating a combination of business and lifestyle;
- (c) Support opportunities for creative, innovative and cultural places, businesses, expressions and experiences;
- (d) Recognise and reflect the visual beauty of York's environment, cultural heritage, landscapes and communities.

### A LEADER IN CULTURAL HERITAGE AND ENVIRONMENT

- (e) Protect environmental values that support the continuation of biodiversity, the lifestyle of the community and economic development;
- (f) Facilitate the retention and conservation of historical buildings, features, heritage values and experiences unique to York;
- (g) Recognise and respect local Aboriginal culture and heritage values
- (h) Reflect and maintain the cultural heritage of York as it relates to the development of the State.

### DRIVING THE YORK ECONOMY FORWARD

- (i) Enable the development and diversification of businesses in our town, rural communities and agricultural areas;
- (j) Facilitate tourism that is complementary to the character of the Shire and is compatible with the lifestyle and aspirations of the community;
- (k) Protect agricultural areas from inappropriate development and intrusion by urban and residential uses;
- (l) Build on the Shire's comparative advantages to attract and support a diversity of employment opportunities, including freight, logistics, community and health services, retail, tourism and hospitality;
- (m) Provide suitably zoned land to meet the needs of a growing service sector.



### *A place of community and lifestyle*



### BUILT FOR RESILIENCE:

- (n) Coordinate new development with the efficient, economic and timely provision of infrastructure and services;
- (o) Enable efficient and innovative connectivity (physical and digital) with the Perth and Wheatbelt regions, and within the Shire;
- (p) Facilitate flexibility and innovation in servicing our communities with the provision of infrastructure that meets community needs.

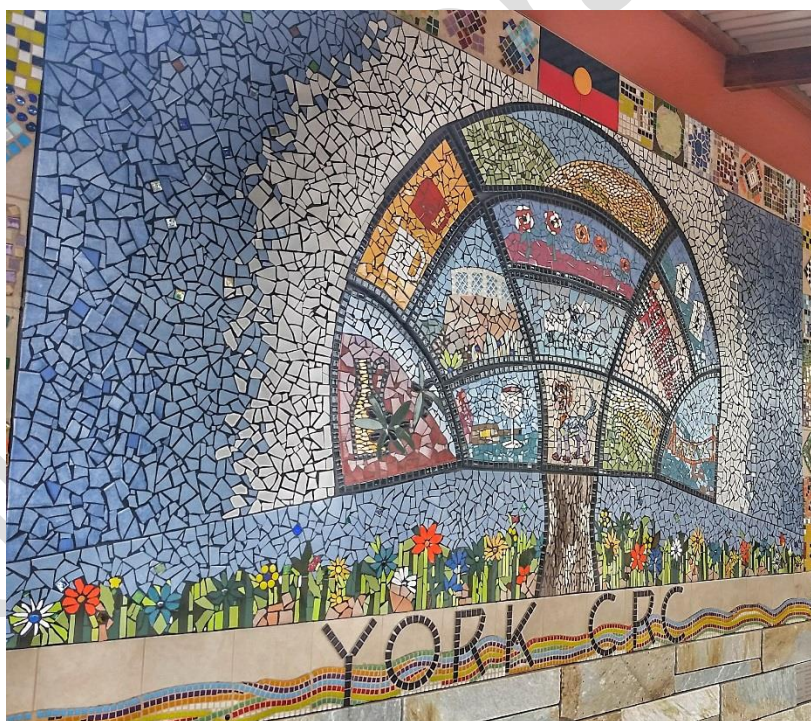
### STRONG LEADERSHIP AND GOVERNANCE:

- (q) Develop a planning framework that facilitates transparency in discretionary decision making on planning matters;
- (r) Be consistent, considered, fair and equitable in planning decisions.



### *A place of community and lifestyle*







### 3 FUTURE GROWTH

**York's location in close proximity to Perth and its exceptional rural lifestyle create potential, and pressure for growth into the future.**

The Shire of York recorded a population of 3,606 in the 2016 census.

*WA Tomorrow*, published in February 2012 by the (then) Department of Planning, provided population forecasts to 2026. These include different bands that take into account different growth scenarios and models (Figure 2).

Growth in the Shire is currently tracking along Band A, with a forecast growth to 2026 of an additional 1,000 people. To foresee growth beyond 2026, a population of 5,000 people is the growth target for the 15 year planning horizon of the strategy.

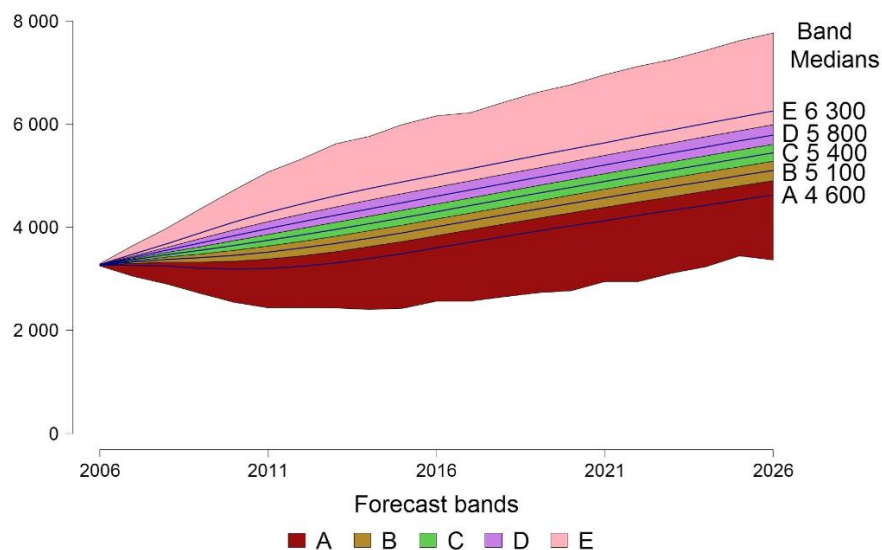


Figure 2 – Growth Scenarios for the Shire of York

Future population growth provides key benefits for the community in relation to vibrancy and economic development. However, growth requires careful management to ensure the rural lifestyle of the Shire is maintained and respected. The strategy provides a framework to achieve and encourage growth, whilst maintaining the community's key values.



## STRATEGIC PRIORITIES





## 4 STRATEGIC PRIORITIES

The importance of investment and employment, heritage values, and rural lifestyle are the key themes and values of importance the community wants to see reflected in the Shire's local planning framework.

The strategy focuses on supporting key growth opportunities for the Shire, whilst celebrating heritage and rural lifestyle.

Fundamental to future planning is facilitating and celebrating innovative business and providing opportunities the local community and economy to grow and flourish. This will be achieved by focussing the local planning framework on the following key priorities:



Figure 3 – Strategic Priorities

The strategy delivers these strategic priorities through a series of key planning strategies related to rural lands, tourism, York town centre, rural lifestyle, infrastructure, arts and culture, and industrial and service employment. The strategy provides additional focus on heritage, environment and bushfire risk.



## 4.1 RURAL LANDS

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

The Shire's economy is based on agriculture and this is likely to remain the dominant industry in the medium and long-term. It is important to protect agricultural land in York given its importance to the local economy, the high cropping yields and (relative to other places) the ability of the industry to withstand the impacts of climate change. It is also important to support the agricultural industry, ensuring that growth and investment in agricultural production and new innovations in food production are not unnecessarily regulated or discouraged by onerous planning requirements.

Subdivision of rural land is a key issue for the protection and viability of agricultural lands. The Western Australian Planning Commission (WAPC) determines subdivision in Western Australia, basing its decisions on *State Planning Policy 2.5 Rural Planning* and *Development Control Policy 3.4 Subdivision of rural land*. In line with these policies, the WAPC will only consider subdivision of rural land in certain exceptional circumstances, where subdivision may achieve land management, environmental, social or cultural benefit. Any proposals for rural subdivision in York should refer to WAPC policy.

Currently, there are many land-locked lots, without direct road access in the Talbot area, in the south-west of the Shire. Rationalisation of these lots to provide road access may be achieved through existing state policy regarding boundary realignments and homestead lots.

There is some history of ad-hoc, non-rural and regional facilities being proposed in rural land within the Shire. The proximity of the Shire to Perth makes the locality potentially attractive for regional facilities including landfills, prisons and cemeteries. The siting of regional facilities requires a regional, collaborative approach.

There is opportunity for appropriate diversification on agricultural lots to promote broader growth in tourism, arts and culture. Where agricultural use is protected, rural land across the Shire can support economic development through incidental development that provides unique, rural tourist opportunities. There will also be continued pressure on rural lands for industrial land uses due to current land availability (see section 4.5), and growth in rural home business and rural industry associated with the agricultural sector and growth in York's agricultural freight industry. Local planning policy should be prepared to provide criteria to inform discretionary decision-making on non-rural uses, including ensuring that diversification of use on agricultural properties provides a benefit to local economic development, considering tourism, arts and culture, and that impacts on amenity and viability of agricultural land are managed.

## Planning Strategies - Rural land

Strategies	Actions
1. Recognise the primacy of York's rural land for agricultural production	(a) Facilitate agricultural activities through appropriate zoning and land use designations.
2. Protect agricultural land from inappropriate development	<p>(a) Identify undesirable land uses as not permitted in the proposed rural zone, to protect agricultural land from inappropriate development and encourage a strategic, collaborative planning approach to siting and location of regional facilities.</p> <p>(b) Whilst fragmentation of agricultural land is not supported, some subdivision may be considered in line with WAPC Policy DC 3.4 where it would result in improved public road access for land-locked lots.</p> <p>(c) Continue to proactively engage with state government to ensure suitable locations for regional facilities such as landfill within the Avon Arc Subregion if appropriate.</p> <p>(d) Develop local planning policy to provide criteria for discretionary decision-making in the rural zone.</p>
3. Facilitate appropriate diversification on rural land including tourism where it supports the identified growth opportunities for the Shire	<p>(a) Identify tourism as a secondary objective of the proposed rural zone, where it does not impede agricultural production.</p> <p>(b) Designate tourism, arts and cultural activities as incidental, permitted or discretionary uses in the rural zone.</p> <p>(c) Prepare a tourism local planning policy to guide decision-making on rural lots, ensuring diversification does not impact on agricultural productivity.</p>
4. Facilitate the protection and use of basic raw materials in accordance with <i>State Planning Policy 2.5 Rural Planning</i> .	(a) Identify appropriate land use permissibility for extractive industry and review the extractive industries local law, to facilitate social and environmentally responsible extractive industries in the Shire.
5. Rationalise lots in the Talbot area in order to provide for access to currently land-locked lots	(a) Support proposals which provide for, or improve public road access to land-locked lots, in accordance with WAPC Policy DC 3.4



## 4.2 TOURISM

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

The Shire of York offers a number of unique experiences for visitors:

- York townsite is the oldest inland town in Western Australia with much of the heritage buildings remaining intact and accessible to the public;
- It is a gateway into the Wheatbelt and offers access to wildflowers and a beautiful landscape of rolling hills and granite outcrops;
- It is an attractive location to experience niche experiences such as sky diving or hot air balloon flights; and
- Unique festivals and events.

Tourism provides a significant opportunity to attract external investment into the local economy. The Shire can enable investment by increased recognition of tourism in the planning scheme, supporting events, and facilitating tourism development.

York townsite is nestled on the banks of the Avon River, with Mount Brown and Mount Bakewell as its backdrop. It is important to preserve the Shire's strong rural character and natural beauty, to maintain its sense of place and identity. It is important that there is a strong policy framework reduce the negative visual impacts of development within the Shire, ensuring that agricultural development and infrastructure remain as integral components of the Shire's visual character. This is especially important on Great Southern Highway as the gateway for tourists coming into York from Perth, but is also relevant on other key tourist routes that offer significant views and experiences that are unique to the Shire.

The development of an economic strategy in the future can further consider tourism as a key opportunity to attract investment into the Shire and will be a key tool in removing barriers to tourism businesses operating within the Shire. A key opportunity to include in the tourism element of the economic strategy will be preparing for future trends and technology. An example is electric cars – investing in charging stations for use by tourists is an opportunity to attract regional visitors and differentiate York from other tourist towns in the region.

Visitor numbers in York peak in the autumn, winter and early spring months. These dates coincide with the majority of the festivals, which are held in the town. A key challenge will be transferring the predominance of day-trippers to York into overnight stays. The development of events, which extend over two days and the integration with day-trip events between other towns is a way of retaining overnight stays and encouraging local expenditure.

There are also a number of unique weddings venues; support for this use in York is another way to attract overnight visitors. Farm stays, cottages and heritage homesteads provide a unique tourist opportunity that could be encouraged through overnight accommodation. 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.

## Planning Strategies – Tourism

Strategies	Actions
1. Facilitate tourism investment and new tourist accommodation through the local planning framework	<p>(a) Recognise tourism as a key objective for all appropriate zones in the local planning scheme.</p> <p>(b) Include tourism land uses in the local planning scheme and identify these as incidental, permitted or discretionary uses in all relevant zones in the local planning scheme.</p>
2. Facilitate tourism experiences and investment through strategic projects	<p>(a) Develop an economic development strategy that includes tourism as a key theme.</p> <p>(b) Release land for a new caravan park within the York town centre.</p> <p>(c) Develop a trails masterplan with regional connections along the Avon River, supported by planning scheme provisions and local planning policy to facilitate public access to a foreshore reserve through land ceding at the time of subdivision. The masterplan should explore enhanced access to Mount Brown and Mount Bakewell/Dyott Range, considering environmental values.</p>
3. Facilitate the development of tourist experiences on heritage homestead lots	<p>(a) Within residential areas, facilitate special use zones for tourist homestead developments that may include tourist accommodation, galleries and tourist shops, hospitality options (e.g. tearooms, artists' studios and day spas).</p> <p>(b) Outside residential areas, facilitate special use zones for tourist homestead developments that may include tourist accommodation, galleries and tourist shops, hospitality options (e.g. tearooms, artists' studios, day spas, and function and reception centres).</p>
4. Identity and manage the visual landscape and tourist experience along key tourist routes	<p>(a) Undertake view shed mapping along key tourist routes – including Great Southern Highway – and use special control areas or local planning policy to establish an appropriate scenic protection area/s.</p> <p>(b) Establish special control areas over Mount Brown and Mount Bakewell/Dyott Range, to retain the natural and rural character of these prominent landscape features.</p> <p>(c) Retain views of Mount Bakewell/Dyott Range and Mount Brown from key roads in the vicinity via controls to prevent obstruction of views from buildings, other structures or planted vegetation.</p> <p>(e) Prepare a local planning policy to guide integration of tourist activities in rural, rural residential, rural smallholdings and residential zones.</p>



### 4.3 YORK TOWN CENTRE

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

The York Town Centre, as shown in Figure 4, represents the cultural heart of the community. Supporting a vibrant town centre is important to create a hub for the community, and to provide an attractive centre to support new residents looking to experience a rural lifestyle in York.

The heritage buildings of York are a key element of the town's character and an important tourist attraction. Heritage in the town centre should be protected and celebrated. There is opportunity to review current approaches to urban design in the town centre and provide more contemporary approaches to modern development and redevelopment that frames – rather than replicates – the historical value of heritage buildings. More contemporary design and modern building materials can better differentiate and highlight heritage values, rather than encouraging mock heritage which can dilute the historical value of the town centre.

There are numerous opportunities for the town centre to develop and redevelop to provide unique and intriguing experiences for residents and visitors. The Shire of York should look for funding opportunities and consider partnerships with local community groups and businesses to explore options and support place-making projects and redevelopment of key precincts. To help enable this, key precincts are used to define and focus areas of opportunity (Figure 4). Precincts include:

- The riverfront precinct
- The main street activation precinct
- The tourist precinct; and
- The arts and culture precinct.

Vibrancy in the York Town Centre is reliant on investment and innovation by local businesses. A key role for the local planning framework is to provide flexibility for new businesses, and ensure planning does not discourage investment. Facilitating streamlined change in use to allow new businesses to locate in town, and cutting the impacts of “red tape”, for example through onsite car parking that can be difficult to accommodate on heritage properties, will be a key focus for local planning to support investment.

Avon Terrace is the central activity corridor within the York Town Centre. The streetscape can be made more inviting through enhanced landscaping, more opportunities for alfresco, more street trees, and improved visual links across Avon Terrace to heritage buildings. This will likely require a rationalisation of on-street car parking. Consultation with local businesses and the community will be necessary in planning for balanced parking and streetscape outcomes.

## Planning Strategies – York Town Centre

Strategies	Actions
1. Identify the York Town Centre as the primary location for retail, commercial, tourism, cultural activities, and medium to high density residential development in York.	<p>(a) Designate land in the York Town Centre as Regional Centre zone in the local planning scheme</p> <p>(b) Facilitate residential development at increased densities of R40 to R60 in the York Town Centre.</p> <p>(c) Place greater emphasis on building design to facilitate innovative, high quality development on Avon Terrace (in the main street precinct) that delivers activation of the main street for tourist, cultural, hospitality and retail uses..</p>
2. Protect and celebrate the heritage value and character of York Town Centre	<p>(a) Protect heritage values within the York Town Centre through maintaining a heritage list that affords protection through the local planning scheme.</p> <p>(b) Engage a heritage architect to review the <i>Heritage Precincts and Places</i> local planning policy to provide a contemporary policy approach to protection and use of heritage properties in the York Town Centre.</p> <p>(c) Incorporate design guidelines within the heritage and design policy for the York Town Centre that ensures future large format retailers integrate into the desired main street urban character of the centre.</p>
3. Facilitate quality revitalisation and place-making within the York Town Centre	<p>(a) Prepare a masterplan for Peace Park as a public plaza within a hub of culture and arts activities. Consider opportunities for outdoor cinema, events and performance spaces.</p> <p>(b) Encourage tourist, hospitality and retail development on existing zoned land along the waterfront, linking York to the Avon River. This will require special consideration of siting of development, land use, design and innovative design responses to flooding risks and servicing. The Shire will need to provide assistance to facilitate coordinated development (in the riverfront precinct).</p> <p>(c) Insert the requirement into the local planning scheme to obtain land identified for foreshore reserve for revitalisation and public access via ceding land through the subdivision process.</p> <p>(d) Engage with the community and local businesses to develop place-making projects for the York Town Centre, including opportunities to revitalise laneways.</p> <p>(e) Implement the Avon Park masterplan to provide a node of attraction on the Avon River.</p>



Strategies	Actions
4. Provide flexibility for new businesses and experiences	<p>(a) Identify land use permissibility in the proposed Regional Centre zone to facilitate flexible change of land uses, through identification of permitted uses for desirable town centre uses, including entertainment and tourist uses.</p> <p>(b) Review scheme provisions regarding home business to allow greater flexibility</p> <p>(c) Review current car parking standards to reduce reliance on on-site parking, in order to facilitate heritage protection.</p>
5. Enhance the Avon Terrace streetscape and accessibility throughout the York Town Centre	<p>(a) Develop a parking and access strategy that identifies key access areas (including right-of-ways/laneways), parking demand, and parking strategies (including locations), pedestrian, cyclist, gopher and wheelchair links. This should be supported by planning scheme provisions and local planning policy to facilitate ceding of land where required for rights-of-way at the time of subdivision.</p> <p>(b) Develop a streetscape masterplan to improve and enhance the streetscape along Avon Terrace that considers links between Avon Terrace and the Avon River.</p> <p>(c) Enhance pedestrian and cycle linkages throughout the town centre when undertaking improvements and road maintenance works.</p>

## 4.4 SETTLEMENTS AND RESIDENTIAL DEVELOPMENT

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

The Shire's proximity to the Perth metropolitan area makes it attractive to people seeking a rural lifestyle.

Population is expected to rise by approximately 100 residents per year. The average housing size in the Shire is 2.2, indicating that approximately 46 houses per year will be required. Planning approval and building data from the past 10 years, suggest this growth has been accommodated through the construction of new houses (50 percent of demand) and additions to existing housing stock (50 percent of demand).

To continue to accommodate anticipated population growth and plan for the continued pressures of peri-urbanisation that are likely to arise it is important to provide a diversity of lifestyle opportunities. The York townsite will continue to be the focus for residents seeking a rural lifestyle, providing a range of options from medium density residential within the town centre, low density residential within the greater townsite, and rural residential outside of the town, with some development along the Avon River to take advantage of high amenity and facilitate public access to future trails.

The current levels of vacant land and land with further subdivision potential within the greater townsite have the capacity to house the expected population over the next 15 years. There is also potential for provision of a small number of rural houses as single dwellings are built on rural properties and through the creation of homestead lots.

Furthermore, there are rural residential areas that can be developed subject to structure planning and the Daliak urban development area has the potential to provide 2,157 dwellings. This further increases the development potential within the Shire and it is therefore not considered that significant areas will need to be rezoned to meet the future housing needs of the community. While there are also three rural hamlets, Greenhills, Mt Hardey and Kauring, the existing approach to land use and development will continue in these locations.

### **Daliak Urban Expansion Area**

A Structure Plan was approved for Daliak in 2015. Ultimately, the area could provide for a significant expansion of urban development in York comprising 1634 lots, 2157 dwellings and an estimated population of 4314. To date, no development has commenced.

### **Aged Person's Housing Options**

The ageing population pattern is likely to continue, however, it is likely that the needs of this portion of the community can be provided by existing facilities (including aged care, a hospital and medical hub in the town site) and expansion of retirement and aged persons accommodation in urban expansion areas of the York townsite i.e. Daliak. Future, innovative opportunities within proximity to the services of York are a product not currently provided in the York market that will likely see demand in future.



### Equine Rural Residential Area

The Shire has previously identified an Equine Rural Residential Area around the York Racecourse. This area has potential to develop as a specialist rural residential area that supports horse breeding and training near the facilities of the racecourse. This area is already recognised by the local planning scheme, and there are opportunities to enhance facilities and connectivity in the area, in order to attract rural residential development in the area.

### Planning Strategies – Settlements and Residential Development

Strategies	Actions
1. Encourage development that delivers a diversity of housing and a high quality urban character and provides a rural-inspired lifestyle in York town site	<p>(a) Identify appropriate density ranges in planning for urban infill areas with existing low density single housing (R10/40) as well as with medium density, such as townhouses (R40-60) in the Regional Centre Zone in areas of high amenity, for example adjacent to public open space.</p> <p>(b) Retain existing split coding across residential land in York to enable revitalisation and housing diversity based on access to sewer infrastructure.</p> <p>(c) Include a scheme requirement to enable preparation of structure plans to guide coordinated, high quality urban development, in particular where required to resolve access and drainage challenges.</p> <p>(d) Engage the community in the preparation of an urban design local planning policy, to define key residential precincts and articulate desired urban character. This should incorporate review of the existing <i>Relocated Second-Hand Dwellings</i>, <i>Outbuildings in Residential Zones</i>, and <i>Restriction on Building Materials (PPI)</i> local planning policies to provide a streamlined policy approach to residential development.</p> <p>(e) Review <i>Local Planning Policy - Heritage Precincts and Places</i>, to provide updated guidelines for urban design and revitalisation that protects and celebrates the historic values of these areas, comprising Central York and Blandstown Village.</p>

Strategies	Actions
2. Provide a diversity of rural living opportunities within proximity to the services of York townsite	<p>(a) Investigate the need for future Rural Residential/Rural Smallholding land on Quairading-York Road to provide for a variety of rural lifestyle opportunities, subject to consideration of bushfire risk, separation from industrial land, access and demand for future rural residential lots in the Shire</p> <p>(b) Support continued development of the equine rural residential area at the foot of Mount Bakewell by establishing bridle trails and review potential funding arrangements to explore feasible opportunities to establish recreation facilities</p> <p>(c) Review current rural residential areas, focusing rural residential development within existing rural residential areas</p> <p>(d) Review development requirements where possible to simplify planning for existing identified areas</p> <p>(e) Identify options for road construction to facilitate development in the Attfield Rural Residential Area.</p> <p>(f) Provide opportunities for housing for aged persons in the York townsite and surrounds.</p>
3. Retain and enhance the current rural character and lifestyle of rural hamlets.	<p>(a) Manage rural character of hamlets through a rural townsite zone that prioritises rural lifestyle, and provides some flexibility for future land use and services.</p> <p>(b) Include a scheme requirement for the preparation of a structure plan for the R2.5 rural townsite land in Greenhills. A structure plan or a spatial local planning policy (concept plan) should be prepared to address onsite effluent disposal, mechanisms to achieve constructed road frontages, flood risk, bushfire risk and consider revised density codes to encourage lot amalgamations.</p> <p>(c) Include the Kauring rural hamlet in a new rural zone, to continue the existing approach for land use and development.</p>
4. Facilitate a rural lifestyle on large residential lots	Provide mechanisms for low-scale rural pursuits, keeping of animals and horticultural hobbies (for example rural home businesses such as small orchards and small-scale wine making) on large residential lots and rural residential lots where potential impacts can be managed through local laws and scheme provisions.



Strategies	Actions
5. Facilitate the development of an integrated Heritage, Tourism and Retirement Living Precinct that accommodates a variety of lifestyle needs and tourist opportunities, centred around the significant historic values of Balladong Farm and the Avon River	<p>(a) Include a scheme requirement to enable preparation of a structure plan for the precinct that addresses flood risk, relationship with adjacent existing and future industrial uses, heritage values, tourism opportunities, and retirement living.</p> <p>(b) Ensure, as part of any development, management plans are prepared for the significant heritage values of Balladong Farm that provide for tourism land uses, and a mix of housing types to cater for various retirement needs.</p>

## 4.5 INFRASTRUCTURE

**Provision for community, transport and service infrastructure, including identification of suitable land, is essential to support a growing population to attract and retain residents.**

### COMMUNITY INFRASTRUCTURE

Community infrastructure plays a vital role in developing a sense of place. To work well, community infrastructure must meet the changing needs of the community. Otherwise, the residents and workers in an area may find it hard to function as a true community and this will ultimately impact on the social sustainability of the area. York is well serviced by community infrastructure for a regional centre. However, results from the community surveys suggest 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
- Neighbourhood parks in existing residential areas

It is expected that increased provision of community infrastructure can largely utilise existing Shire owned or managed public open space or facilities (subject to available funds) and no significant infrastructure upgrades will be required. However, there is opportunity for future residential development to focus on provision of neighbourhood level open space requirements, for example smaller playgrounds rather than sporting facilities, with cash-in-lieu of open space provided to enable provision of additional neighbourhood parks for local and passive recreation needs.

Projected population increases are not expected to significantly impact upon community infrastructure needs.

### TRANSPORT INFRASTRUCTURE

#### York Bypass

Main Roads, in collaboration with the Wheatbelt Development Commission and the Shire of York has undertaken a planning study to identify a future heavy haulage route for York. The heavy haulage route will improve road network reliability, safety and amenity to the local community by reducing heavy haulage movements through the growing town of York. The preferred alignment for the York Bypass is shown on the strategic land use plan (Section 6). However, the project does not have funding available. Land within the alignment should not be reserved in the scheme until Main Roads Western Australia has funding available for land acquisition.



### **Public transport**

Inadequate public transport was identified by the community as a significant issue within the Shire, especially by youth. 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.

### **Pedestrian, cycle and gopher links**

The community has identified the need to improved pedestrian and cycle linkages throughout the town centre, especially for those in the community that do not drive. The consultation also identified the need to improve the existing paths to better cater for gophers and wheelchairs, to remove bumps, inadequate crossings and unsuitable slopes. This is especially important given York's ageing population.

Future capital works and road upgrades should include incorporation of cycle lanes/footpaths that can also cater for gophers/wheelchairs to link key community facilities to each other and the town centre. The Shire could also consider implementing a gopher recharge program if a demand for this service is confirmed.

### **Rail crossings**

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

## **TELECOMMUNICATIONS**

Most of the Shire is connected to the National Broadband Network, however many outlying areas are not connected. Mobile phone network connection can also be unreliable, depending on location within the Shire. Enhanced telecommunications is a key way to link people in York to tertiary education online without the requirement to leave the Shire to complete their education.

Community consultation undertaken in the development of the local planning strategy, particularly the youth survey, highlighted the value the community places on access to free Wi-Fi. It is important for the Shire to support projects to improve provision of services to provide access to the internet to its residents and businesses.

## **WATER SUPPLY**

The provision and availability of potable water is a key servicing requirement to support development and growth.

The Water Corporation is the licenced service provider for the Shire of York and administers water supply through its Agricultural Office in Northam. Water is supplied to the Shire's water zone, which includes York and Greenhills, from Mundaring Weir. The areas outside the Shire's water zone are offered a non-standard level of service, known

as a farm lands level service. These schemes are non-standard, require a service by agreement with each customer and typically have limited capacity to support growth.

State subdivision policy requires connection to reticulated water supply for lots less than 4 hectares when a reticulated water supply is available in the locality. As a result, connection to reticulated water supply is required for all residential and rural residential development in the Shire. This can lead to increased development costs, which can be a constraint for timely development of rural residential areas.

## DRAINAGE AND WASTEWATER MANAGEMENT

Parts of the Shire along the Avon River are prone to flooding. The Avon River also experiences pollution from runoff originating from urban and agricultural activities in the catchment. In particular, parts of the Town Centre lie within the 100 year floodplain and the use of land and development directly abutting the river is subject to special planning controls.

A significant issue facing the townsite is the ageing and inadequate drainage infrastructure, which presents limitations to the growth and development of the town,

The central portion of the York town centre is sewered, however the remainder of the Shire is not. An area along the Avon River to the south of the town and including part of the town centre is identified in the Draft Government Sewerage Policy as a sewerage sensitive area based on its habitat values, which places limitations on land use and lot size. The Water Corporation have committed to upgrading the capacity of the Shire's Wastewater Treatment Plant, which will accommodate expected increased flows, including flows from the Daliak development. The Water Corporation have however, indicated that they expect developments to the south of the townsite to privately fund connection to the sewer which is cost prohibitive.

The Shire does not have a strategic approach to stormwater management and drainage. It is recommended that the Department of Water and Environmental Regulation coordinates a Shire-wide District Water Management Strategy to address catchment management.

Water planning in the Shire of York should follow the process outlined by the WAPC's *Better Urban Water Management 2008*. Better urban water management was designed to guide water management at the regional, district, local and subdivision stages of the planning process by ensuring consideration is given to the total water cycle at each stage of planning and development.

As there is minimal rezoning proposed in the Shire, it is considered most appropriate that Local Water Management Strategies (LWMS) are produced to support structure plans for rural residential development and urban development areas. A LWMS was produced for the Daliak urban development area; Urban Water Management Plans will be required to support further subdivision applications in this area. A Local Water Management Strategy and subsequent Urban Water Management Plans will be required to support any new industrial areas.



## CEMETERY

The need to find a site for a cemetery has been identified. It is important that an appropriately sized site is located. The general lack of state owned land has been highlighted through a separate process for identifying land for industrial use. This is therefore also likely to be the case when locating a cemetery site and a site may need to be purchased.

Prior to purchase, it is important that the need for a cemetery is confirmed as genuine. It is also important that the site is appropriate to meet expected demand and will not cause adverse environmental impacts such as native vegetation clearing, contamination of stormwater, surface water and/or groundwater.

### Planning Strategies – Infrastructure

Strategies	Actions
1. Support community growth and population retention through provision of community infrastructure	<ul style="list-style-type: none"><li>(a) Continue to maintain and upgrade existing facilities. Where appropriate, use cash in lieu funds from subdivision to ensure parks and community facilities are created and developed to continue to service the needs of the community.</li><li>(b) Identify formal and informal public open space requirements and appropriate site(s) to meet any additional community needs.</li><li>(c) Liaise with the Department of Education to identify a site and develop a senior school (Years 11-12) as the population of York grows.</li><li>(d) Determine and seek funding opportunities for additional community infrastructure requirements including appropriate locations, to provide targeted facilities and programs for key groups such as youth and senior citizens.</li><li>(e) Identify an appropriate site available for purchase for the provision of a new community cemetery.</li><li>(e) Include appropriate land use allowances in relevant zones to facilitate establishment of childcare.</li></ul>
2. Improve public transport provision	<ul style="list-style-type: none"><li>(a) Pilot programs to determine actual need of public transport and peak demand times e.g. school holidays</li><li>(b) Lobby the State Government for better public transport provision</li></ul>
3. Improve pedestrian, cycle and gopher links within the town centre	<ul style="list-style-type: none"><li>(a) Consider pedestrian, cycle, gopher and wheelchair links in the parking and access strategy for the town centre.</li><li>(b) Consider inclusion of a gopher recharge scheme in the town centre.</li><li>(c) Improve pedestrian, cycle, gopher and wheelchair links between the river and the town centre.</li></ul>

4. Improve road safety and efficiency in and around York	<p>(a) Liaise with Main Roads WA to prioritise delivery of the York Bypass.</p> <p>(b) Consider rail crossing rationalisations as part of a parking and access strategy for the townsite.</p>
5. Encourage reliable telecommunication services across the Shire	<p>(a) Continue, and consider expanding, provision of free Wi-Fi within public buildings and facilities.</p> <p>(b) Lobby for the provision of reliable telecommunications.</p>
6. Encourage investment in power supply	<p>(a) Liaise with Western Power to prioritise important electricity supply upgrades to facilitate development, in particular industrial development.</p>
7. Improve access to and distribution of reticulated water supply	<p>(a) Identify opportunities to strategically extend the reticulated water supply system.</p>
8. Support integrated water management in accordance with <i>State Planning Policy 2.9 - Water Resources</i>	<p>(a) Work with Department of Water and Environmental Regulation to prepare a District Water Management Strategy which will address catchment management, water quality issues and capacity of existing drainage network</p> <p>(b) Require local water management strategies to be produced in areas of rural residential and urban development (as part of the structure planning process).</p> <p>(c) Require urban water management plans to be produced as a condition of subdivision in urban development areas.</p> <p>(d) Include development controls in the Local Planning Scheme to restrict keeping of animals in riparian and foreshore areas.</p>
9. Ensure that future development makes adequate provision for wastewater disposal	<p>(a) Liaise with the Water Corporation to explore opportunities to construct sewer infrastructure to enable expansion of the York Town Centre and facilitate additional housing diversity in York.</p>



## 4.6 ARTS AND CULTURE

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

The York community is keen to re-establish the local arts and culture scene. This is evident in the establishment of an art gallery in the town centre and the ongoing success of the York Festival and the York Society Art and Craft Award. The Shire is motivated to facilitate arts and cultural expression as part of York's character and to develop the local economy by providing niche tourism and lifestyle opportunities.

An opportunity to develop an arts and culture precinct within the town centre has been identified on the strategic land use plan (Section 6). Businesses and experiences that support arts and culture should be encouraged in the area identified. A future arts and culture centre within York should ideally be located within the hub.

Key opportunities for the local planning framework to support arts and culture is to ensure the local planning scheme can facilitate expansion of artistic businesses. This will be a key focus for the new local planning scheme.

### **Planning Strategies – Arts and Culture**

Strategies	Actions
1. Promote the growth of arts and culture in York	(a) Establish an Art and Cultural precinct in the York Town Centre as shown on the Strategy map and develop an arts and culture plan which establishes the land uses and facilities for this precinct  (b) Reclassify reserves within the Art and Cultural Precinct to Civic and Community
2. Facilitate land uses that enable the arts and culture industry across the Shire	(a) Insert arts and cultural land uses including art gallery, ancillary tourist use, cinema/theatre, community purpose and exhibition centre, as incidental, permitted or discretionary uses in all relevant zones in the local planning scheme.  (b) Include a cottage industry definition in the local planning scheme to facilitate artists' studios in York.
3. Support the expansion of public art in York	Develop a local planning policy for public art that requires large developments (for example with a value of over \$1 million) to contribute one percent of the project value toward commissioning public art.

## 4.7 INDUSTRY

### **A growing community requires land for industrial and service businesses.**

There is currently very limited land available for development within the existing industrial area in York, and current lot sizes are not suitable for larger industrial developments, such as transport depots and general industry. This has led to pressure for non-rural uses on rural lands around York.

### LONG TERM GENERAL INDUSTRY

A preferred site for a new general industrial area has been identified on the strategic land use plans, based on proximity to the York Town Centre, transport access, topography, and services availability. The site is privately owned, and delivery of a new industrial area will require considerable liaison between the Shire and the landowner.

There is opportunity for Springbett Reserve to assist in the development of industrial land within York. Land within the reserve might be made available for a land swap with the owner of the preferred industrial area or sold to provide funding to purchase an appropriate site. Land within Springbett Reserve might then be developed for rural residential or rural smallholdings purposes. Development of Springbett Reserve would need to be subject to detailed assessment of site capability and environmental factors.

Once a new area is planned for general industrial development, a transitional mixed use or service commercial 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.

Future and existing industrial land uses in York may have buffer requirements, for example the Strategic Land Use Plans (Section 6) identify buffers around the wastewater treatment plant and the hay processing facility. Rezoning within these areas should consider the requirements of *State Planning Policy 4.1 State Industrial Buffer Policy* and draft *State Planning Policy 4.1 Industrial Interface*.

### SHORTER TERM LIGHT INDUSTRY AND LOGISTICS

With expansion by CBH and other potential increases in freight and logistics in the region, there may be increasing demand for freight and logistics development and truck assembly areas before a new industrial area is developed, exacerbating current demand patterns. Therefore, interim development for freight and logistics and light industrial uses might be facilitated on other land parcels to meet shorter-term demands, as shown on the strategic land use plan. Rezoning of these areas for light industrial uses should be accompanied by specific design guidelines considering amenity, and landscape buffers. The Rural Enterprise zone, which facilitates light industrial premises on the same lot as a dwelling, provides an additional opportunity to meet short term light industrial demand.

As discussed in section 4.1, planning policy is necessary to set criteria to manage light industrial land uses on rural lands, ensuring any development is consistent with strategic objectives to maintain rural land for agricultural purposes. Rural residential land may also support some quasi-light industrial uses through the rural home business land use. Additional policy guidance to manage the form of rural home business should be provided to meet demand, whilst managing amenity and visual impacts.

## Planning Strategies – Industry

Strategies	Actions
1. Facilitate land for industrial and freight/logistics uses in York	<p>(a) Work with landowners and Landcorp to catalyse development of a new industrial area in York, the preferred location being the Gilmac site, or other land near the York bypass. Industrial estate planning and site selection will need to address servicing, water availability, wastewater disposal, visual amenity, buffers, emissions and topography.</p> <p>(b) Consider sale of Springbett Reserve to generate funds for purchase of suitable industrial land in the vicinity of the York bypass route or for a land swap.</p> <p>(c) Facilitate the transition of the existing light industry area to mixed use and service commercial, with this to be rezoned appropriately.</p> <p>(d) Facilitate interim development of Lot 50 Great Southern Highway, York for freight and logistics uses (as shown on the strategic land use plan).</p> <p>(e) Facilitate short-term light industrial uses on land identified on the strategic land use plan, subject to design guidelines that demonstrate management of visual amenity to existing residences.</p> <p>(f) Introduce the Rural Enterprise zone into the scheme, and consider future rezoning of land identified on the strategic land use plan for that purpose.</p> <p>(g) Develop local planning policy for rural home business in the rural residential and rural smallholdings zone to manage the amenity implications of low-scale light industrial uses facilitated by the use class.</p>



## 4.8 CULTURAL AND HISTORIC HERITAGE

**The heritage value of the Shire is key to its character, and a key attraction to visitors. Heritage is strongly valued by the community, and requires consideration by the local planning framework.**

### ABORIGINAL HERITAGE

Aboriginal people have lived in the Avon Valley region for more than 30,000 years. Prior to European settlement the Avon Arc Region was the traditional country of the Ballardong people and the Aboriginal name of the area is Ballardong. Local knowledge as well as archaeological and anthropological studies confirms that York was a meeting place for aboriginal people and the Avon River was of particular significance. York's strong Aboriginal history provides opportunities for the Ballardong community to share their stories and their culture.

Ten sites are recorded on the Register of Aboriginal Sites. The *Aboriginal Heritage Act 1972* protects these and any other unlisted sites. Aboriginal heritage is further celebrated through exhibitions at the York Residency Museum, however, there are further opportunities to recognise Aboriginal culture and work with local Aboriginal groups. The draft *York Cultural Heritage Interpretation Master Plan 2015*, for example, identifies the development of an Avon River Aboriginal Heritage trail as a high priority action.

### NATIVE TITLE

The recognised traditional owners for most of the Shire are the Ballardong people, one of the six groups collectively recognised as the Noongar traditional owners of the South West under the South West Native Title Settlement, with the Whadjuk people owners of a small portion of the Shire closer to Perth. The ownership has been recognised in the *Noongar (Koorah, Nitja, Boordahwan) (Past, Present, Future) Recognition Act 2016*.

A Native Title Settlement Agreement with the Ballardong and Whadjuk people was signed in 2015, which surrenders any existing native title rights in exchange for a negotiated package of benefits including formal recognition of the Noongar people as traditional owners, land, investments and the establishment of Noongar Regional Corporations. Traditional owners are expected to be more closely involved in land use planning upon commencement of the Settlement. This land will provide cultural and economic development opportunities for the Noongar Regional Corporations representing the recognised Noongar groups.

### HISTORIC HERITAGE

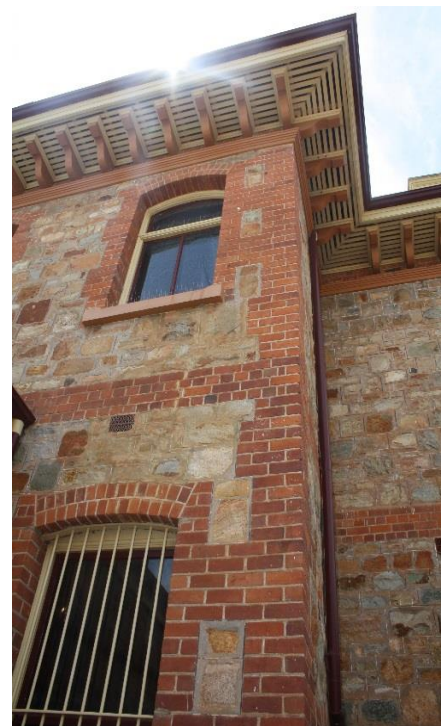
York is the oldest inland town in Western Australia and celebrates over 185 years of European settlement. York has a very strong built heritage and sense of place. Many of the historic buildings within the townsite have remained largely unchanged since initial construction in the mid to late 19th Century.

Thirty-four places are currently listed on the State Register of Heritage Places and have statutory protection and several of these are of national significance. Further statutory protection is provided to sites of local heritage significance by provisions in the Shire's Town Planning Scheme No.2. relating to the heritage list. The heritage list currently recognises all sites identified by the Municipal Inventory. As there are 194 sites listed on

the Municipal Inventory, this provides inappropriate restriction to sites of lesser significance and heritage value. It would be appropriate to only include the most significant sites from the Municipal Inventory on the heritage list.

The Shire has adopted Local Planning Policy Heritage Precincts and Places to assist property owners and the Shire of York achieve good development outcomes in an important heritage context. This is an important policy, however, may regulate minor development unnecessarily. This can be addressed by undertaking a policy review through which the Shire can exempt minor and low impact developments (such as anti-bird pest control spikes) from approval requirements. The policy review should be undertaken by a heritage architect with the skills and experience to identify appropriate development controls and approval exemptions to respect heritage values. The policy review should also include signage requirements, which may be overly restrictive to economic and tourist development.

Heritage values can be undermined by poor maintenance. The Shire is actively encouraging maintenance of heritage values in the town centre through the Avon Terrace Revitalisation Grants program.



## Planning Strategies – Cultural and Historical Heritage

Strategies	Actions
1. Recognise sites of Aboriginal heritage significance	(a) Require that matters of indigenous heritage are addressed in structure plans and design guidelines.
2. Support actions to implement the South West Native Title Settlement Agreement	(a) Work with the Department of Planning, Lands and Heritage on initiatives to realise economic opportunities under the South West Native Title Settlement Agreement
3. Support the protection of important heritage sites whilst removing onerous development requirements on sites of lesser significance.	(a) Review and update the Municipal Inventory and Heritage List (b) Engage a heritage architect to review current heritage policy and design guidelines to identify minor, low impact development that might be exempt from development approval.
4. Encourage renewal of the town centre to celebrate the heritage value of this precinct.	(a) Continue the Avon Terrace Revitalisation Grants scheme to support maintenance and renewal of heritage buildings.



### *A place of community and lifestyle*



## 4.9 NATURAL ENVIRONMENT

**The Shire's environmental features are a key contributor to the visual amenity and beauty of the area.**

### AVON RIVER

The Avon River is the most significant waterway in the Shire of York. The Avon River flows intermittently, with stream flow commencing in the autumn and drying into a series of pools during the hot and dry summer months.

Flooding is a major consideration for areas along the Avon River and adjacent to smaller stream courses. Increased flooding risks in the town of York and to road infrastructure has been identified as a key impact of climate change within the Shire.

One in one hundred year (1:100) flood data shows significant areas between the Beverley-York Road and the Great Southern Highway are prone to flooding together with low-lying areas in the north of York. The current Town Planning Scheme No.2 articulates development controls in response to flood risk; however, the spatial extent of the area is not mapped. A special control area is an effective planning tool to provide greater clarity on the extent of the Avon River Flood Fringe.

Many of the pools of the Avon River are included in public open space. Protection of pools located on private property will be provided by the Avon River Flood Fringe Special Control Area which will limit development. Furthermore, the State Government has recognised many of the pools as Priority Ecological Communities, reiterating their importance and consideration in the planning and development process.

### PUBLIC DRINKING WATER SOURCE AREAS

As directed by *State Planning Policy 2.7 – Public Drinking Water Source*, the quality of public drinking water is expected to be maintained to a suitable standard and there needs to be a sufficient supply to meet current and future consumer requirements. A large portion of the Shire (in the west) is designated as a Priority 1 (P1) Public Drinking Water Source Area (PDWSA), there are also two Priority 2 (P2) areas which are defined to ensure that there is no increased risk of pollution to the water resource. The majority of these areas are within the State Forest. The local planning strategy does not propose any changes to land use within PDWSA outside the State Forest, therefore land use facilitated by the strategy will be compatible.

### VEGETATION AND HABITAT

Due to historical clearing for agriculture, much of the native vegetation outside of State Forest and Wandoo National Park is highly fragmented. Native vegetation in the Shire supports threatened ecological communities, threatened species and their habitats. Much of the remnant vegetation has been mapped as 'Eucalypt Woodland of the Western Australian Wheatbelt', which is listed under the Commonwealth *Environmental Protection and Biodiversity Conservation Act 1999* (EPBC Act) as a critically endangered threatened ecological community. The Carnaby's Black Cockatoo and Forest Red Tailed Black Cockatoo, also listed under the EPBC Act, occur in the Shire and require special consideration in land use planning.

Whilst native vegetation is protected by *Environmental Protection (Clearing of Native Vegetation) Regulations 2004*, administered by the Department of Water and Environmental Regulation, there are exemptions for clearing permits. Also, clearing decisions made at the state level do not take into account the visual and amenity value of vegetation. The local planning framework can provide complementary controls that recognise the importance of vegetation to the Shire's rural character, particularly in residential and rural residential areas.

### ECOLOGICAL CORRIDORS

The fragmentation of native vegetation communities by clearing has resulted in the isolation of plant and animal populations. Fragmented vegetation is typically unreliable for sustaining wildlife due to food shortages, disease and reduced genetic diversity caused by a diminishing gene pool. Nevertheless, the presence of native vegetation along roadsides or as stepping stones across the landscape can often assist in alleviating this isolation effect by connecting bush remnants, making it easier for biota to move across the landscape.

The Shire can encourage the establishment of ecological linkages by ensuring the retention of vegetation in local government reserves and on private property where possible. The Shire can also support suitable subdivisions in areas where conservation lots can be created.

### CONTAMINATED SITES

The *Contaminated Sites Act 2003* was introduced to identify, record, manage and clean up contamination. There are two areas known to be contaminated in the York townsite, encompassing ten parcels of land. Applications to change the use or zoning of contaminated sites should be supported by appropriate demonstration that the contamination has been remediated or the impact of the contamination can be managed. Applications will be considered based on advice from the Department of Water and Environmental Regulation and the Department of Health.

## Planning Strategies – Environment

Strategies	Actions
1. Protect the Avon River from inappropriate development, and ensure future development adequately manages flood risk	<p>(a) Establish a special control area for the Avon River Flood Plain in the local planning scheme</p> <p>(b) Insert a requirement into the Local Planning Scheme to obtain land identified for foreshore reserve via ceding land through the subdivision process</p>
2. Protect natural vegetation and wildlife corridors	<p>(a) Avoid any further clearing of native vegetation by accommodating land use and development within existing cleared areas</p> <p>(b) Undertake local biodiversity planning to identify, retain, protect and manage significant remnant vegetation on public and private land across the Shire.</p> <p>(c) Support applications to conserve private land in the Rural zone through subdivision provisions of <i>DC 3.4 - Subdivision of Rural Land</i></p> <p>(d) Liaise with the Department of Biodiversity, Conservation and Attractions to review roadside vegetation conservation for the Shire, including designated Flora Roads.</p> <p>(e) Apply the new Environmental Conservation scheme reservation to Crown reserves in instances where it is desirable to retain native vegetation.</p> <p>(f) Insert provisions in the local planning scheme to facilitate the protection and planting of vegetation in rural residential, rural smallholdings and rural townsites zones.</p> <p>(g) Insert provisions in the local planning scheme to avoid areas of native vegetation when developing structure plans for rural residential estates</p> <p>(h) Include provisions in the local planning scheme to facilitate and encourage protection of significant trees from development and clearing and protect the landscape</p>



## 4.10 BUSHFIRE RISK

**With a changing climate, the risk of bushfire – as a result of hotter and drier conditions – will increase.**

*State Planning Policy 3.7 - Planning in Bushfire Prone Areas (SPP3.7)* and the *Guidelines for Planning in Bushfire Prone Areas Guidelines (WAPC, 2017)* provide a strong planning framework to integrate an understanding of bushfire hazard into planning decisions within the bushfire prone area. The key focus of the policy is to ensure vulnerable and high-risk land uses are located away from areas of extreme bushfire risk.

When preparing or reviewing a local planning strategy, local government should refer to the Map of Bush Fire Prone Areas to help determine any areas of land use conflict. Areas within and adjacent to remnant vegetation across the Shire of York are identified as bushfire prone. This includes some areas of the York townsite and rural residential areas in proximity to natural vegetation associated with the Avon River, Mount Bakewell and Mount Brown.

In response to the bushfire risk, no intensification of land use has been proposed within the bushfire prone area. The Shire has prepared a Bushfire Risk Mitigation Plan in consultation with the Department of Fire and Emergency Services. This, along with continued implementation of state planning policy and guidelines through the local planning framework, provides an effective way to manage current risk affecting bushfire prone land, and managing future development in the context of bushfire hazard.

There are areas where land is zoned for development but development is yet to occur. This includes residential dwellings on rural zoned land that may be within or near to a bushfire prone area. It is important to consider specific measures on a development by development basis and include appropriate subdivision and development application conditions. Future planning of these areas will be required to undertake detailed bushfire attack level (BAL) contour maps and assessments to demonstrate that subdivision design achieves compliance with bushfire protection criteria.

### Planning Strategies – Bushfire Risk

Strategies	Actions
1. Manage current bushfire risk affecting land and assets within the bushfire prone area	(a) Implement the Bushfire Risk Mitigation Plan in consultation with the Department of Fire and Emergency Services.
2. Integrate bushfire risk into local planning decisions.	(a) List <i>State Planning Policy 3.7 Planning in Bushfire Prone Areas</i> in the local planning scheme to ensure future planning decisions reflect appropriate bushfire management requirements.





## IMPLEMENTATION, MONITORING & REVIEW





## 5 IMPLEMENTATION, MONITORING & REVIEW

The means of implementing the local planning strategy is primarily through the local planning scheme. Town Planning Scheme No. 2 has been reviewed in conjunction with the local planning strategy, and a new scheme prepared. Gazettal of Local Planning Scheme No.3 will deliver many of the strategies and actions included in the local planning strategy. Implementation of the local planning strategy will also be achieved through a strategic review of the local planning policy framework to deliver the policy actions set out in Section 4.

The strategy can be used to assist the Shire and WAPC in planning and decision making. It can be used by the community and other stakeholders to inform themselves of relevant matters. It will also inform Council's budget preparation and Corporate Business Plan.

Once endorsed, the strategy is considered to be a live document. It has been designed to achieve the community's vision for future land use and development. It is designed for a time horizon of 10-15 years depending on growth and community priorities. It is foreseeable that as new issues or information become available, the strategy can be amended as required.

The LPS should be reviewed every five years to coincide with the review of the local planning scheme. Given the long-term application of the strategy, the review at five year intervals may be confined primarily to updating of information and minor adjustments.

Other instances when the strategy may be reviewed which may require larger adjustments could include:

- When significant projects are proposed that have not been foreseen by the current strategy;
- There is a change in Federal or State Government policies; or
- Specific community expectations for development change.

Amendments will be made to the strategy as deemed necessary and as required by the Shire. Any such amendment will be advertised to the public for comment.



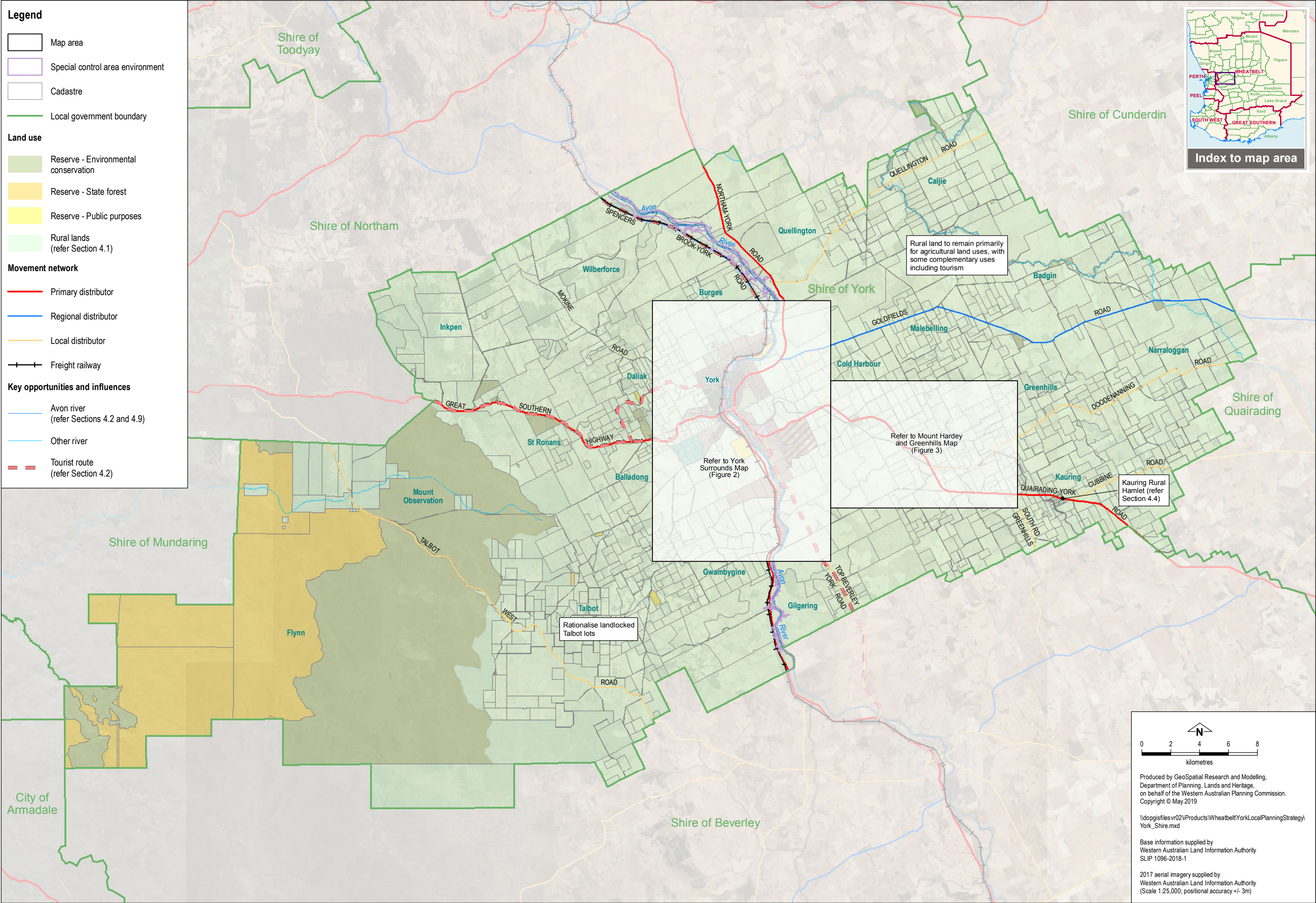


## STRATEGIC LAND USE PLANS

## 6 STRATEGIC LAND USE PLANS

The following plans should be read in accordance with Section 4 of the local planning strategy.



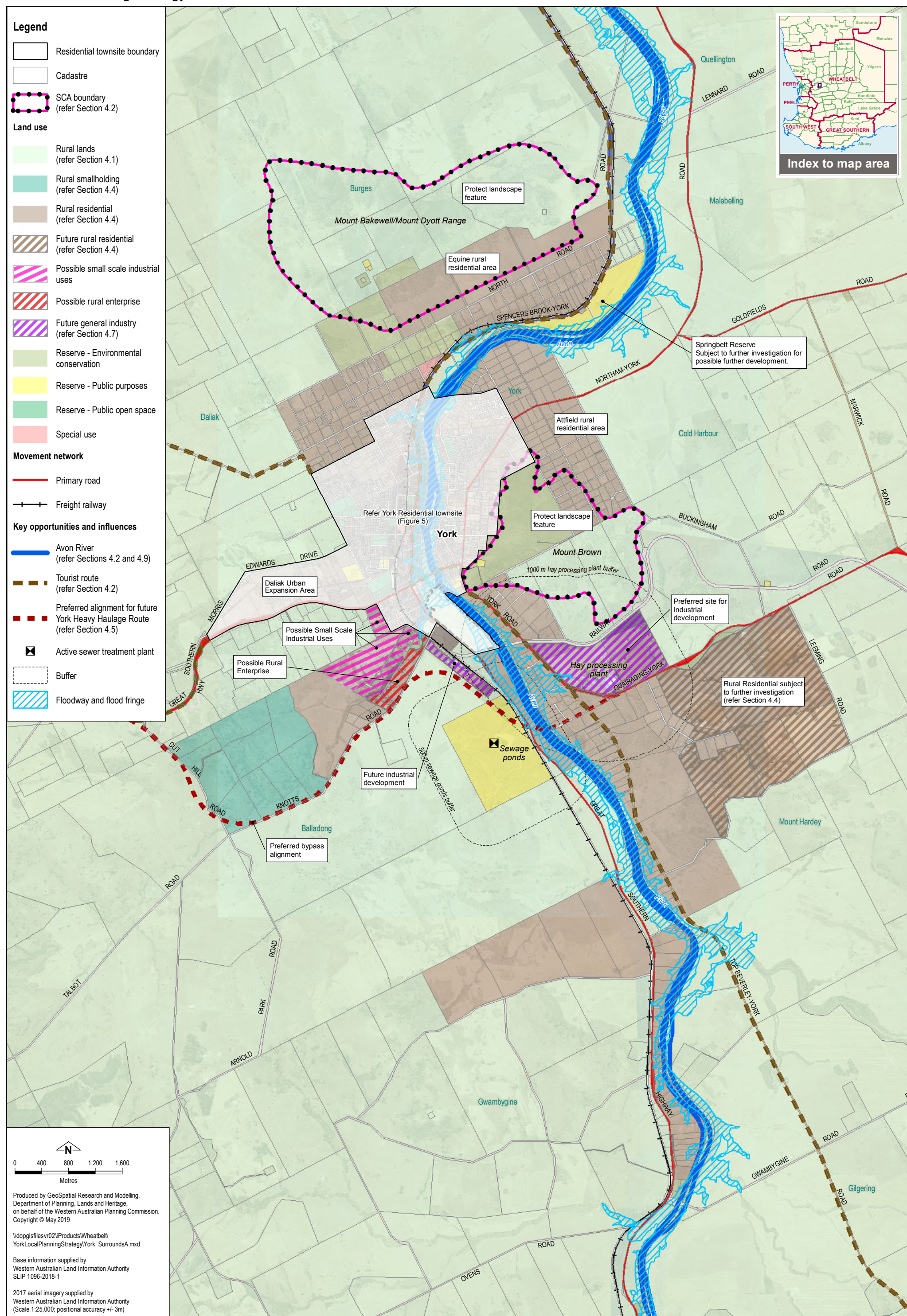


York - Shire

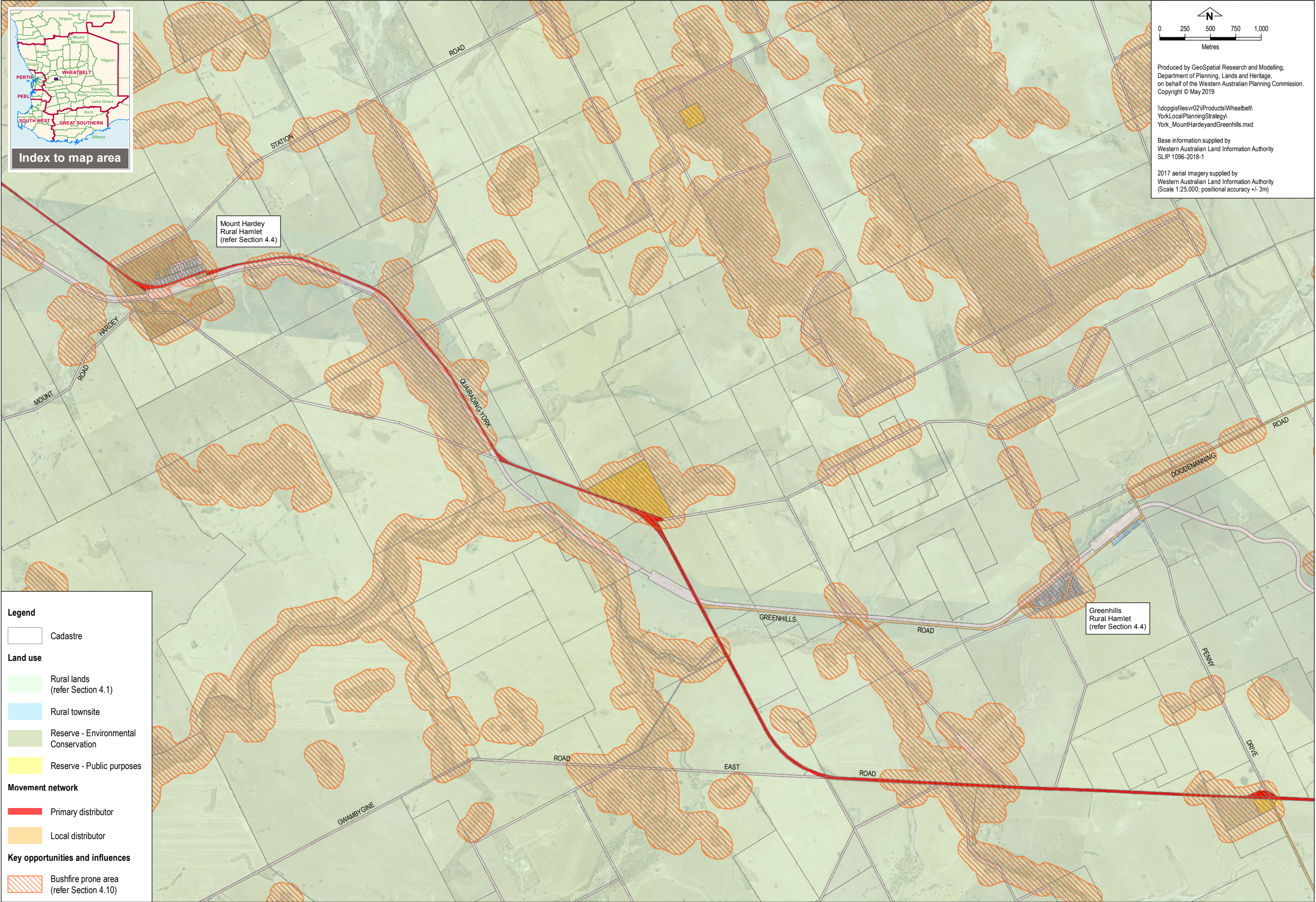
Figure 1



York Local Planning Strategy



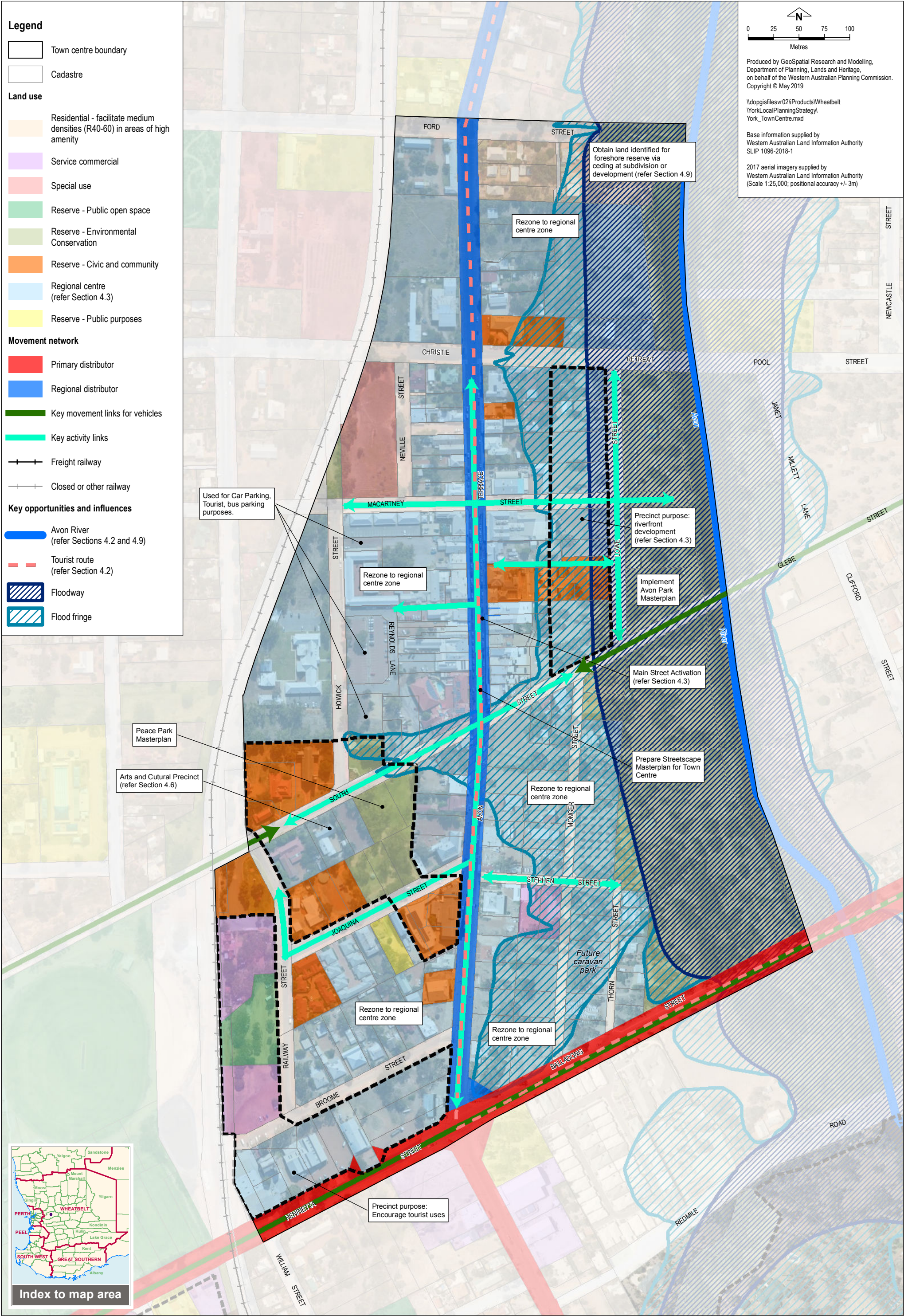




York- Mount Hardey and Greenhills

Figure 3

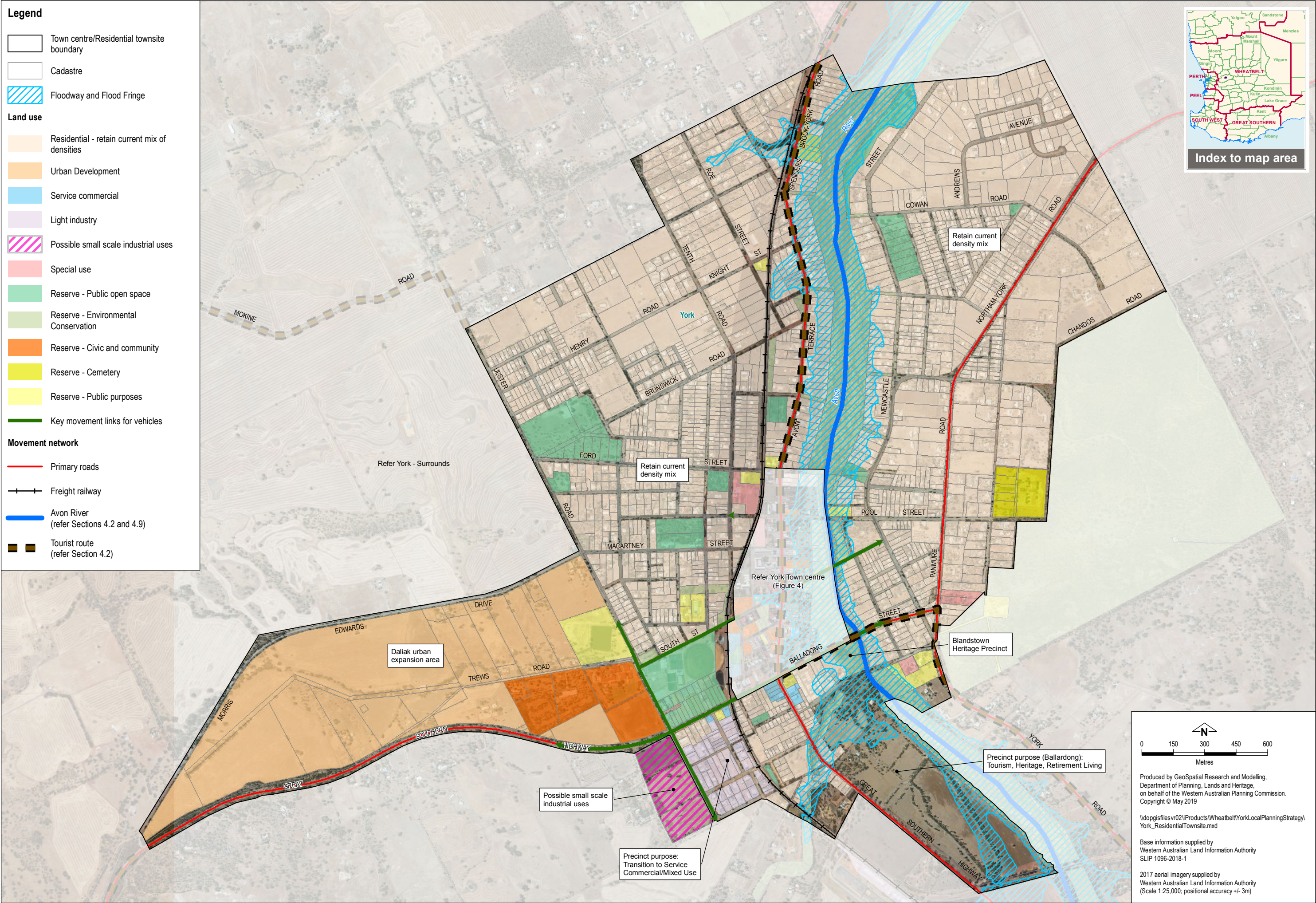




York Town centre

Figure 4

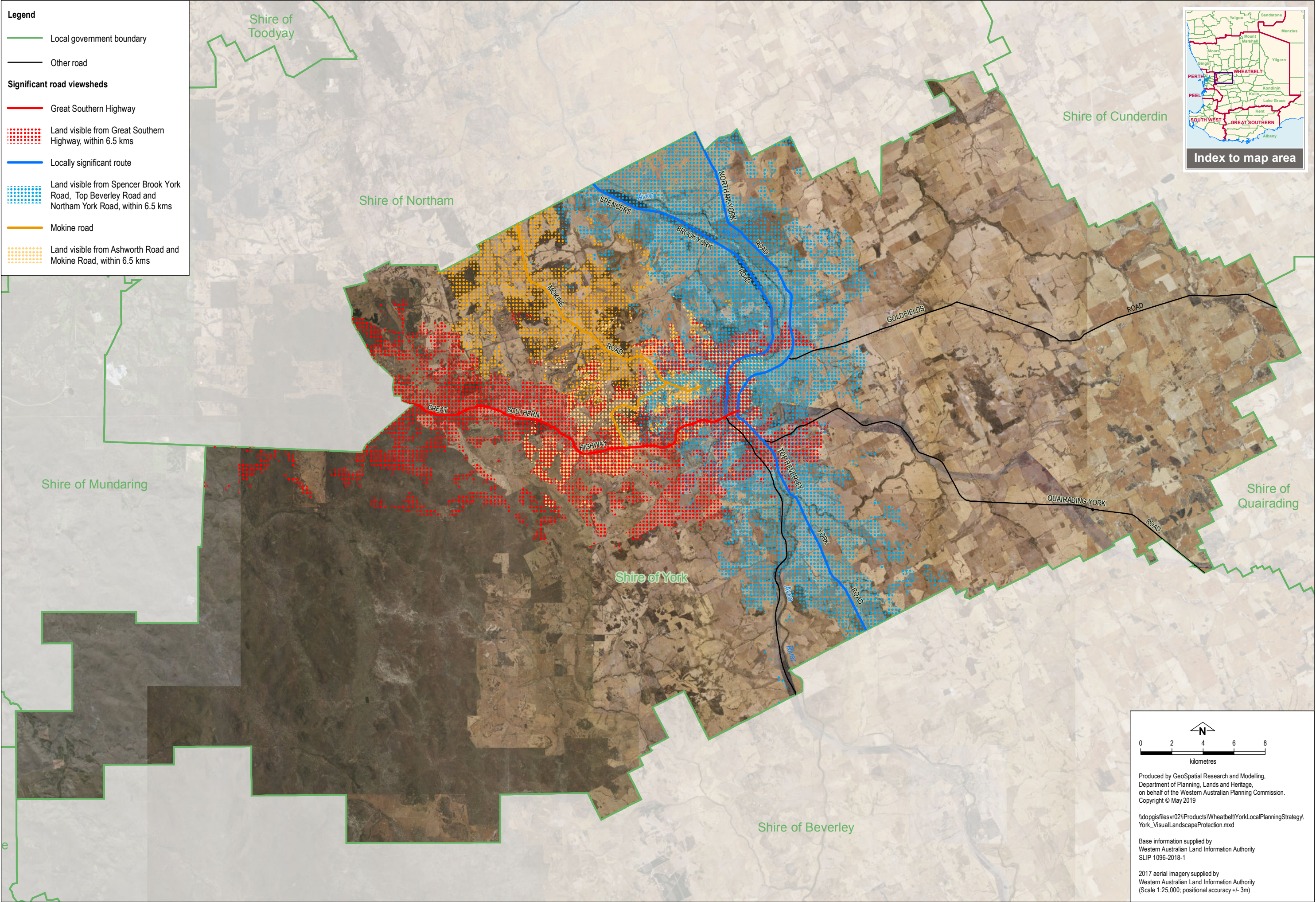




York - Residential townsite

Figure 5





York - Visual landscape protection

Figure 6



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[https://projects.ghd.com/oc/WesternAustralia/yorkplanningstrategy/Delivery/Documents/6136272-REP-1\\_Shire of York - Local Planning Strategy - Part 1.docx](https://projects.ghd.com/oc/WesternAustralia/yorkplanningstrategy/Delivery/Documents/6136272-REP-1_Shire%20of%20York%20-%20Local%20Planning%20Strategy%20-%20Part%201.docx)

### **Document Status**

Revision	Author	Reviewer		Approved for Issue		
		Name	Signature	Name	Signature	Date
0	C Thompson	K Petani	On file	K Petani	On file	08.06.2018
1	N Hoey	C Thompson	On file	K Petani	On file	10.04.2019