

SHIRE OF YORK

Local Planning Strategy Amendment 1

Endorsed by the
Western Australian Planning Commission

23 APRIL 2025



Department of Planning,
Lands and Heritage



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Department of Planning,
Lands and Heritage

Gordon Stephenson House
140 William Street
Perth WA 6000

Locked Bag 2506
Perth WA 6001

website: www.dplh.wa.gov.au

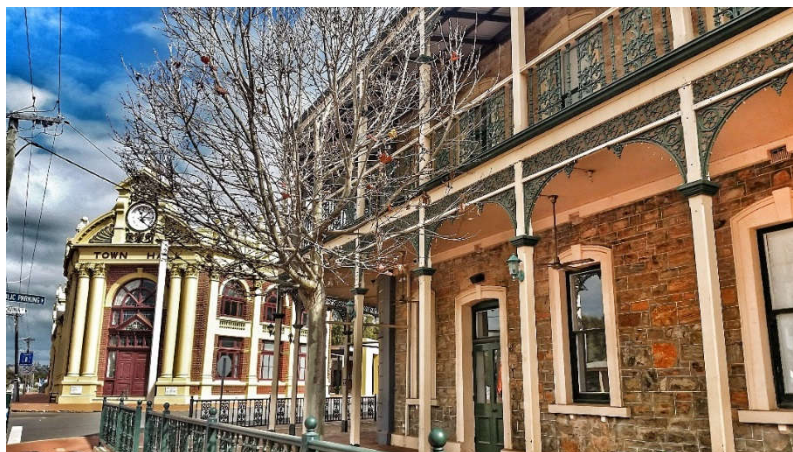
email: info@dplh.wa.gov.au

tel: 08 6551 9000

fax: 08 6552 4417

National Relay Service: 13 36 77

Infoline: 1800 626 477



SHIRE OF YORK
LOCAL PLANNING STRATEGY
PART 1

ADVERTISING

The Shire of York Local Planning Strategy certified for advertising on 13 June 2023



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

Date: 13 June 2023

ADOPTED

Adopted by resolution of the Council of the Shire of York at the Ordinary Meeting of the Council held
on the 26 day of October 2023.



Shire President



Chief Executive Officer (Acting)



ENDORSEMENT

Endorsed by the Western Australian Planning Commission on the 15 day of April 2025.



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

Date: 23 April 2025

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

CONTENTS

MESSAGE FROM THE PRESIDENT	III
1 INTRODUCTION.....	2
1.1 STRATEGY AREA	3
2 VISION AND OBJECTIVES	6
3 FUTURE GROWTH	10
4 STRATEGIC PRIORITIES	12
4.1 RURAL LANDS	13
4.2 TOURISM	15
4.3 YORK TOWN CENTRE	17
4.4 SETTLEMENTS AND RESIDENTIAL DEVELOPMENT	20
4.5 INFRASTRUCTURE.....	24
<i>Community infrastructure.....</i>	<i>24</i>
<i>Transport infrastructure</i>	<i>24</i>
<i>Telecommunications.....</i>	<i>25</i>
<i>Water supply.....</i>	<i>26</i>
<i>Drainage and wastewater management.....</i>	<i>26</i>
<i>Cemetery.....</i>	<i>27</i>
4.6 ARTS AND CULTURE	30
4.7 INDUSTRY.....	31
<i>Long Term General Industry</i>	<i>31</i>
<i>Shorter Term Light Industry and Logistics</i>	<i>31</i>
4.8 CULTURAL AND HISTORIC HERITAGE	33
<i>Aboriginal heritage</i>	<i>33</i>
<i>Native title</i>	<i>33</i>
<i>Historic heritage</i>	<i>33</i>
4.9 NATURAL ENVIRONMENT	36
<i>Avon River.....</i>	<i>36</i>
<i>Public Drinking Water Source Areas</i>	<i>36</i>
<i>Vegetation and habitat.....</i>	<i>36</i>
<i>Ecological corridors.....</i>	<i>37</i>
<i>Contaminated sites.....</i>	<i>37</i>
4.10 BUSHFIRE RISK	39
5 IMPLEMENTATION, MONITORING & REVIEW.....	41
6 STRATEGIC LAND USE PLANS.....	43



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.

This Local Planning Strategy once approved, revokes any previous Local Planning Strategy which applied to the Shire of York.



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 2,131km². 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.



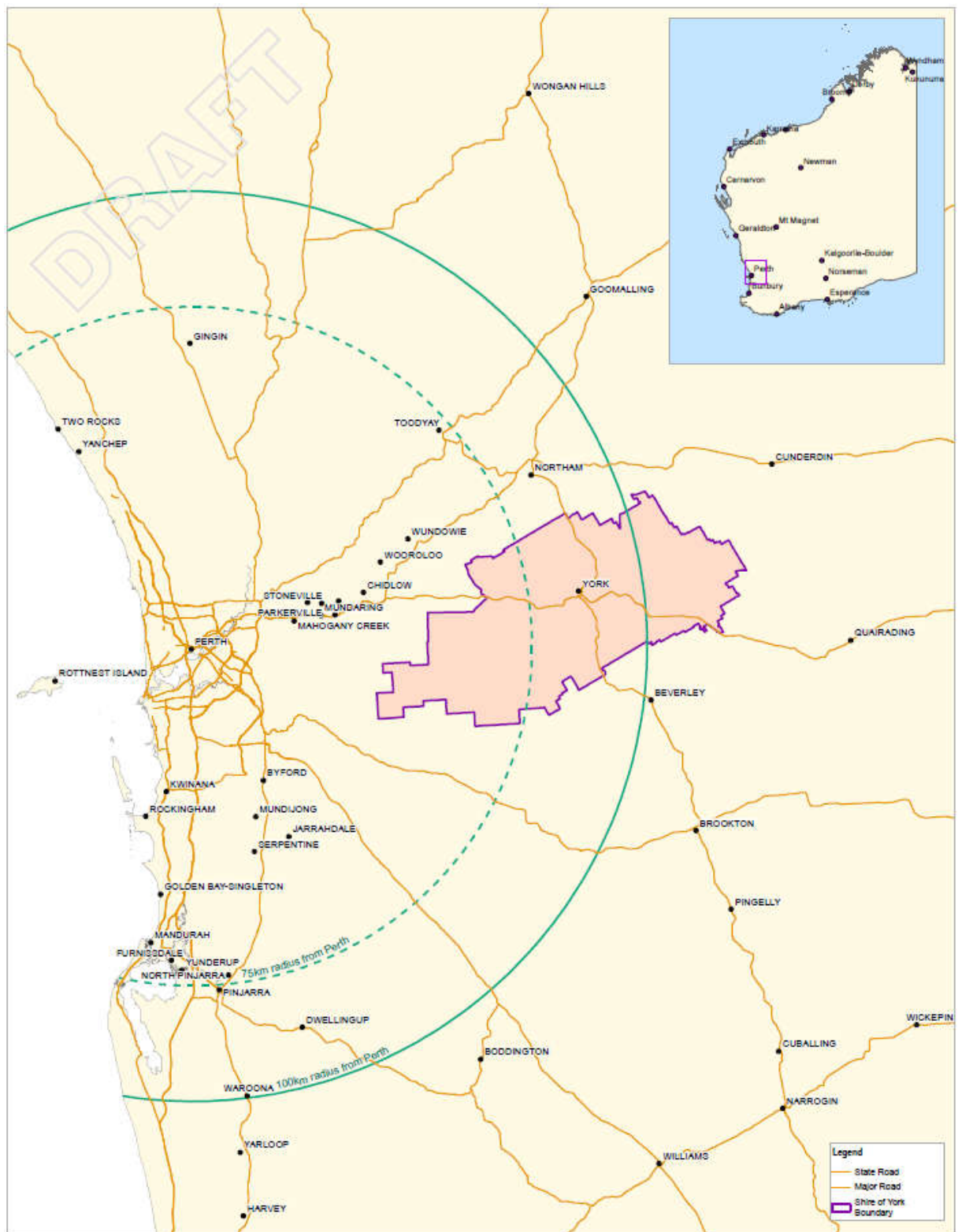
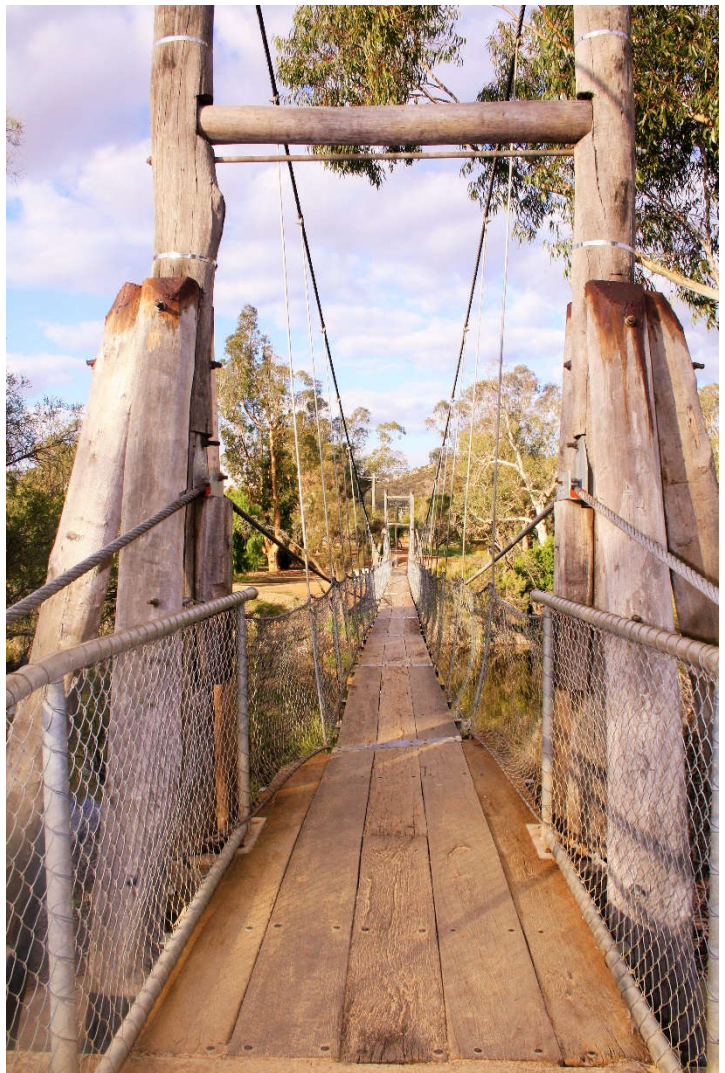


Figure 1: York Regional Context



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 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.



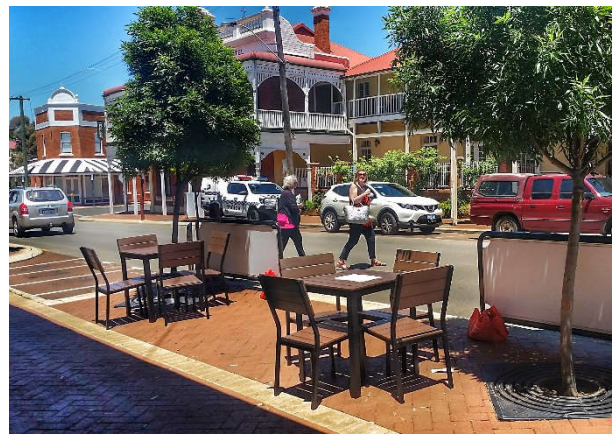
A place of community and lifestyle

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:

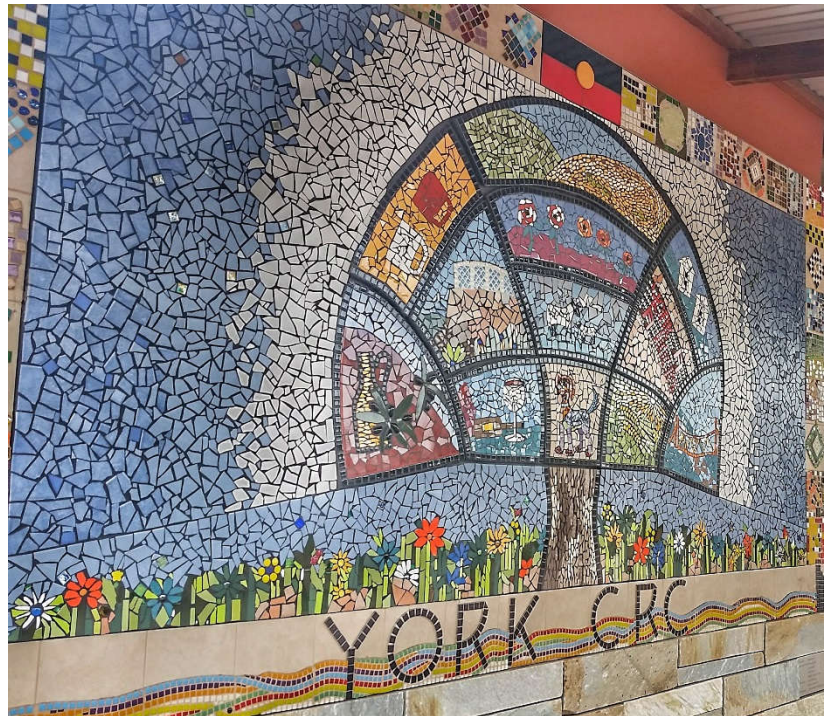
- (q) Develop a planning framework that facilitates transparency in discretionary decision making on planning matters;
- (r) Be consistent, considered, fair and equitable in planning decisions.



A place of community and lifestyle



FUTURE GROWTH



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.

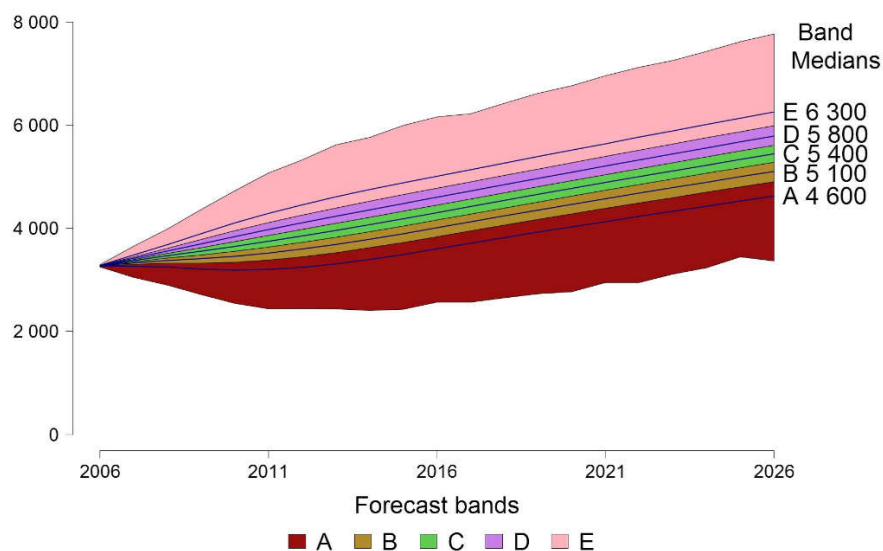
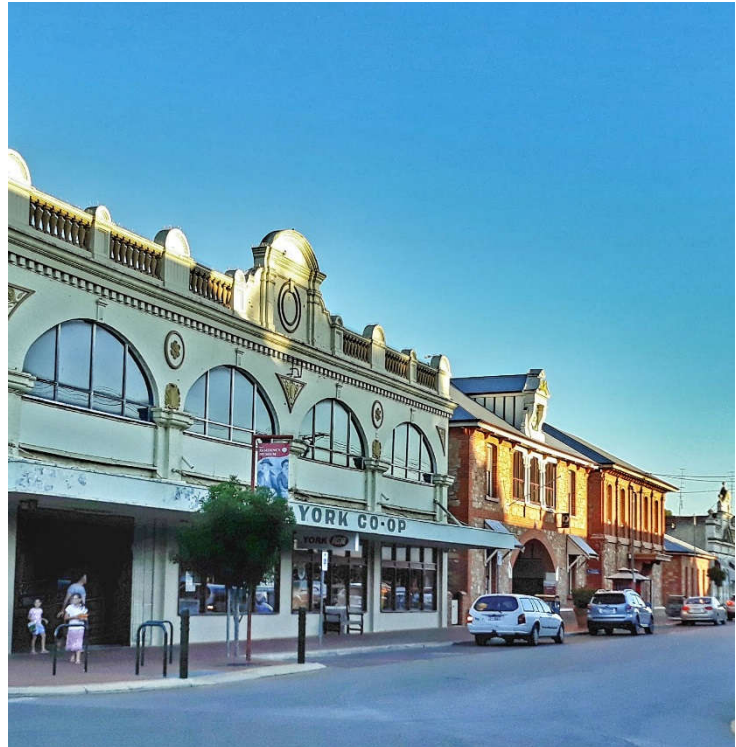


Figure 2: Growth Scenarios for the Shire of York

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 for 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 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. 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, 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>
6. To enhance the public health of the local community.	Apply environmental health regulations as appropriate when considering planning proposals.

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; and
- 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

Major Roads

The Shire's economy is predominantly agriculturally based, with supporting service economies, which places a reliance on having a comprehensive, well planned and integrated transport network that caters for heavy vehicles and freight movement.

Major freight routes (Primary Distributors) within the Shire and connecting to the townsites include:

- Quairading - York Road;
- Great Southern Highway; and
- Northam - York Road.

These roads also form the primary access routes to the town for tourists, residents and commuters, particularly to the larger service centres of Northam and Perth and are sufficient to cater for the needs of the Shire for the foreseeable future.

The Shire will seek to ensure a comprehensive, well planned and integrated transport network that is safe, efficient, environmentally sensitive and meets the needs of all users.

In particular, the Shire has identified a need for upgrades to the Great Southern Highway between the York townsite and the Lakes as a priority.

Land uses and development involving heavy vehicle freight movement will be encouraged to be located in close proximity to primary and regional distributor roads.

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 is intended to improve road network reliability, safety and amenity to the local community by reducing heavy haulage movements through the growing town of York. However, the project does not have funding available and further planning is required to address a range of considerations for potential Bypass routes. Land within the alignment should not be reserved in the scheme until Main Roads Western Australia has funding available for, and has undertaken 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 seweraged, 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	<p>(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.</p> <p>(b) Identify formal and informal public open space requirements and appropriate site(s) to meet any additional community needs.</p> <p>(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.</p> <p>(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.</p> <p>(e) Identify an appropriate site available for purchase for the provision of a new community cemetery.</p> <p>(e) Include appropriate land use allowances in relevant zones to facilitate establishment of childcare.</p>

2. Improve public transport provision	<p>(a) Pilot programs to determine actual need of public transport and peak demand times e.g. school holidays.</p> <p>(b) Lobby the State Government for better public transport provision.</p>
3. Improve pedestrian, cycle and gopher links within the town centre	<p>(a) Consider pedestrian, cycle, gopher and wheelchair links in the parking and access strategy for the town centre.</p> <p>(b) Consider inclusion of a gopher recharge scheme in the town centre.</p> <p>(c) Improve pedestrian, cycle, gopher and wheelchair links between the river and the town centre.</p>
4. Improve road safety and efficiency in and around York	<p>(a) Investigate options to facilitate upgrades to Great Southern Highway between the York townsite and the Lakes as a priority.</p> <p>(b) Have due regard for the planning undertaken by Main Roads WA for York Bypass project as appropriate for relevant planning triggers and in response to funding availability.</p> <p>(c) Consider rail crossing rationalisations as part of a parking and access strategy for the townsite.</p> <p>(d) _ Land uses and development involving heavy vehicle freight movement will be encouraged to be located in close proximity to primary and regional distributor roads.</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	(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.
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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 CBH or a major freight route (primary distributor road), including a potential York bypass route. Industrial estate planning and site selection will need to address access, 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 a major freight route, including a 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, including specific development provisions regarding minimum lots sizes taking into account vehicle access, maintenance of a rural residential streetscape, fire management, amenity visual buffers and maintenance of amenity, 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

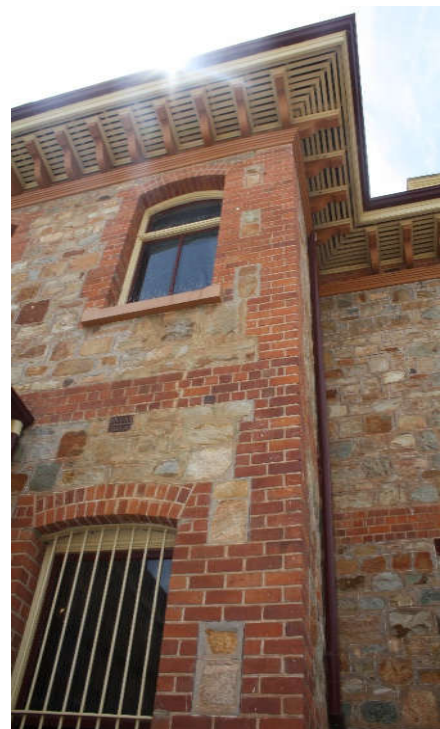
York is the oldest inland town in Western Australia and celebrates over 185 years of European settlement. York has a very strong built heritage and sense of place. Many of the historic buildings within the townsite have remained largely unchanged since initial construction in the mid to late 19th Century.

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 Local Heritage Survery. As there are 194 sites listed

on the Local Heritage Survey, 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 Local Heritage Survey 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.	<p>(a) Review and update the Local Heritage Survey and Heritage List.</p> <p>(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.</p>
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. These priority water protection areas generally correlate with the Mundaring Weir Catchment Area. The majority of the land within these areas are reserved State Forest or Environmental Conservation. The local planning strategy does not propose any changes to land use within the PDWSA or the Mundaring Weir Catchment Area, therefore the 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 and State *Biodiversity Conservation Act 2016*, 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.

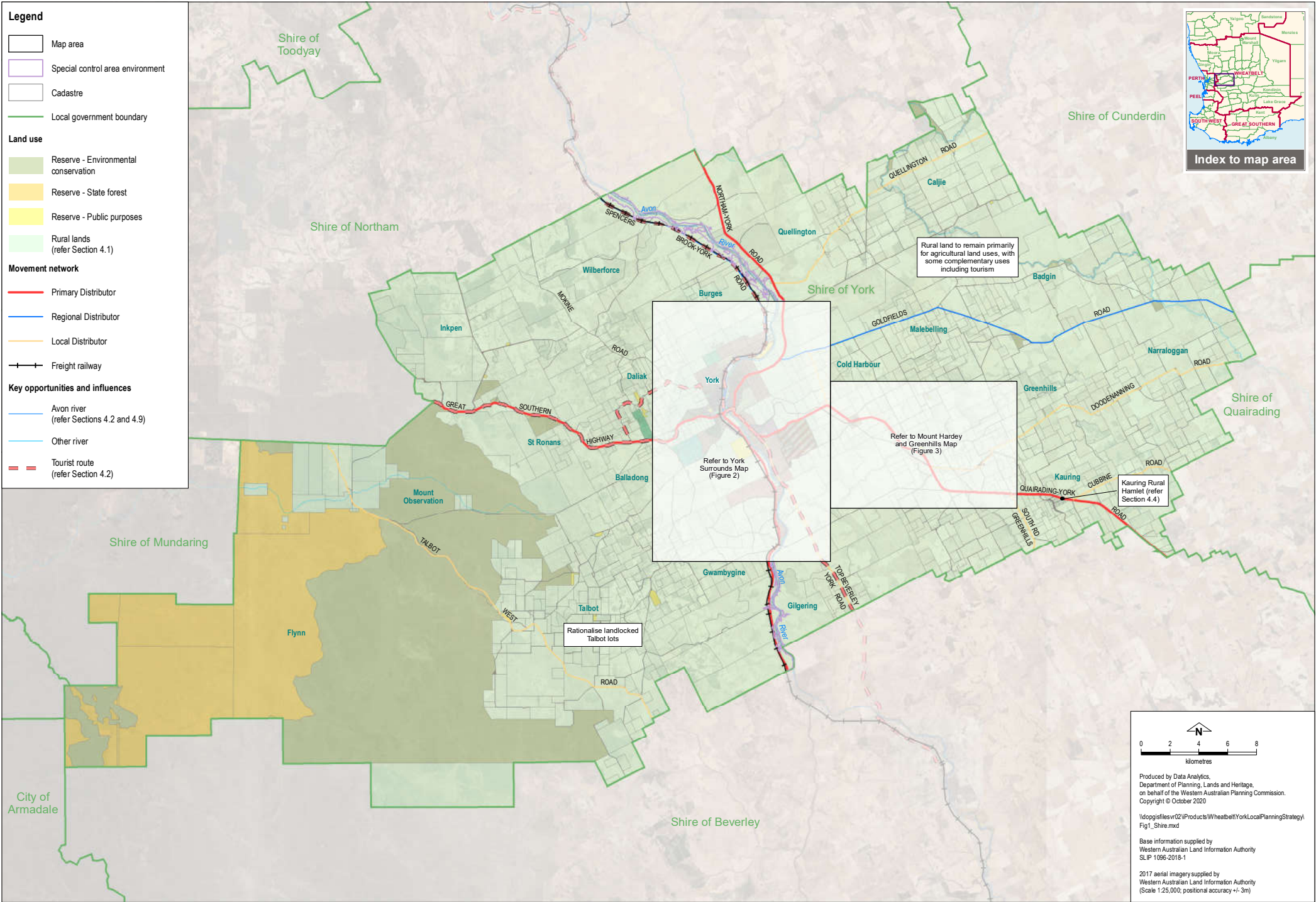


STRATEGIC LAND USE PLANS



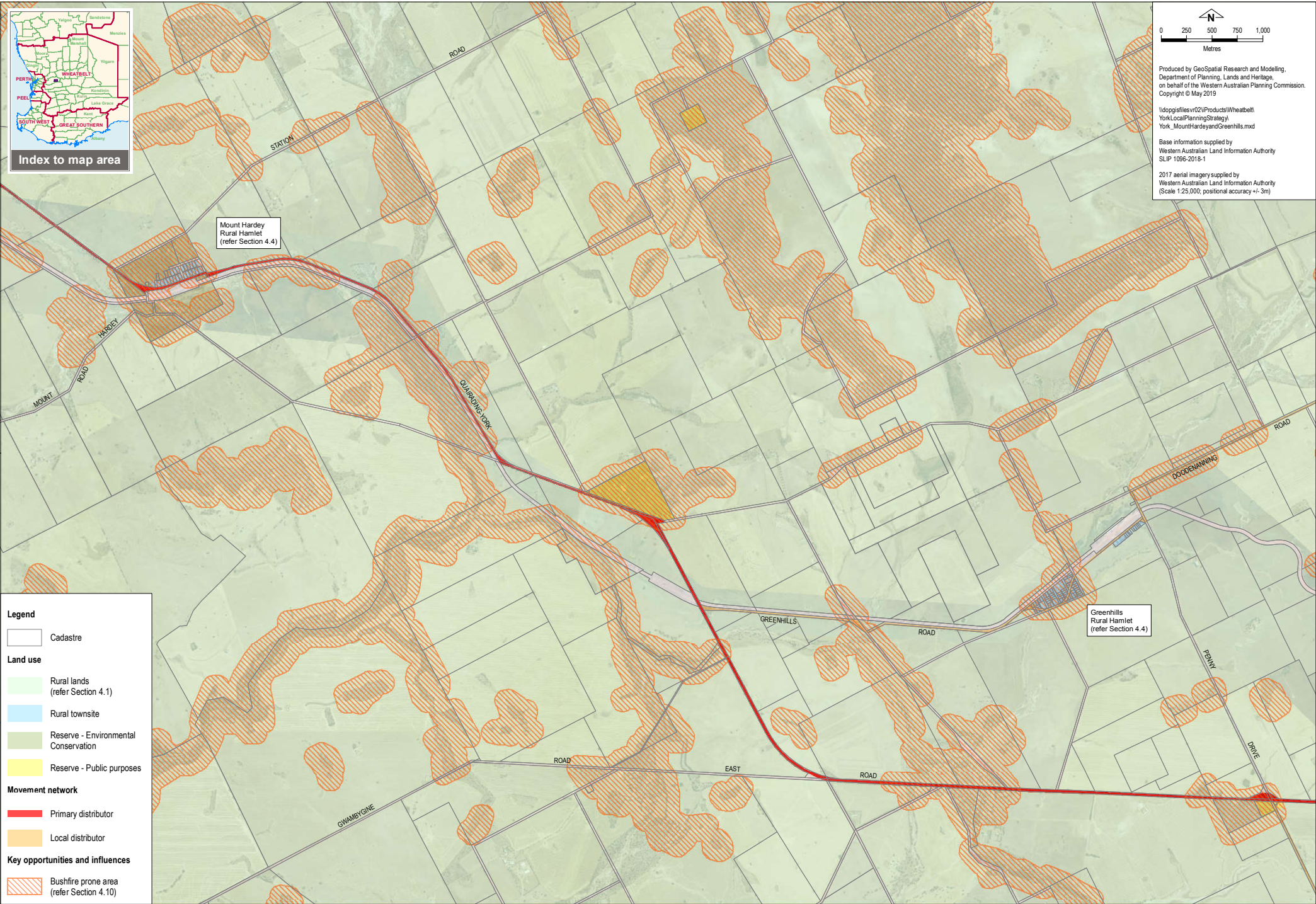
6 STRATEGIC LAND USE PLANS

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

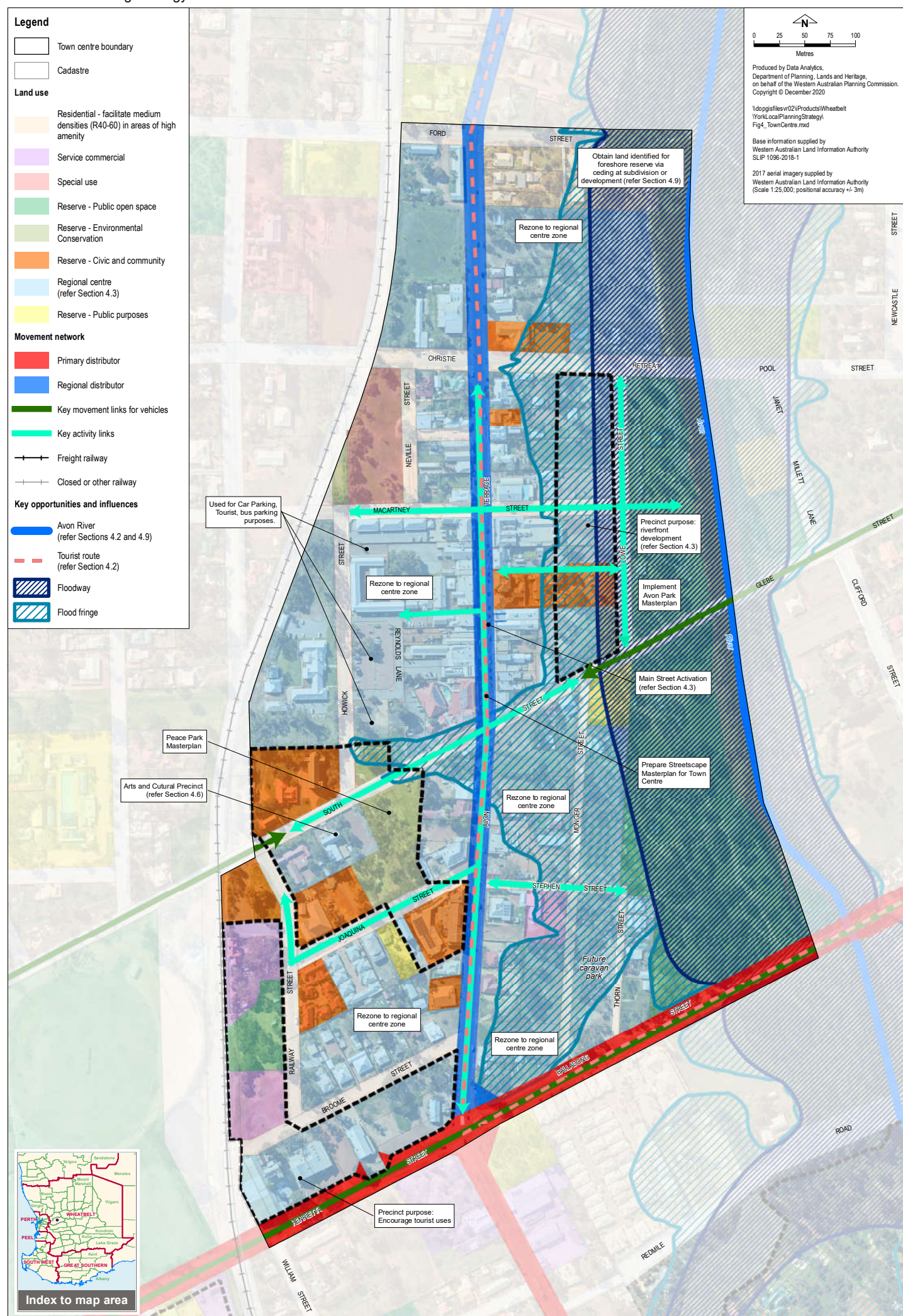


York - Shire

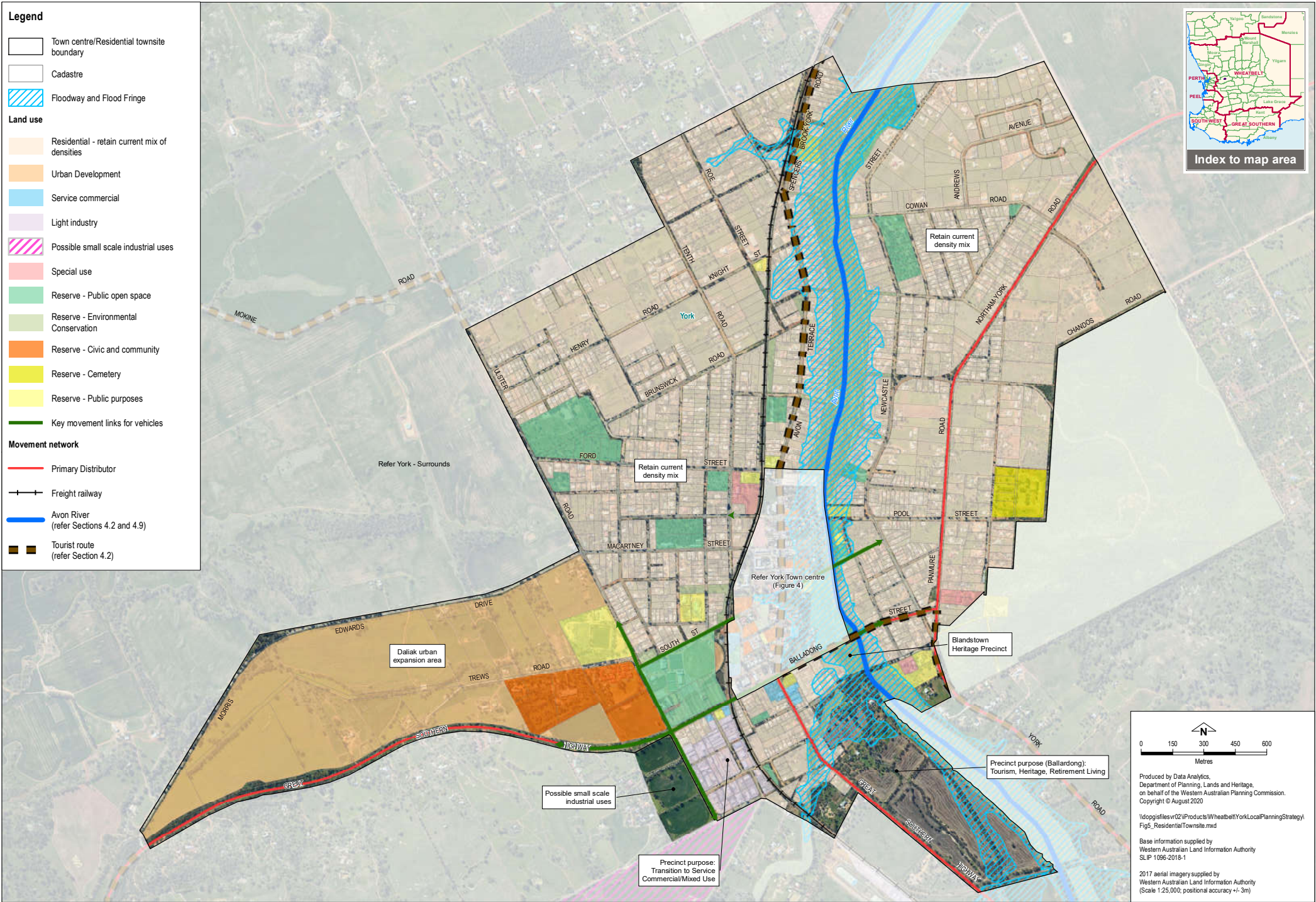
Figure 1



York- Mount Hardey and Greenhills



York Town centre



York - Residential townsite

Figure 5

Shire of York

1 Joaquina Street, York, WA 6302

P.O. Box 222, York WA 6302

T: 61 8 9641 0500 F: 61 8 9641 2202 E: records@york.wa.gov.au

GHD

999 Hay Street, Perth, WA 6000

P.O. Box 3106, Perth WA 6832

T: 61 8 6222 8222 F: 61 8 6222 8555 E: permail@ghd.com.au

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Shire of York

Local Planning Strategy

Part 2 – Background information and analysis

April 2019

A place of community and lifestyle

Shire of York Local Planning Strategy – Part 2 Background Information and Analysis

CONTENTS

1	INTRODUCTION	4
2	PLANNING CONTEXT	5
2.1	<i>State Planning Policies</i>	5
2.2	<i>Regional Planning Context</i>	10
2.3	<i>Local Planning Context</i>	13
3	DEMOGRAPHIC AND GROWTH PROFILE	15
3.1	<i>Population</i>	15
4	LIFESTYLE, LAND USE AND CHARACTER	23
4.1	<i>Rural Land</i>	23
4.2	<i>Settlement Areas</i>	24
4.3	<i>Housing Diversity and Affordability</i>	27
4.4	<i>Industrial Land</i>	35
5	ECONOMY AND EMPLOYMENT	37
5.1	<i>Economic sectors</i>	37
5.2	<i>Employment</i>	45
5.3	<i>Key opportunities for economic vitality</i>	47
6	COMMUNITY INFRASTRUCTURE	50
6.1	<i>National and international frameworks for liveability indicators</i>	51
6.2	<i>Indicator 1 – Normative Need - Understanding the people and the place</i>	53
6.3	<i>Indicator 2 - provision of existing community infrastructure</i>	54
6.4	<i>Indicator 3 – Identified Need: Consultation with key stakeholders</i>	59
6.5	<i>Indicator 4 – Evidence based practice requirements</i>	59
6.6	<i>Provision of future community infrastructure</i>	66
7	ENVIRONMENT AND HERITAGE	67
7.1	<i>Heritage</i>	67
7.2	<i>Physical Environment</i>	71
7.3	<i>Water Management</i>	84
7.4	<i>Contaminated Sites</i>	86
7.5	<i>Bushfire Hazard</i>	87
8	INFRASTRUCTURE	89
8.1	<i>Transport</i>	89

8.2	<i>Water Supply</i>	92
8.3	<i>Wastewater</i>	93
8.4	<i>Power</i>	96
8.5	<i>Telecommunications</i>	96
8.6	<i>Gas</i>	96
8.7	<i>Waste Management</i>	97
9	CULTURE AND ARTS	98
10	PRELIMINARY COMMUNITY CONSULTATION	102
11	OPPORTUNITIES, CONSTRAINTS AND ISSUES	106
12	DEVELOPING PLANNING RESPONSES TO KEY ISSUES	1100
	APPENDIX A – INDUSTRIAL LAND FEASIBILITY	111
	APPENDIX B – REGISTERED ABORIGINAL SITES	112
	APPENDIX C – PREVIOUS COMMUNITY CONSULTATION	114
	APPENDIX D – TARGETED COMMUNITY CONSULTATION	115
	APPENDIX E – LAND USE SCENARIOS	129

INTRODUCTION

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

The strategy provides a strategic vision and sets out the objectives to guide future development across the Shire. The strategy also provides a strategic framework for the local planning scheme and a basis by which to implement strategic objectives to ensure the long-term sustainable development of the Shire.

The local planning strategy consists of the following two parts:

- Part 1 –Strategy
- Part 2 – Background information and analysis

The role of the strategy is to outline the key issues and considerations relevant to the future planning and development of the local planning scheme area and to identify future strategic direction and actions required to implement the strategy. The strategy is a useful guiding tool in the decision-making process, as well as informing future rezoning proposals and infrastructure projects.

The background information and analysis provides the planning context, local profiles, and an analysis of key issues that underpin the strategic recommendations contained in the Part 1 of the strategy.

Preparing a local profile for the Shire of York has focussed on exploring the key strategic priorities identified by the community in preparing the Strategic Community Plan 2016, as well as other key factors that influence planning and development. The local profile presented in this analysis includes:

- Demographic and growth profile.
- Settlements and housing choice.
- Economic vitality.
- Community infrastructure.
- Environment and heritage.
- Industrial land feasibility.
- Infrastructure.
- Culture and arts.

The local profile analyses the key opportunities and constraints for development and land use, and identifies the key issues for future planning in the Shire of York. The analysis presented here underpins the strategic recommendations of Part 1 of the strategy.



2

PLANNING CONTEXT

Local planning decisions are influenced by a wealth of planning mechanisms, including strategies, schemes and policies.

The strategy is a key component of the local planning framework, illustrated in Figure 1. A number of existing State and regional strategy and policy documents influence the local planning framework. Accordingly, they have guided the form and content of the LPS.



Figure 1: Shire of York Local Planning Framework

2.1 STATE PLANNING POLICIES

State Planning Policies (SPPs) provide policy guidance for a range of key planning issues across the State of Western Australia.

Local governments must have due regard to State Planning Policies when preparing planning strategies and when making decisions on planning matters. The key state planning policies with land use planning implications for the Shire are listed below.

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SPP 1 STATE PLANNING FRAMEWORK

SPP 1 brings together existing State and regional policies, strategies, plans and guidelines within a central framework. It sets the context for decision making on land use and development in Western Australia. It includes a set of underlying principles to achieve sustainable use and development of land – planning throughout government should take into account these principles which relate to community, economy, environment, infrastructure, regional development and governance.

SPP 2 ENVIRONMENT & NATURAL RESOURCES POLICY

SPP 2 provides a policy framework to integrate environmental and natural resource management considerations into broader land use planning and decision-making activities. The policy is supported by more detailed planning policies that provide additional policy guidance on particular environmental issues or attributes.

The strategy should incorporate protection of environmental matters to respond to the guidance of SPP2.

SPP 2.5 RURAL PLANNING

SPP 2.5 provides specific policy guidance for agricultural and rural land use planning. The policy provides particular focus on identifying and appropriately zoning highly productive agricultural land.

The policy recognises the importance of the full diversity of rural land uses, including the need to provide for resource extraction and mining, to provide food and materials for the community. The policy also provides guidance for the effective stewardship of agricultural assets through incorporation of natural resource management.

SPP 2.5 provides clear guidelines on how the local planning strategy should address agricultural land, rural land, and natural resource areas, and sets out criteria for identifying areas of rural settlement and allocating specific zones to land. The strategy should incorporate the requirements of SPP2.5, and recognise the importance of mineral extraction and agricultural activities for economic growth, and the need to manage loss of priority agricultural land.

SPP 2.7 PUBLIC DRINKING WATER SOURCE

In recognition that public drinking water supply areas (PDWSAs) need to be protected, SPP 2.7 was created to ensure land use and development within these areas is compatible with the protection and long term management of water resources for public water supply.

The Department of Water is the responsible agency for the management and protection of water resources. PDWSAs are categorised into three levels of priority classification, which are required to be shown as special control areas within the planning scheme. Land use and development in these areas has the potential to impact on the quality and quantity of drinking water supplies and should not be permitted unless it can be demonstrated that such impacts can be managed.

SPP 2.9 WATER RESOURCES

SPP 2.9 sets out general and specific measures for the protection and management of surface and groundwater catchments, waterways management, wetlands, estuaries and their buffers. It also sets out total water cycle management principles in the land use planning system to best accommodate the many competing interests for water (consumptive, recreational, industrial and commercial purposes).

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Specific advice is provided as to how to implement this policy for local planning strategies, structure plans, planning schemes and subdivision and development applications. SPP2.9 is supported by *Better Urban Water Management* (WAPC, 2008) which provides a detailed framework to integrate Total Water Cycle Management into state, regional, and local planning processes.

SPP 3 URBAN GROWTH AND SETTLEMENT

SPP 3 provides policy guidance for the creation of sustainable urban settlements in Western Australia. Key policy objectives relate to promoting a wide variety of housing, employment, recreational facilities and open space, responding to social and economic needs of the community, and coordinating delivery of infrastructure and services.

The local planning strategy is a key strategic mechanism to implement SPP 3 in the Shire, through consideration of and planning for key urban issues and opportunities in the York townsite and settlements. The local planning strategy should facilitate new and expanded urban areas, where necessary, to provide for the social and economic needs of the community.

SPP 3.4 NATURAL HAZARDS AND DISASTERS

SPP 3.4 is applicable in the planning and development of land that may be prone to natural disasters or hazards. The objective of the policy is to minimise the adverse impacts of hazards on communities, the economy and the environment through statutory and non-statutory planning policy.

Hazards applicable to the Shire include earthquakes, flooding and bush fires. The planning strategy and scheme should provide guidance to manage development in the context of these hazards.

SPP 3.5 HISTORIC HERITAGE CONSERVATION

SPP 3.5 sets out the principles for sound and responsible planning and protection of conserving Western Australia's historic heritage. SPP 3.5 does not generally apply to the conservation of natural or Aboriginal heritage, it applies principally to historic cultural heritage, including heritage areas, buildings and structures.

The objectives are:

- To conserve places and areas of historic heritage significance.
- To ensure that development does not adversely affect the significance of heritage places and areas.
- To ensure that heritage significance at both the State and local levels is given due weight in planning decision-making.
- To provide improved certainty to landowners and the community about the planning processes for heritage identification, conservation and protection.

The York townsite is designated as a Historic Town by the National Trust and possesses 34 State registered heritage sites. Due to the significance of York's heritage, many of the policy measures have already been implemented. SPP 3.5 also outlines considerations and development controls that will need to be addressed prior to undertaking any development within a heritage area. In the Shire, heritage areas apply to the Blandstown and Central York heritage precincts defined by the Heritage Precincts and Places Local Planning Policy.

SPP 3.6 DEVELOPMENT CONTRIBUTIONS FOR INFRASTRUCTURE

This policy sets out the principles and considerations that apply to development contributions towards infrastructure in new and established urban areas. In Western Australia, land developers

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are responsible for the provision of infrastructure where demand is generated by their development - this includes community infrastructure, defined as 'the structures and facilities which help communities and neighbourhoods to function effectively, including sporting and recreational facilities, community centres, child care and after school centres, libraries and cultural facilities'.

The objectives of the policy are:

- To promote the efficient and effective provision of public infrastructure and facilities to meet the demands arising from new growth and development.
- To ensure that development contributions are necessary and relevant to the development to be permitted and are charged equitably among those benefiting from the infrastructure and facilities to be provided.
- To ensure consistency and transparency in the system for apportioning, collecting and spending development contributions.
- To ensure the social well-being of communities arising from, or affected by, development.

SPP 3.7 PLANNING IN BUSHFIRE PRONE AREAS

SPP 3.7 seeks to guide the implementation of effective risk-based land use planning and development to preserve life and reduce the impact of bushfire on property and infrastructure. It applies to all higher order strategic planning documents, strategic planning proposals, subdivision and development applications located in designated bushfire prone areas (unless exemptions apply).

The strategy should consider the bushfire context of York's key settlements, and recognise the importance in managing bushfire risk in all strategic and statutory planning proposals.

SPP 4.1 STATE INDUSTRIAL BUFFER POLICY

SPP4.1 develops a framework to address the long-term protection of industrial zones, transport terminals, utilities and any other specific land use that is likely to generate some form of pollutant emission. The policy establishes objectives and principles for securing on-site and off-site buffer areas and the financial implications therein.

The Western Australian Planning Commission (WAPC) has prepared draft State Planning Policy 4.1 Industrial Interface, changing the name to reflect broader policy measures beyond the application of statutory buffers. The draft policy applies to planning for industrial zones and infrastructure reserves, and includes recommended planning approaches at each stage of the planning framework.

The strategy can identify the need for buffer areas associated with specific land uses. This can be done by either defining the actual size and boundaries of a buffer area for specific uses or by identifying existing and future land use and flagging the need for further investigation of a buffer area so that it may be planned for accordingly.

The strategy should also consider the broader interface between industrial and other land uses such as residential, rural, tourism and public open space in developing recommendations for future industry in York.

SPP 5.2 TELECOMMUNICATIONS INFRASTRUCTURE

SPP 5.2 sets out the land use policy measures guiding the siting, location and design of telecommunications infrastructure. This policy applies throughout Western Australia in respect to

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above and below ground telecommunications infrastructure other than those facilities exempted under the *Commonwealth Telecommunications Act 1997*.

SPP 5.4 ROAD AND RAIL TRANSPORT NOISE AND FREIGHT CONSIDERATIONS IN LAND USE PLANNING

SPP 5.4 addresses transport noise within major transport corridors, including primary freight routes and associating noise impacts on nearby noise-sensitive land uses. This policy aims to promote a system in which sustainable land use and transport are mutually compatible.

The policy and associated guidelines apply to proposals for new noise-sensitive developments, new railways or major roads, major redevelopments of existing railways or major roads, and new freight handling facilities. The policy and guidelines do not apply to noise from existing railways or major roads in the vicinity of an existing noise-sensitive land use, or an increase in traffic along an existing railway or major road in the absence of a major redevelopment.

The Shire should consider SPP 5.4 when there is:

- A proposed new noise-sensitive development in the vicinity of an existing or future major road, rail or freight handling facility.
- A proposed new major road or rail infrastructure project in the vicinity of existing or future noise-sensitive land uses.
- A proposed major redevelopment of existing major road or rail infrastructure in the vicinity of existing or future noise-sensitive land-uses.
- A proposed new freight handling facility.

A draft revised SPP5.4 was released by the WAPC in September 2017. The draft policy includes trigger distances from major roads and railways. This will require the Shire to apply the policy measures to any planning proposals for noise-sensitive land use within these trigger distances, in particular:

- 300 metres from Primary Roads (including Great Southern Highway, Northam-York Road, Spencers Brook-York Road, Quairading-York Road, York-Tammin Road).
- 300 metres from freight railway.

The trigger distance will influence planning in many areas of York, including existing residential areas and the York town centre. It will be important to consider each application on its merits, recognising that the existing York settlement falls within the trigger distances, and there will be a need to balance the requirements of the policy against appropriate settlement planning and aspirations for greater vibrancy and activity in the existing townscape.



2.2 REGIONAL PLANNING CONTEXT

The Shire of York is a peri-urban locality on the edge of the Wheatbelt, a region of opportunity. There are strong relationships with other towns in the region including Toodyay, Northam and Beverley. The region is characterised by its proximity to markets, diverse productive landscapes, and strong economic base and strong sense of community (Wheatbelt Blueprint, 2014). The Wheatbelt region is divided into 5 sub-regions including the Avon Arc (Figure 2), where the Shire is located. The following regional strategies have been considered in the preparation of this LPS.

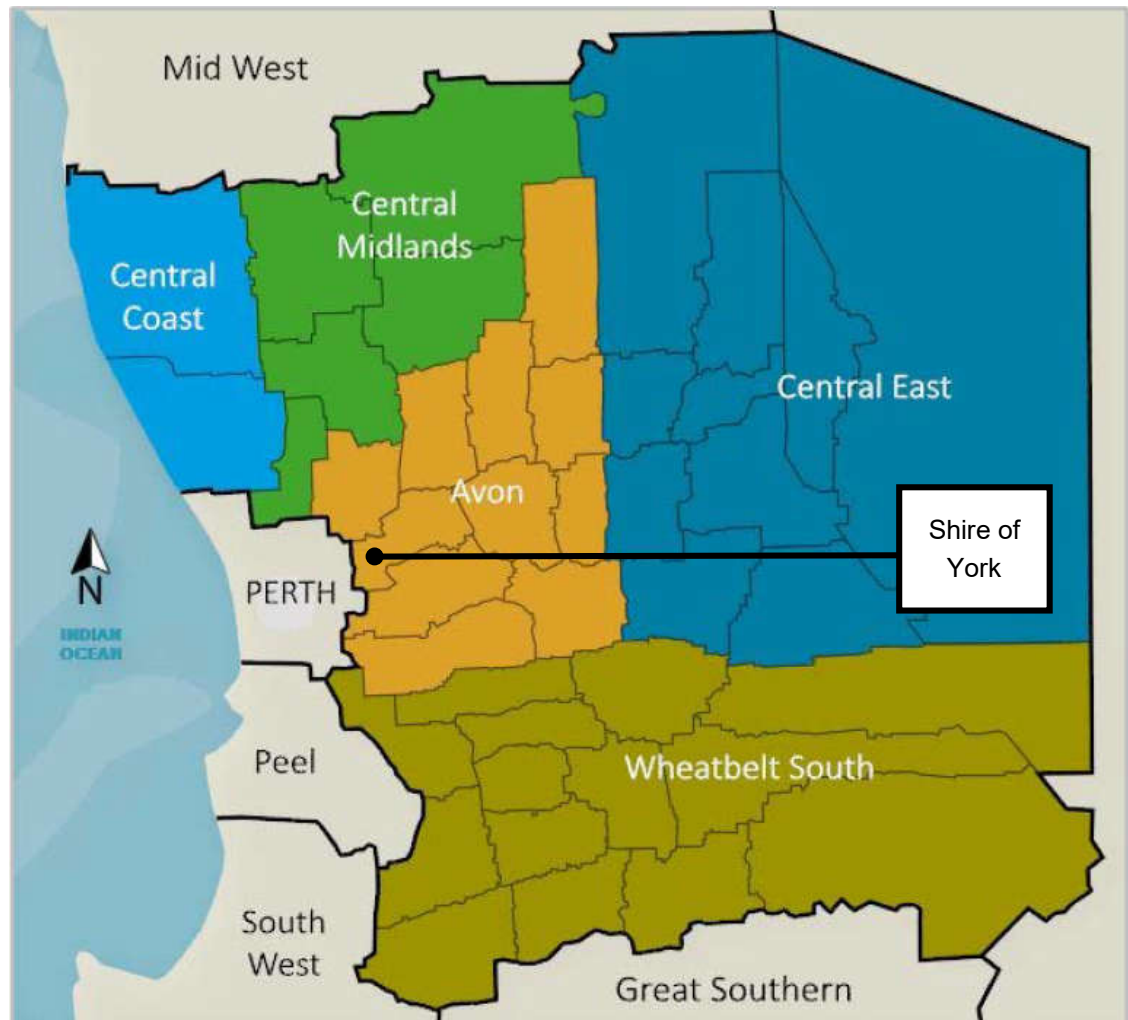


Figure 2: Wheatbelt Sub-Regions (source, Wheatbelt Blueprint, 2015)

WHEATBELT REGIONAL PLANNING AND INFRASTRUCTURE FRAMEWORK (2015)

The Wheatbelt Framework is a regional strategic planning document that provides an overview of regional planning issues and a basis for ongoing planning and development (*Wheatbelt Regional Planning and Infrastructure Framework 2015*). The Framework aligns with and acknowledges other strategic plans for the region described later in this section, in particular the *Wheatbelt Strategic Framework (2012)*.

The Framework presents a vision, which is supported by objectives, which have been developed around principles previously established in the *Wheatbelt Strategic Framework (2012)*. The vision for the Wheatbelt is:

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“The Wheatbelt will have a diverse social and economic base, be a leader in innovation and create new opportunities that confirm it as a key contributor to the State’s prosperity”.

Some key regional trends identified in the framework relevant to the local planning strategy include:

- An aging population with 1 in 5 Wheatbelt residents predicted to be aged over 65 by 2026.
- A high percentage of Aboriginal residents, comprising 5% of the total population which is more than double the state average of 2%.
- Historically limited housing diversity with a high proportion of single residential houses.
- An opportunity to provide affordable housing for changing circumstances including an ageing population.
- Need for the provision of short-term accommodation to provide viable housing options for seasonal or project-related workforces.
- A need to enhance community facilities and services to attract a growing population.
- Areas for future investment include health, education and training, childcare, sport and recreation and culture and the arts.
- Potential to build on and capitalise on the unique cultural identity that is present throughout the Region.
- The Wheatbelt is the largest agricultural contributor in the State, contributing a third of the State’s grain and livestock production value.
- Need to diversify the Wheatbelt’s economic base to assist the region’s sustainability.
- Opportunities exist to attract investment and employment throughout a number of economic sectors ranging from mining and industry to retail and tourism.
- Opportunities exist to improve transport and logistics in the Shire, with respect to the movement of agricultural produce.
- The tourism sector is currently small, accounting for 3.3% of the Wheatbelt’s economic production. However, it is a growing sector and important for the sustained economic growth of the Region.

WHEATBELT BLUEPRINT (2015)

The Wheatbelt Development Commission Wheatbelt Blueprint provides a roadmap to assist the Region in delivering on its potential. The structure of the Blueprint articulates a vision for the region, analyses the context and subsequently the opportunities for investment and growth before developing a series of high-level priority actions for implementation.

One of the core functions of the Blueprint is identifying and analysing the Wheatbelt’s capacity for growth. The Wheatbelt Road Map for Growth is summarised in Figure 3.

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Figure 3: Wheatbelt Road Map for Growth

The Wheatbelt Development Commission is the lead agency in the development of the Blueprint; however, its effective implementation requires ownership and commitment from a range of stakeholders (Wheatbelt Blueprint, 2015). The principal aim of the blueprint is to ensure that key stakeholders have a common strategic framework, which forms the basis for influencing policy direction and implementation as well as delivering on strategic goals identified in the State Planning Strategy.

WHEATBELT STRATEGIC FRAMEWORK (2012)

The Framework was developed as a collaborative initiative by Regional Development Australia Wheatbelt (RDAW) and the Wheatbelt Development Commission (WDC) and draws on their collective knowledge and understanding of the region. The primary role and function of the Framework is to provide stakeholders with a mechanism to influence policy direction and establish implementation of initiatives.

The Framework develops three key themes, which are used to guide the strategic focus of the Wheatbelt's future development, namely:

- Vibrant Economy.
- Liveable Communities.
- Valued Natural Amenity.

The Framework identifies a number of objectives in line with the three overarching themes. It can be used as a high-level strategic tool to inform the Shire of York's local planning strategy.

AVON SUB REGIONAL ECONOMIC STRATEGY (2013)

The *Avon Sub-Regional Economic Strategy 2013* provides economic analysis and evidence based guidance to assist in investment and decision-making and is a guide to major sub-regional and whole-of-region-planning. The strategy also establishes a framework for the promotion and

A place of community and lifestyle

facilitation of economic and population growth across all towns in the sub-region (Avon Sub-Regional Economic Strategy, 2013).

An economic profile and context analysis provides a summary of York's local economy relevant to the local planning strategy. The economic opportunities and the associated actions required to implement the initiatives include:

- The recognition of a southern bypass road as the best way to optimise York's geographic and industrial role in the transport "ring" (further discussed in Section 8.1) and cater for increased heavy transport traffic. This would also assist to preserve the town's heritage infrastructure and increase residential and commercial amenity by removing the volume of heavy vehicle traffic travelling through the townsite.
- Upgrading energy distribution infrastructure to facilitate industrial, residential and commercial development.
- Expanding local tourism offerings and providing development flexibility for investment to optimise York's competitive advantage.
- Increased childcare services to meet current demand and provide opportunities to have the underemployed share of the population enter the workforce (e.g. parents). High demand is due to the high percentage of young families, low unemployment rate.
- Investment in development-ready and serviced light industrial land to optimise increasing private investment interest.
- Expanding current aged care offerings to complement an existing local economic driver, service a significant and growing aged proportion of the population, and complement the greater Avon health and aged care sector.
- Providing a greater share of retail space in the town centre to allow existing businesses to expand and to accommodate external investment interest.
- Expanding sewerage infill infrastructure in a timely and cost effective implementation model.

2.3 LOCAL PLANNING CONTEXT

SHIRE OF YORK LOCAL PLANNING STRATEGY

Local planning strategies provide the framework and strategic basis for local planning schemes. Section 2.1 of the Local Planning Manual outlines that the preparation and/or review of local planning strategies is required in conjunction with the review of local planning schemes. The existing Shire of York Local Planning Strategy was endorsed by the WAPC in 2007.

The purpose of the Shire of York Local Planning Strategy is to:

- Provide strategic planning direction for the next 15 years or longer as distinct from the local planning scheme, which will manage that growth within a statutory framework.
- Set out the direction for economically, socially and environmentally sustainable development based on comprehensive analysis of state, regional and local planning issues and objectives.
- Give direction to both the Shire of York, the Department of Planning, Lands and Heritage, Western Australian Planning Commission and the Minister for Transport, Planning and Lands in the assessment of amendments and applications for subdivision and development approval and provide strategic planning support for this decision-making.
- Provide the basis for coordinated decision making on future servicing of the Shire area by local and State governments and any other service agency.
- Explain and justify the strategic direction for growth and development to all stakeholders.

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- Identify further studies or investigation required within the Shire area to meet objectives for creating good environments.

SHIRE OF YORK TOWN PLANNING SCHEME NO.2

The Shire of York Town Planning Scheme No. 2 was gazetted in May 1996 and has been in operation for 19 years. It is the principal land use planning document in the Shire.

The review of the existing York Local Planning Strategy will identify a number of future strategies for the Shire. These will be delivered through a new Local Planning Scheme No. 3 for the Shire, which is being prepared concurrently with the York Local Planning Strategy.

SHIRE OF YORK STRATEGIC COMMUNITY PLAN 2018-2028

The Shire of York Strategic Community Plan (SCP) is a ten-year Council visionary document based on the combined aspirations of the community and Council. The SCP is reviewed every two years.

Whilst not a land use planning document, the SCP sets an overall vision for the community and sets the strategic context for the local planning strategy from the perspective of the community and Council.

The vision of the SCP is:

“A vibrant and inviting agricultural, heritage and tourist town and Shire, and a community that is focused on and works collaboratively to improve and promote the town and the Shire of York as a destination and wonderful place to live.”

SHIRE OF YORK LOCAL PLANNING POLICIES

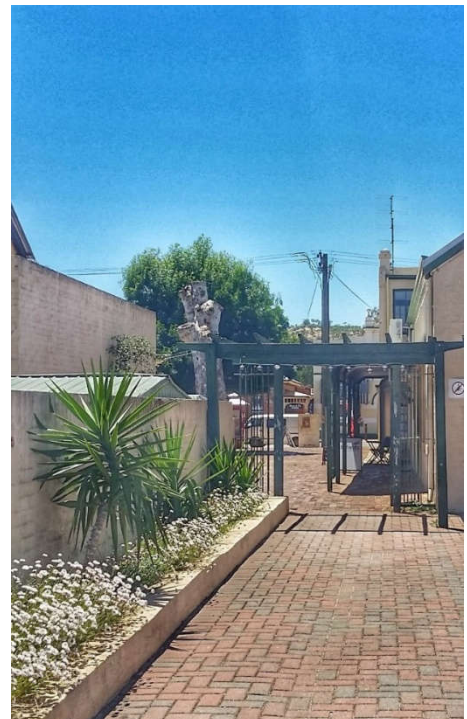
The Shire has a number of existing local planning policies that inform planning.

The local planning strategy identifies changes to existing local planning policies as well as the need for new policies and/or any gaps in the local planning policy framework and will form the basis for a full policy review in the future.

The Shire's local planning policies should be reviewed following adoption of the Local Planning Strategy and Local Planning Scheme No. 3 to ensure consistency in policy across all elements of the local planning framework.

The current local planning policies are:

- Advertising Signage.
- Barn Style Shed Houses.
- Developer Contributions for Road and Footpath Upgrading.
- Extractive Industries Road Maintenance Contribution.
- Heritage Management – Interpretive Signage.
- Heritage Precincts and Places.
- Outbuildings in a Residential Zone.
- Relocated second hand dwellings.
- Restriction on Building Materials.
- Retrospective Planning Applications.
- Sea Containers.
- South East Avon Regional Organisation of Councils Tree Cropping Policy.



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Summary of key opportunities and constraints

The Shire has experienced growth consistent with WA Tomorrow Population Forecast projections, indicating macro-level trends such as peri-urbanisation. “Tree change” lifestyle choices across the state are continuing, with York a popular destination.

The Shire has an aging population, with young adults under-represented compared to the state average.

The community tends to have lower than average incomes, with lesser spending capacity of residents to support local business.

The Shire’s Aboriginal community does not follow the same aging trend, however has lower incomes and less engagement in education than the non-Aboriginal community.

The anticipated population profile will require diversification of housing types, with likely increasing demand for lifestyle lots and medium density housing options, to meet the needs of particular demographic groups.

Planning policies should support greater vibrancy and diverse employment opportunities to retain young adults in York. Future provision of community infrastructure should consider the specialist requirements of an aging population and youth.

Various secondary data sources and publications including the Australian Bureau of Statistics (ABS), the Wheatbelt Blueprint, WA Tomorrow forecasts, Real Estate Institute of Western Australia (REIWA) and the Shire of York Annual Report have been used to inform the population and housing profile for the Shire.

Existing forecast growth projections capture significant growth rates for the Avon Arc Sub-Region (AASR) due to the work and lifestyle opportunities on offer in the region. Peri-urban growth trends and the growing pressures on population growth in the metropolitan area will result in significant growth for the Shire. As a result, strategic planning for the Shire will need to address future growth management challenges in relation to housing, employment, recreation and community services.

3.1 POPULATION

POPULATION AND GROWTH

Table 1 identifies population growth since 1991, and projected growth to 2026 for the Shire of York. The Shire had a population of 3,606 at the 2016 Census, representing approximately 4.7 percent of residents residing within the Wheatbelt Region¹.

¹ABS 2016, Calculated by combined population from the Wheat Belt – South (SA3) and Wheat Belt – North (SA3)

Table 1: Historical and projected population growth in Shire of York 1991 - 2026

Year	1991*	1996*	2001+	2006#	2011#	2016#	2021	2026^
Total Population	2625	2904	3,005	3,117	3,395	3,606	4 100^	4,600^
Average annual growth rate (%)	-	2.0	1.4	1.2	1.3	1.3	1.5	1.6

Source:

*WA Tomorrow Population Report No. 4 (growth rates calculated from the 1991 population)

#2011 ABS Census #2016 ABS Census

^WA Tomorrow Population Report No. 10 (LGA)

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 4).

Population growth in the Shire of York is consistent with WA Tomorrow projections (Band A). If population growth continues to increase in a similar pattern, the Shire will increase by approximately 100 additional residents per year, which will yield a population of 5,300 over the next fifteen years.

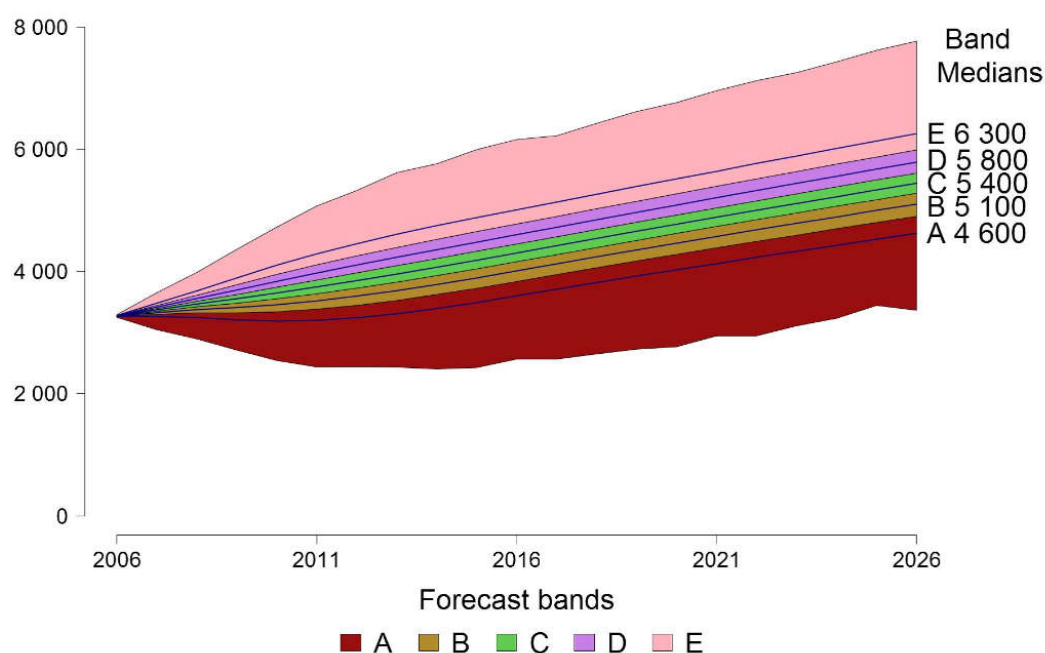


Figure 4: Growth Scenarios for the Shire of York

DEMOGRAPHIC PATTERNS

The following section of the report provides a comparative analysis of the York town centre, overall Shire, broader Wheatbelt region and the entire state of Western Australia across several demographic characteristics. This enables the identification of trends, challenges and opportunities that may inform future strategic growth management for the Shire. Table 2 summarises key demographic characteristics across all comparative areas.

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Table 2: Comparison of key demographic characteristics across distinct geographical areas

Characteristics	York Townsite		Shire of York		Wheatbelt Region		Western Australia	
Total Population	2,535		3,606		76,180		2,474,410	
Median age	50		51		45		36	
Age distribution								
0-14	451	18%	609	17%	14,134	19%	476,686	19%
15-24	215	8%	281	8%	7,040	9%	310,329	13%
25-44	424	17%	590	16%	16,855	22%	724,212	29%
45-64	743	29%	1,162	32%	23,113	30%	617,002	25%
65+	707	28%	960	27%	15,025	20%	346,185	14%
Weekly Household Income								
Median household weekly income	\$947		\$1,024		\$1,192		\$1,595	
Average household size	2.2		2.2		2.4		2.6	
Dwelling occupancy rate	81%		80%		78%		87%	
Family composition								
Families	650		957		19691		644187	
Couple family without children	337	52%	517	54%	9658	49%	247841	38%
Couple family with children	199	31%	295	31%	7384	37%	292133	45%
One parent family	111	17%	136	14%	2454	12%	93344	14%
Other family	3	0%	9	1%	195	1%	10869	2%
Aboriginal and Torres Strait Islander Population								
Total Population	87	3%	111	3%	3404	4%	75986	3%
Median Age	26		28		24		23	

Source Australian Bureau of Statistics, Census Data 2016

Age profile

The most significant feature of the table is the difference in median age; the York Townsite and Shire of York have a much older median age, at 50 and 51 respectively, in comparison to the broader Wheatbelt region (45) and, more significantly, the state average of 36.

An additional, and potentially related characteristic, is the gap in the 25-44 age range. With only 16 per cent of the total population aged between 25 and 44, the Shire of York, this is 6 per cent lower than the region's average and more than 13 per cent lower than the State average. This gap suggests a trend of young adults moving away from the Shire to pursue greater work, education and lifestyle opportunities. These two characteristics, a gap in 25 – 44 age range, and higher proportion of 65+ residents, are immediately identifiable from the Shire's population pyramid when compared with the State average (Figure 5).

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The proportion of 0-14 year olds in the population is consistent across York, the Wheatbelt and WA. This indicates that many of the 25-44 year olds that stay in York may have children and choose to stay in York to raise their children.

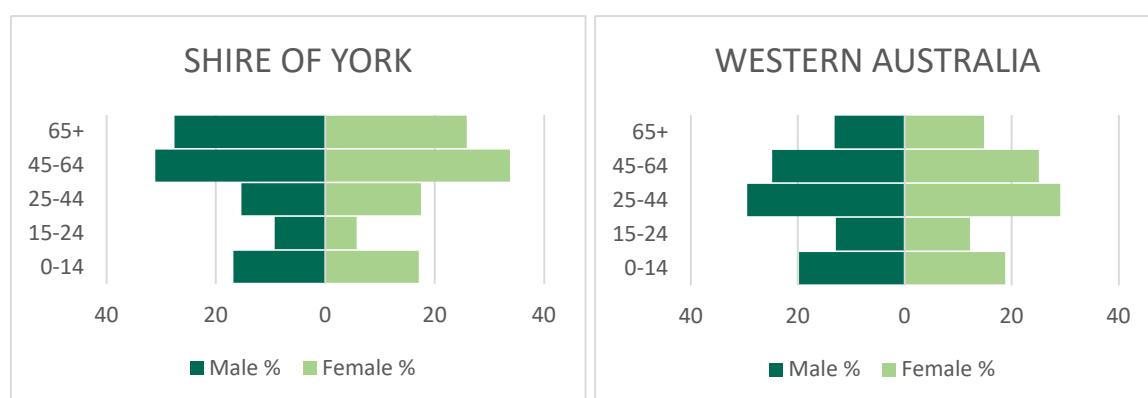


Figure 5: Population pyramid comparison between the Shire of York and Western Australia

Over time the age profile has increased (Table 3) with declining number of residents aged 25-44. This is an historical trend that is exacerbated in the long-term as the remaining population continues to age, resulting in a significantly high proportion of residents over 65 (almost double the state average, and more than a quarter of the population at 27 per cent). The median age has increased by six years over the past decade, posing a substantial challenge to the future growth and planning for the Shire.

Table 3: Shire of York population 2006 to 2016

Population by age	2006	%	2011	%	2016	%
0-14	603	19	619	18	609	17
15-24	255	8	300	9	281	8
25-44	685	22	660	19	590	16
45-64	1,045	34	1,157	34	1,162	32
65+	539	17	656	19	960	27
Median age	45		47		51	

Source: ABS 2017

The trend of older people moving to areas such as coastal fringes and inland country towns and younger people moving to the Central Business District was recognised by the Department of Infrastructure and Regional Services in its 2003-2004 Report on the Operation of the Local Government (Financial Assistance) Act 1995. This trend is apparent in the Shire of York even though the Shire's 2018-2028 Strategic Community Plan aspires to achieving a balanced population structure in the long-term.

An aging population is an Australian wide trend with 1 in 6 people nationwide over 65 in 2016 compared with 1 in 7 in 2011. This trend is likely to continue as a significant proportion of the population is in the post WW2 baby boomer age bracket. It is important for the Shire of York to recognise this trend in planning for its future. Further, as the population continues to age, and the 25-44 year age bracket is not maintained, this issue will only increase.

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It is therefore important for the Shire to consider the challenges posed by an aging population and identify ways to attract and retain residents in the 25-44 year old age bracket to ensure the trend does not continue, further unbalancing the population structure. Challenges of an ageing of the population include:

- Planning for strong growth in ageing populations in certain localities
- Providing an adequate standard of basic infrastructure
- Providing an adequate and appropriate range of local government services
- Managing the financial impact of the growing number of retirees
- Harnessing the skills, wealth and business acumen of older people

Challenges to attracting and retaining the 25-44 year olds include:

- Limited employment/education opportunities e.g. Northam has a TAFE, York does not
- Limited nightlife and social experiences for youth
- Limited availability of affordable housing

The implications of these challenges for future housing supply in York are described further in section 4.3

Income profile

According to the ABS Census data, 2,988 people (83 per cent of the total population) within the Shire were of working age (defined as 15 and over) in 2016. The median weekly income for the Shire's working population in 2016 was \$540, 15 per cent below the regional average of \$632 and 25 per cent below the state average of \$724. This suggests that:

- Given the older population profile, a significant proportion of the working-age population may have passive income from other sources such as pensions, savings and investment housing.
- There are fewer well-paying jobs within the Shire of York compared to other areas.

Table 4: Weekly income by age group, ABS Census data 2016

Age group	Negative/Nil	\$1-\$399	\$400-\$999	\$1000-\$1499	\$1,500-\$1999	\$2000+
15-24	23%	31%	22%	7%	2%	0%
25-44	6%	18%	31%	16%	11%	10%
45-64	8%	19%	30%	13%	10%	8%
65+	3%	28%	39%	6%	2%	2%
Total	7%	23%	33%	11%	7%	6%

Source: ABS 2016

Table does not include results for 'personal income not stated'

Aboriginal and Torres Strait Islander Population

The Aboriginal and Torres Strait Islander (ATSI) Population in the Shire of York is consistent with the State average of 3.1 per cent of the total population. The age profile is significantly different to the non-indigenous population with the majority of the population in the 0-14 and 25-44 age brackets. The median age of Aboriginals and Torres Strait Islanders is 28. The differences in age profiles between the indigenous and non-indigenous populations also result in a greater

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proportion of the younger population brackets being of ATSI decent (6% of the total 0-14 year olds and 4% of the 15-24 year olds).

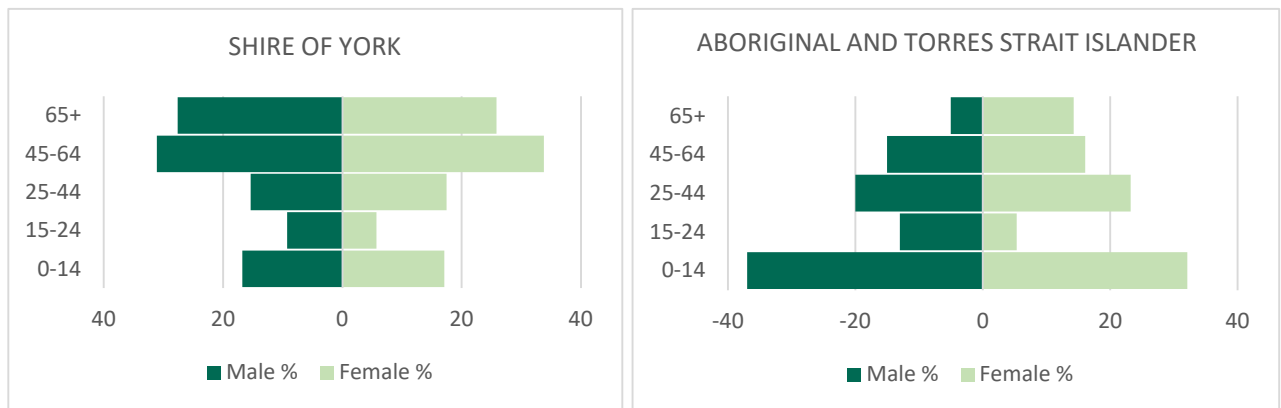


Figure 6: Aboriginal and Torres Strait Islander Population comparison
Source: ABS, 2016

Table 5 presents a comparison of key demographic characteristics across the indigenous and non-indigenous populations. This comparison demonstrates that compared with the non-indigenous population, the Aboriginal and Torres Strait Islander community have:

- Lower personal and household incomes.
- Larger household sizes.
- Pay less rent but have higher mortgage repayments.

Table 5: Key demographic characteristics comparison between indigenous and non-indigenous populations in the Shire of York

	Aboriginal and Torres Strait Islander Population		Non-indigenous Population	
Total Population	111		3105 ²	
Median Age	28		51	
Age distribution				
0-14	38	34%	506	18%
15-24	12	11%	241	8%
25-44	29	26%	505	17%
45-64	19	17%	1,026	29%
65+	13	12%	841	28%
Weekly income				
Median household	\$979		\$1,026	
Median personal	\$374		\$547	
Average household size	3.3		2.2	
Median weekly rent	\$200		\$250	
Median monthly mortgage repayment	\$1,685		\$1,500	
Family composition				
Families	35		900	
Couple family without children	10 (29%)		499 (55%)	
Couple family with children	19 (46%)		276 (31%)	
One parent family	8 (23%)		122 (14%)	
Other family	0		7 (1%)	
Lone person households	7		412	
Group households	4		24	
Education				
Age of persons in education				

² 384 people did not state whether they were an Aboriginal or Torres Strait Islander

0-4	0 (out of 7)	42 (out of 161)
5-14	30 (out of 31)	313 (out of 345)
15-24	0 (out of 12)	101 (out of 241)
+25	4 (out of 61)	51 (out of 2,372)
Highest year of school completed		
Year 12	13	1,089
Year 11	3	299
Year 10	22	815
Year 9	9	150
Year 8	10	131
Did not attend	3	0

Source: ABS Census data 2016

The Aboriginal and Torres Strait Islander population includes more families with children. None of the ATSI 0-4 year olds attend an educational institution compared to 26 per cent in the non-indigenous community. Educational attendance level in the 5-14 year old age bracket is higher (97%) compared with the non-indigenous population (91%), however, none of the ATSI community stay in education whilst 42 percent of non-indigenous 15-24 year olds attend an educational institute. In the older population (over 25) education in the ATSI, community is higher (7% compared to 2%).

Family Composition

York has 1391 occupied households according to the 2016 Census, with an average of 2.2 people per dwelling. Two thirds of households in the Shire are family dwellings, while the remaining third of the population live in non-family households.

Of the non-family households, 94 percent are lone person households, making up 30 percent of the overall households in the Shire of York slightly higher than the state average of 24 percent.

Of the family households, 55 percent are couples with no children, 31 percent are couples with children and 14 percent are single parent families. As expected from other population statistics fewer non-dependent children live at home with their parents compared to the State average (13.5% compared to 18%).

4

LIFESTYLE, LAND USE AND CHARACTER

Summary of key opportunities and constraints

The majority of the Shire area is agricultural land, contributing to its strong rural character which should be reflected in future land use decisions.

Wheat continues to be the most prevalent and valuable crop supporting the Shire's economy.

York townsite is the primary centre, housing 70 percent of residents.

Continued diversity of dwelling type will be necessary to provide alternative housing options to retain and meet the needs of key demographics, such as young adults and retirees.

York represents an affordable place to live compared to the nearby metropolitan region, providing opportunity to attract new residents looking for affordable, lifestyle lots.

There is considerable capacity for housing supply, both in terms of urban and rural living land, within and near the York townsite.

Availability of industrial land in close proximity to the York town site is limited.

Future industrial development may require capacity upgrades by Water Corporation and Western Power.

4.1 RURAL LAND

The majority of the Shire's area comprises rural and agricultural land, providing the rural lifestyle and context that is valued by the community.

AGRICULTURAL LAND USES

Traditionally, agricultural activity in the Shire has been based on cropping and grazing. Cereal crops (mainly wheat) are the most prevalent and valuable to the Shire's economy. The value of wool production is also significant, although there is potential for continued livestock production and animal husbandry. Significant potential exists in the Shire for diversification of the agricultural industry. The main limitation on new activities is likely to be the availability of water.

The majority of agricultural land in the Shire is suitable for diversification into non-traditional uses, particularly those based on crafts, tourism and hospitality industries. Agricultural land is also suitable for farm diversification and the introduction of new land uses and cottage industries. Farm fragmentation is not supported, however, small lots could provide the basis for new landowners.



BASIC RAW MATERIALS AND MINERALS

The potential for extractable minerals and materials in the Shire is generally restricted to basic raw materials, however, significant exploratory drilling has occurred which has led to the discovery of

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bauxite. Basic raw materials of hard rock, sand, and gravel must be preserved and protected with buffers to ensure their staged utilisation during future development of the shire.

Fill and Concrete Sand

Quartz sand occurs in both the western and eastern parts of the Shire. Frequently this sand requires little or no processing apart from screening.

Gravel

Laterite gravel is present on the plateau remnants. There are opportunities to arrange with landholders to extract gravel from already cleared land.

Clay

White kaolin clay has potential to occur in valleys in the Darling Plateau or as valley fill in the eastern part of the Shire. Small deposits of red burning clay may be associated with alluvial clay along mainstream lines.

OTHER MATERIALS AND MINERALS

Metallic Minerals

As the Shire is situated on the Jimperding Metamorphic Belt, it could potentially contain minerals associated with granites. Molybdenum is recorded from two locations in hydrothermal veins outside of the Shire to the north and the Morangup Greenstone Belt, which lies to the north-west. The potential for metallic minerals is relatively low, but it cannot be ruled out, particularly in areas that are currently covered by superficial deposits such as sand and laterite.

Basic raw materials can be produced relatively cheaply, with the major cost being transport to the construction site. As the Perth metropolitan region continues to grow, the availability of close basic raw materials resources is declining. The Shire is well placed to develop an extractive industry due to its relative proximity to Perth. However, it currently performs a limited role.

4.2 Settlement Areas

The Shire of York includes the York Townsite, a designated district service centre, along with several other smaller settlements.

YORK TOWNSITE

The York townsite comprises approximately 12km². It is situated in the Avon Valley and bisected by the Avon River, which flows from south to north through the town. The townsite extends from North Road near Mount Bakewell to the north, Buckingham Road east of Mount Brown/Cold Harbour to the east, Bland Brook/Knotts Road to the south and Ulster Road to the west. The residential core is bounded by rural residential-zoned land to its north, east and south.



York is the primary centre within the Shire and the focal point for activity. Approximately 70 per cent of the Shire's residents live within the town centre. It services a vast agricultural hinterland providing district level services including education, health and retail. For higher order services, Shire residents commute to Northam, Mundaring or Midland.

The town centre and its main street is on Avon Terrace and to a lesser extent, Henrietta Street. Many heritage buildings are located in York's town centre. The buildings along these frontages provide the historical commercial and civic hub for the town centre. Development is generally set back (approximately 100-150m) from the river, which is protected by public reserves in the local planning scheme. The east side of the Avon River is mainly residential land bounded to the east by Mt Brown.

The historic Blandstown Heritage Precinct in the Shire's Heritage Policy Guidelines is located south of Balladong Road through Knotts Road. On the east side of the Avon River, the precinct includes the Residency Museum and Old York Hospital at its southern extent on Brook Street (See section 7.1). A study of Blandstown proposed revised boundaries for the precinct. Avon Terrace-Great Southern Highway, a designated State freight route, also bisects this precinct.

Existing low density residential areas (coded R2.5 or R5) are located north west of the town centre, north of Brunswick Road, and there are extensive low-density areas on the east side of the river. Low-density residential land (R2.5) also fronts the Avon River.

Provision of higher density living options will be guided by the Shire's sewer supply. The existing rural residential area needs to be consolidated, whilst future needs will require planning, allowing for connection to the reticulated water supply.

OTHER SETTLEMENTS AND TOWNSITES

There are several small settlements or "rural hamlets" that originated as railway sidings including Gwambygine, Mount Hardey, Greenhills and Kauring. These outlying communities support the surrounding agricultural hinterland to varying degrees, providing lower order services such as volunteer fire and emergency services, postal pickups, taverns and community halls.

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Mount Hardey



The Mount Hardey townsite is located 10km east of York on the York-Quairading Road and railway. It was established as one of the sidings from the railway line. The townsite was gazetted in 1905 and lots created. The townsite is surrounded by a nature reserve.

Existing subdivision within the Mount Hardey townsite has occurred for town lots north of the

road and railway. There are approximately 25 lots zoned Rural Townsite with a density coding of R2.5. Further subdivision and development is limited by lack of servicing (electricity and mains water supply) and access.

The Mount Hardey settlement is located adjacent to the Mount Hardey Nature Reserve, providing an aspect of natural amenity, and presenting bushfire hazard to the hamlet.

Greenhills

The Greenhills settlement is located adjacent to the York-Quairading Railway and is approximately 2.5 km from York-Quairading Road. There are two separate nodes of development in the settlement.

The former core settlement area opposite the CBH grain receiver bins has a community hall, hotel and scattered houses. These have a density coding of R10, with the Greenhills tavern situated in this location.

Approximately 700 metres to the south west there is a rural Townsite subdivision with approximately 50 lots of varying sizes with a density coding of R2.5. Development of these lots has not occurred due to issues relating to:

- Bushfire risk management.
- Management of effluent.
- Lack of constructed road frontages.
- Achievement of the setbacks required under the Residential Design Codes.

Mapping undertaken by the former Department of Water also indicates that many of the lots created may be subject to flooding; this is related to issues with managing effluent.

Kauring

Kauring is a townsite in the central agricultural area approximately 26km from York on the York-Quairading Road. The townsite was gazetted in 1912 and subdivision and low level residential development has occurred.

More than 25 lots have been created in Kauring. These lots range in size from 1.5 to 5 hectares. Unlike the other hamlets, the lots are currently identified within the General Agriculture Zone.

Gwambygine and Cold Harbour

The Gwambygine townsite is located 13km south of York on Great Southern Highway. It is situated on the Avon River. The name Gwambygine is Aboriginal and is understood to be the name of a nearby hill. The townsite was gazetted in 1902 and a railway siding established.

Cold Harbour is located between the York townsite and Mount Hardey.

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Gwambygine and Cold Harbour are gazetted townsites. However, due to lot sizes of largely 1-4 hectares and Rural Residential zoning they function as rural residential areas on the outskirts of York townsite.

4.3 Housing diversity and affordability

The number of dwellings has increased at a rate proportional to the increase in population from 2006 to 2016 (see Section 3.1), with 1391 occupied dwellings in the Shire of York at the time of the 2016 Census. 71 percent, or 983 occupied dwellings, are located within the York Townsite, reflecting its position as the district service centre and primary residential settlements for the Shire.

Despite the high proportion of lone person households (discussed in section 3.1), the predominant dwelling structure in the Shire is the separate house, accounting for 93 per cent of all occupied private dwellings. The remaining seven per cent comprises semi-detached dwellings (3%), flats or apartments (2%) with the residual two percent not



stated. The dominance of separate dwellings in the Shire is a reflection of the historically rural character of the area, similar to the broader Wheatbelt region where 94 percent of occupied dwellings are separate houses. In comparison, the percent of separate houses across the state is 79 percent, in view of the increased number of semi-detached and flat/apartment dwellings in metropolitan and urban infill areas.

The dwelling types within the Shire is slowly diversifying over time, with the percent of separate housing decreasing from 98 to 93 percent over the past ten years, while the percent of semi-detached and flat/unit/apartment housing increasing by three and two percent respectively (Figure 7). Continued diversity of dwelling type will be necessary to provide alternative housing options to retain and meet the needs of key demographics, such as young adults and retirees.

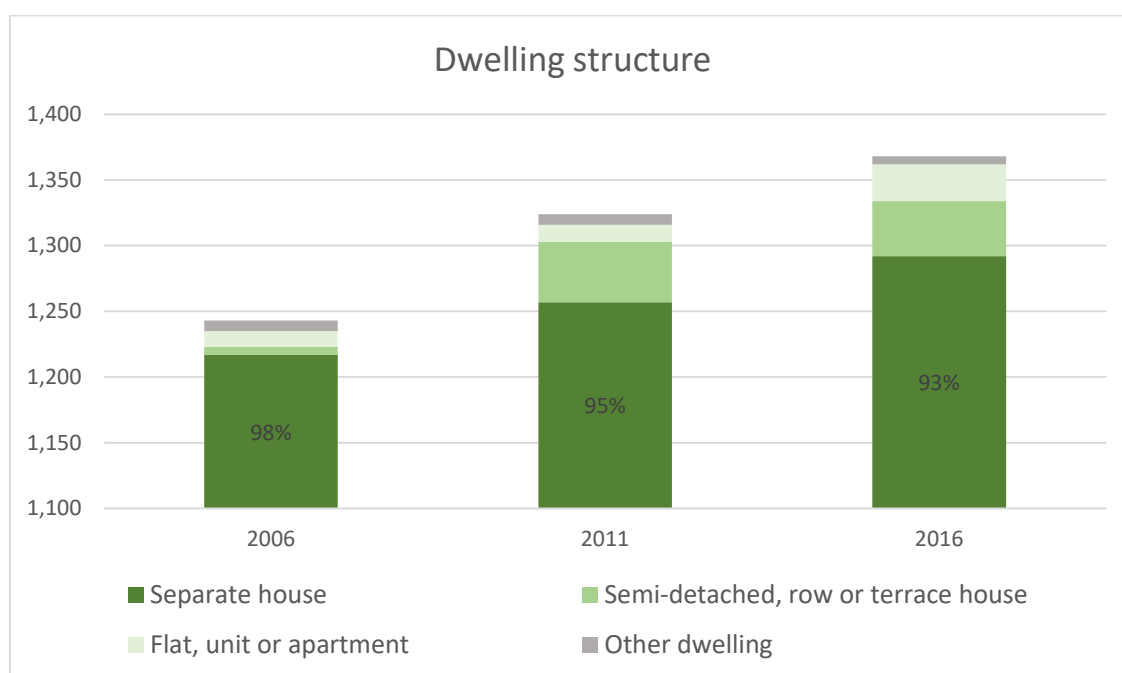


Figure 7: Dwelling structure make-up in the Shire of York
Source: ABS 2016

It should be noted that 100 percent of the occupied flat/unit/apartments are occupied by couples with no children or lone persons. In all cases, 'other dwelling' relates to caravans, which are occupied by one person. All occupied townhouses are occupied by couples with no children or one-parent families. A survey conducted to inform the development of the Local Planning Strategy and Scheme indicates that there may be further appetite within the community for smaller housing options. This is further supported by the population age structure. Enabling a greater diversity in housing stock should be investigated.

Table 6: Shire of York dwelling structure 2006 to 2016

	Shire of York	York Townsite	Wheatbelt	Western Australia
Occupied private dwellings	1391	983	27,808	866,777
Separate house	93%	91%	94%	79%
Semi-detached	3%	4%	2%	14%
Flat/apartment	2%	3%	1%	6%
Other	0%	0%	2%	1%
Occupancy rate	80%	82%	75%	87%

Dwelling Tenure

Figure 8 outlines home ownership in the Shire of York and provides a comparison with the wider Wheatbelt region and WA. Outright home ownership is much higher in the Shire of York when compared to WA averages (45% compared to 29%). There is also a corresponding lower rate in

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dwellings being purchased or rented in York compared with WA. The Shire of York also has a higher rate of home ownership and lower rental rate when compared with the Wheatbelt region as a whole. This is likely because of the much older than average population and better education and employment opportunities elsewhere that encourage a greater rental demand.

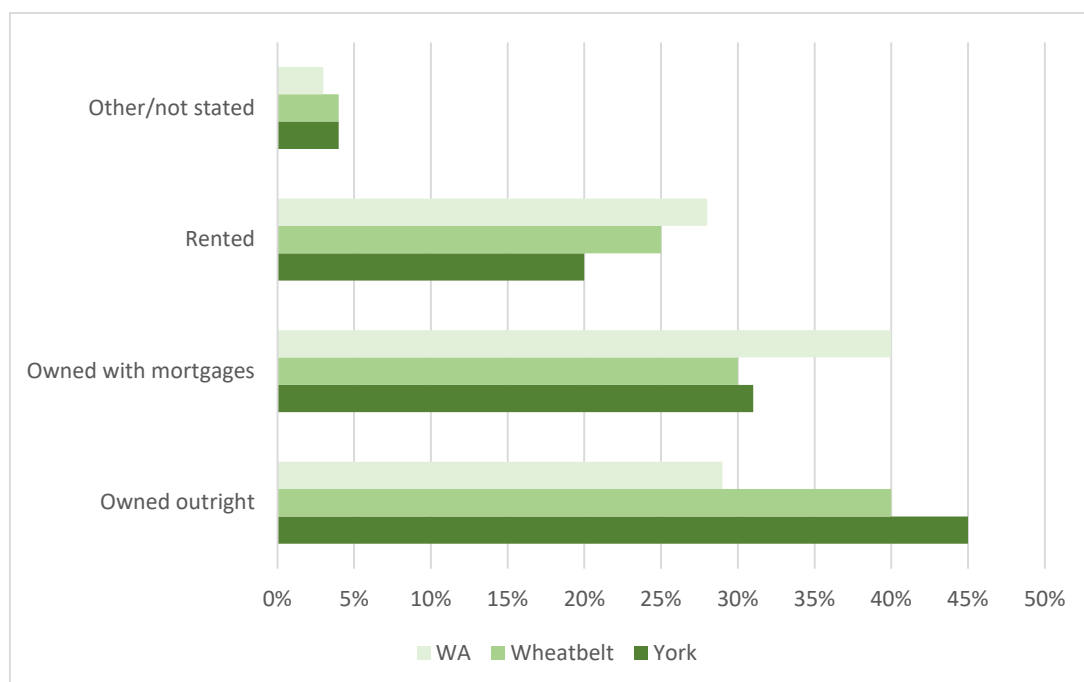


Figure 8: Dwelling tenure in the Shire of York
Source: ABS 2016

Affordability

In 2017, the median house price in York was \$302,000, substantially less than the median for Regional WA of \$350,000. Table 7 illustrates that comparative house prices for York are consistently lower than regional WA, although the median price value in York and Regional WA as a whole is significantly closer than it has been in recent years (Figure 9).

Table 7: Median House price comparison between the Shire of York and regional WA over time

	2013	2014	2015	2016	2017
York Median	\$275,000	\$307,500	\$284,000	\$300,000	\$302,000
Regional WA Median	\$375,000	\$384,500	\$385,000	\$370,000	\$350,000
Disparity	\$100,000	\$77,000	\$101,000	\$70,000	\$48,000

Source: REIWA 2017

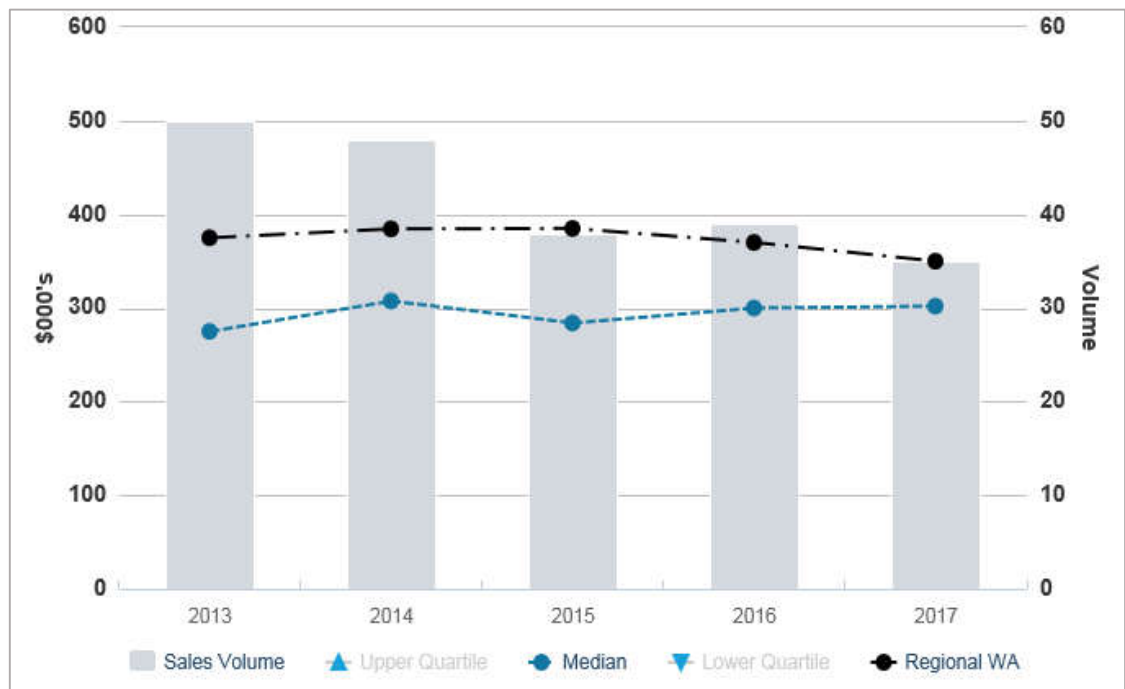


Figure 9: Median House Prices for York
Source: REIWA 2017

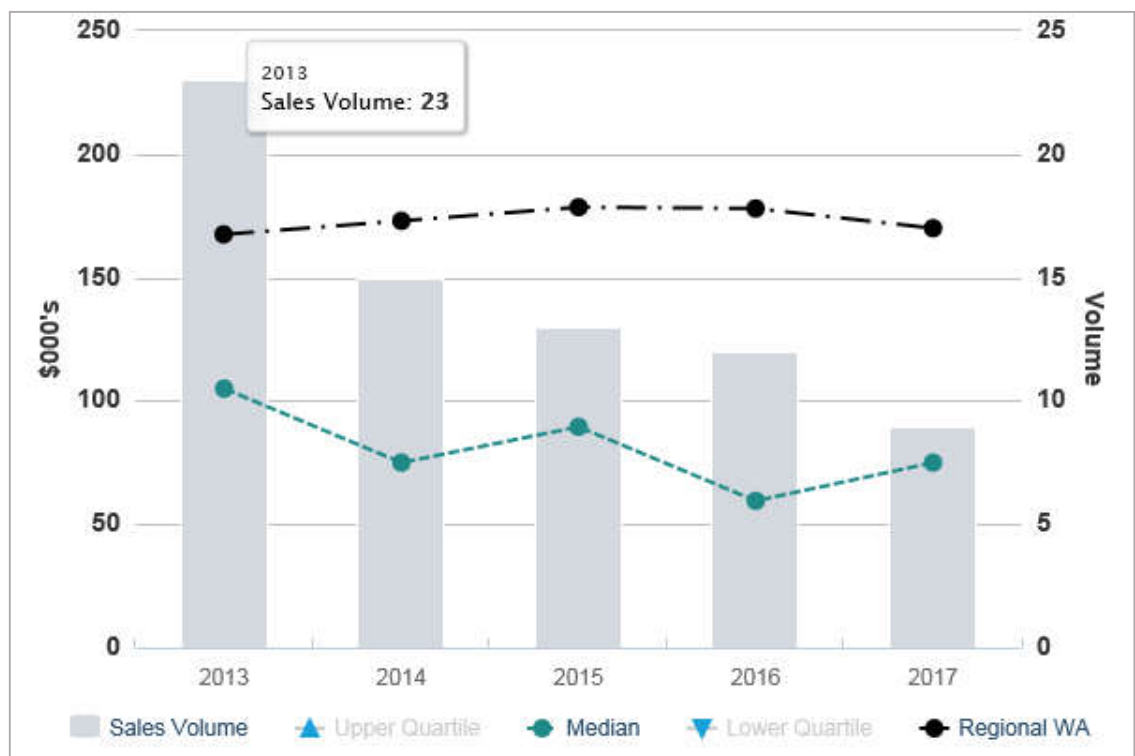


Figure 10: Median Land Prices for York
Source: REIWA 2017

Land prices are also comparatively cheaper in York with a median of \$75,000 compared to \$170,000 for regional WA, but are much more variable (Figure 10). This suggests that purchasing a home and/or land within the Shire is affordable when compared to average prices in regional WA.

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Rental prices in the Shire are lower than metropolitan Perth. The median rent for the Shire of York is \$250 per week, which is much less than the state average of \$347 per week (ABS 2016). Eighty more properties were being rented in 2016 compared to 2006 and there is a greater diversity in weekly rents, for example, in 2006 the highest stated rent was \$220 - \$224 per week. This has increased to \$350 - \$449 per week in 2016 (Figure 11), which is the same as the average WA weekly rent and could be considered affordable especially given the close proximity to Perth.

It is not possible to reliably assess housing affordability in relation to income, as the results would be highly skewed by the high levels of outright ownership of homes in the Shire. It is possible that some community members on lower incomes may experience issues around housing affordability, and additional diversity may provide better affordability as rental prices have increased in the Shire.

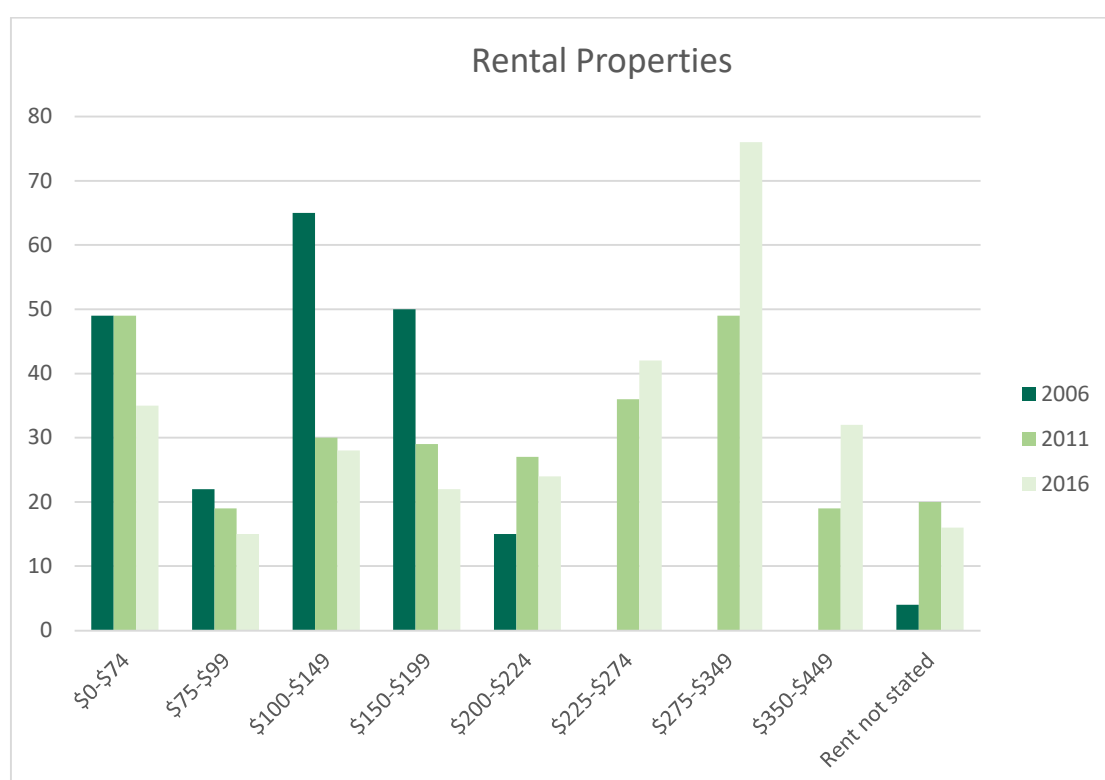


Figure 11: Rental prices Shire of York over time
Source: ABS 2016

Density

Residential density in the Shire of York is befitting of its rural nature. The townsite, as the strategic centre, allows for residential density ranging between R2.5 and R40. The townsites at Mount Hardey and Greenhills also specify residential density (R2.5 in Mount Hardey and R2.5 to R10 in Greenhills). This has allowed for the establishment of settlements in specific areas. A structure plan for the Daliak urban expansion area provides for residential development ranging from R12.5 up to R60 for a retirement village, which will assist in the provision of greater housing choice over time. This is especially important given York's ageing population.

HOUSING DEMAND AND SUPPLY

Table 8 outlines the total building permits issued in the Shire from 2007 to 2017. This indicates a significant drop in current building levels compared to peaks in 2007/08 and 2010/11, however, building approvals remain steady.

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Table 8: Building permits, Shire of York 2007 to 2017

	2016/17	2015/16	2014/15	2013/14	2012/13	2011/12	2010/11	2009/10	2008/09	2007/08
Dwellings	18	20	23	21	30	21	30	16	22	46
Additions	5	7	10	7	10	12	50	22	23	30
Outbuildings	63	51	67	99	95	89	97	77	78	124
Swimming pools	4	5	7	9	16	7	13	2	10	8
Commercial	4	3	2	2	8	10	7	2	7	10
Demolition	2	1	2	NA	NA	NA	NA	NA	NA	NA
Water tanks	3	9	3	NA	NA	NA	NA	NA	NA	NA
Fence	4	1	4	NA	NA	NA	NA	NA	NA	NA
Earthworks	0	1	NA	NA	NA	NA	NA	NA	NA	NA
Total	103	98	118	138	159	139	197	119	140	218

NA indicates that data is not available

Figure 12 demonstrates a reduction in subdivision applications over recent years, indicating a slowing in demand.

There is still significant potential to subdivide especially within the Daliak urban expansion area and rural residential areas outlying the York townsite. The development potential of these areas will be realised when demand increases.

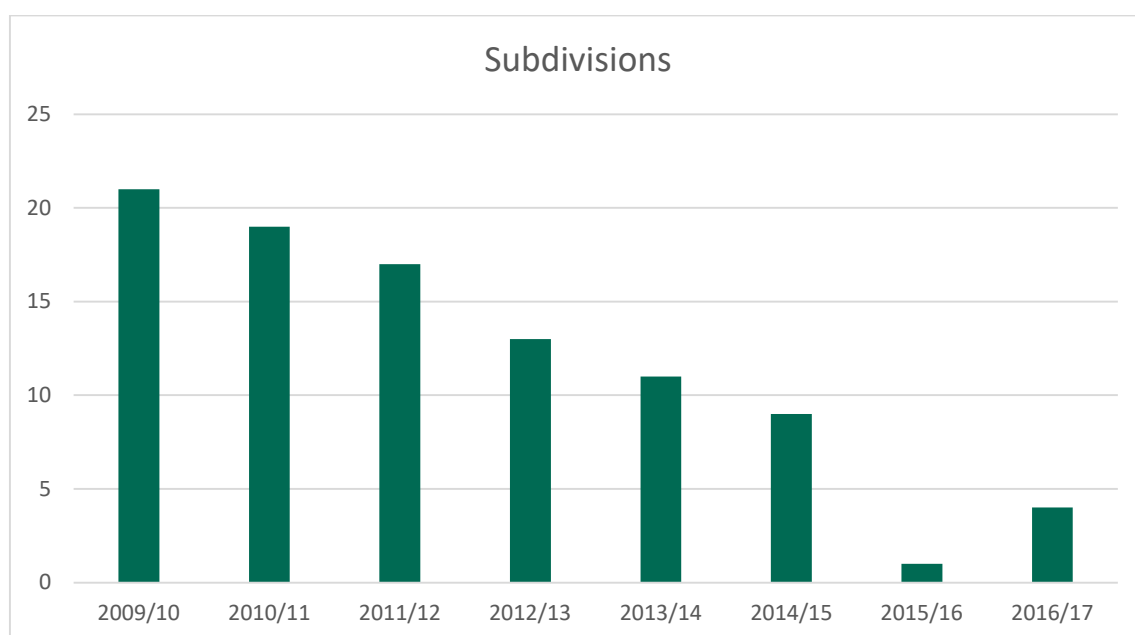


Figure 12: Number of subdivisions in the Shire of York
Source: Shire of York Annual Reports

There is considerable capacity for residential housing supply within the York townsite, as shown in Table 9, to meet anticipated growth (introduced in section 3.1). A future population of 5,300 will require approximately 3,000 dwellings (based on 2016 household size and dwelling occupancy rates).

Table 9: Land supply compared to growth forecasts (source – Department of Planning, Lands and Heritage, 2018)

Residential area	Current residential dwellings/lots	Future supply	Total dwellings	Total population
Balladong	1320 (approx.)	41	3,573	6,400 (approx.)
Burges		35		
Daliak		2,157		
York		20		

There is approximately 2,440 hectares of rural living zoned land in the Shire of York, of which approximately 980 hectares is considered to be developed (source, Department of Planning, Lands and Heritage). This provides considerable capacity for further subdivision and release of rural living lots.

Given the existing development potential in the Shire it is not considered that significant areas will need to be rezoned to meet the future housing needs of the community. Future planning for York should focus on achieving housing that meets the needs of specific demographic groups (as identified in section 3.1), to support an aging population and achieve greater vibrancy to retain and attract younger residents.

Community stakeholders have identified that existing rural residential zoned land is not necessarily located in the most attractive areas for lifestyle, and there may be growing trend for “weekenders” and lifestyle use of rural lots in the west of the Shire, in closer proximity to Perth,

A place of community and lifestyle

for example around Talbot. Better utilisation of the homestead lot policy could see rural areas provide a more coordinated opportunity for new residents to experience a rural lifestyle not currently available within existing zoned rural residential areas, whilst maintaining large rural lots for agricultural purposes.

Key development areas that make up the land supply estimates for York are described below:

Daliak Urban Expansion Area

The Daliak precinct will facilitate significant urban development in York and support the growth of the town centre. Ultimately, the area can provide 2,157 (theoretical) residential dwellings with varying lot sizes, including a proposed retirement village with an estimated increase in population of 4,314 people (at 2.0 per household) (Daliak Structure Plan, adopted November 2015).

The structure plan adopted for the precinct recognises the aging population of the Shire, including provision of a retirement village, proposing an aged care facility and including higher density R60 lots that could supply a greater diversity of housing. This may be attractive to older couples without children in the household and people living on their own.

Although development in this area is supported by the adopted Structure Plan, no construction work has been undertaken and it is unclear when it will commence.

York Estates

York Estates is a residential development on the eastern side of the Avon River. The first stage released in 2007 contained approximately 120 lots.

There are still a number of vacant lots/lots without a residence within the first stages of this development indicating there is still a significant amount of residential development potential within this area.

Balladong Farm

Balladong Farm is Western Australia's oldest inland farm and has a total site area of 34.15 hectares. It includes original farm buildings dating back to 1831. The previous strategy identified this site as a heritage and aged care precinct although it is currently zoned for general agricultural use. There may be an opportunity to explore the heritage and tourism potential of Balladong Farm.

Balladong Country Estate

Balladong Lodge and Country Estate in York was built to service rural and remote areas in the Wheatbelt. The Estate consists of 45 Independent Living units and a 26 bed Aged Care Facility.

The complex incorporates on site the following services:

- Community Aged Care services.
- National Respite Care services.
- Day Respite services.
- Residential Aged Care services for Dementia & Non Dementia Residents.
- Care Arrangements (outside of government funded programs).

There is capacity for this estate to expand in the future, which will enable continued support to the aging York community.

Gwambygine and Mt Matilda Rural Residential Developments

The rezoning of a 343ha site to the south of York, in the Gwambygine and Mt Matilda areas, was approved in 2009 for rural residential purposes. To date approximately 100 lots have been

A place of community and lifestyle

created, providing rural residential lifestyle lots. These lots will have areas between 1 and 4 hectares.

The full development potential of this area is yet to be realised and it is expected that at least a further 50 lots could be created and developed for rural residential use.

Mount Hardey Rural Residential Development

Stage 1 of the Mount Hardey rural residential area has been developed, creating 30 lots. The lots have an average size between 1 and 2 hectares. Additional rezoning identified in the previous local planning strategy would result in a further 100 rural residential lots, however, there are access and water availability issues that would need to be addressed before any additional rezoning can be supported.

Equine Precinct

The Equine Precinct is a rural residential precinct identified by the current local planning scheme that is centred on the historic York Racecourse situated at the base of Mount Bakewell. The objective of the precinct is to facilitate the development of a well-integrated 'purpose built' precinct for all equine pursuits. With the exception of Lot 9501 North Road, Burges, there is currently no adopted structure plan for the precinct.

Community support for an equine precinct remains and could be supported through the development of a management plan for the area. The management plan would need to identify a vision for the area and any facilities or infrastructure required to achieve that vision. Unless there is further subdivision (triggering a cash-in-lieu requirement), the provision of community facilities will be limited by the capacity of the Shire to fund.

Rural Lots

Many farms in York are comprised of multiple freehold titles, which can be sold independently, and without any subdivision process. Average sales of these lots have been 4–10 per annum and this is expected to continue as land values rise. The WAPC *Development Control Policy 3.4 – Subdivision of rural land* supports the release of heritage homestead and conservation lots on agricultural land where appropriate. This could result in the creation of 5-15 lots per annum. The creation of homestead lots is intended to allow primary producers to continue to occupy their dwelling when they cease to farm.

The WAPC receives the occasional application for a conservation lot created by excision from parent agricultural lots within the Shire. Further investigation into conservation lots may be appropriate, where bushfire hazard issues can be addressed.

4.4 Industrial Land

Currently, industrial zoned land in the town is located to the south side of the town, bounded by Great Southern Highway/Henrietta Street to its north, the rail line to the east, Fisher Street to its south and Forrest Street to the west. The CBH bulk handling facility is located to the south with access from Great Southern Highway via Knotts Road, and a railway siding, and is the largest industrial site in the townsite.

There is currently 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 land around York.

A place of community and lifestyle

Future industrial development in the Shire is likely to be in the form of service industry, or rural industry that can be established in rural areas, for example the Gilmac Pty Ltd fodder export facility located to the south-east of the York townsite. There may also be increasing demand for freight and logistics services associated with agricultural freight and export, and increasing demand in transport depots.

The capability of future industrial facilities should address the following factors:

- Visual amenity, buffers;
- Water availability (quantity and quality), and waste water disposal;
- Water based emissions such as nutrients, metallic ions, acidity and salinity;
- Airborne emissions such as odours, dust, smoke, gases;
- Noise and temperature inversion potential for night time activities; and
- Foundation stability and degree of slope.



These factors significantly limit the amount of available industrial land in close proximity to the York town site.

LandCorp has prepared a draft structure plan for a large parcel of Crown land, vested in the Shire with permission to lease, between Spencers Brook-York Road and the Avon River (Springbett Reserve). The draft structure plan site which is situated along the Avon River is proposed to be zoned rural enterprise (with composite industrial/residential lots) and light industrial. Industrial development of Springbett Reserve is no longer anticipated by the local planning strategy and the structure plan will not progress further. However, the site may support release of industrial land by offering opportunity for landswap as rural residential land. To inform the local planning strategy, the feasibility of six potential sites for future industrial development have been assessed. The feasibility assessment is provided in Appendix A, and identifies the key servicing constraints required to be addressed to support industrial land development in York. This includes capacity upgrades by Western Power and Water Corporation.

It is also important to apply draft SPP4.1 Industrial Interface to potential sites. This will ensure appropriate separation distances between industry and nearby land uses are applied.

5 ECONOMY AND EMPLOYMENT

Summary of key opportunities and constraints

Agriculture will remain the dominant industry within the Shire.

The strategic location of York as part of the CBH network, positions it as an ideal location for transport and logistics activities.

Health and aged care is a growth employment industry.

Proximity to Perth coupled with unique heritage and environmental assets positions York as a key tourist destination.

The Shire has a low unemployment rate compared to the rest of the State.

Tourism, lifestyle and a resultant increase in retail demand are key opportunities for local economic development.

Local planning frameworks and policies should facilitate the key opportunities for local economic development.

5.1 Economic sectors

The Shire's economy has historically been based on agriculture particularly cropping. It is likely that agriculture will remain a dominant industry in the Shire, however, a number of other opportunities for economic growth have been identified. The Avon Sub-Regional Economic Strategy (RPS, 2013), for example, outlines five key economic sectors, which represent areas of economic opportunity:

1. Broadacre Agriculture.
2. Transport and Industry.
3. Health and Aged Care.
4. Retail and Lifestyle.
5. Tourism.

BROADACRE AGRICULTURE

Broadacre agriculture represents the most widespread economic opportunity in the Avon region and is likely to remain the foundation industry of the sub-region in the medium and long term. York will continue to serve a primary production role given the amount of agricultural land available, high cropping yields, and local support infrastructure. Given its close proximity to Perth and strong transport connections to other sub-regional centres, York has an opportunity to play a greater role in the storage, transportation and administration of agricultural products.

Agriculture is an important aspect of the Shire's economy, with 136,100 ha of agricultural landholdings accounting for 8 per cent of the total Avon Sub-Region. The Shire is one of the better performers in the sub-region when it comes to total gross value of agricultural production versus area of agricultural land holdings.

A place of community and lifestyle



In 2006/07, the Shire had the eighth lowest area of agricultural land holdings. However, it had the fifth highest total gross value of agricultural production. This is representative of the Shire's wheat yield results of 5.25 tonnes/ha, which are one of the highest in the Avon Sub Region.

There are concerns surrounding the concentration of wheat production. To ensure agricultural production remains sustainable in the Shire, investment into research and development to diversify crop mix needs to be investigated. In addition, continued trials of dry, heat and frost tolerant crop species, improved farm management practices and integrated distribution and export networks will further enhance the Shire's competitive advantage.

Drivers and Trends

The global market's projected increase in food demand is reflective of increased urbanisation and disposable incomes in some developing Asian, Eastern European and Latin American countries. However, at the same time, global food production is projected to grow at only 1.7 percent per annum over the next 10 years, due to a combination of increased resource competition and environmental protection/constraints. This rate of growth is insufficient to meet the 60 percent increase in food production (Avon Sub Region Economic Strategy (ASRES, 2013).

The Shire is poised to capitalise on this demand as Australia is uniquely positioned to meet the future demands of both domestic and international markets. The dominant output of wheat and wool for the region results in the Shire's economic performance being influenced by world demand for these commodities. Further diversification of the agricultural sector could involve supporting animal husbandry, to meet the growing demands for protein in developing countries.

There is a continued trend to diversify into non-traditional industries such as marron, yabbies, (aquaculture) and olive farms. These economic pursuits should be encouraged as not only are they beneficial to the overall economy, but they protect agricultural land.

TRANSPORT, LOGISTICS AND INDUSTRY

The strategic location of the Shire relative to the Perth metropolitan region, inter and intrastate transport infrastructure positions the Shire as an ideal location for transport and logistics activities. Investment in transport, logistics and light industry is becoming increasingly important

A place of community and lifestyle

in the Avon Sub-Region. A spatial analysis of the Sub-Region identified a “ring” of industrial opportunities which would comprise Northam, York, Quairading, Cunderdin, Dowerin and Goomalling (ASRES, 2013). The potential impacts of a bypass on both the industrial area and the town as a whole need to be explored.

The size and location of the existing industrial area constrains opportunities for the further development of service facilities that cater for the Shire’s wider catchment and there is strong demand for increased industrial land within the Shire.



Drivers and Trends

The globalisation of the world economy and increased prosperity in developing nations is expected to significantly increase the international flow of goods and people. Investment in transport infrastructure is increasing in Asia, particularly throughout South-East Asia towards Australia. This increased connectedness reduces the cost of transporting goods.

The proximity of Western Australia to this region means comparative transport costs are much lower when compared to other trading partners (e.g. Europe, USA and South America). The Avon Sub-Region’s centrality relative to major mineral resource regions (e.g. Goldfields), Perth and access to major national and state significant transport infrastructure will continue to underpin the Shire of York’s growth in transport and logistics.

The opportunity for the Shire of York is its proximity to Perth, where services such as support and distribution/logistics for the wider catchment of Sub-Regional agricultural activity could be expanded. This would allow the Shire to capitalise on its strong transport links and develop as a secondary industrial node (ASRES, 2013). CBH is rationalising grain receival points across the state, with 102 sites to be closed and 100 to form the future network with \$150 million a year invested over five years (from 2016). York has been identified as a key grain receival point as part of the future network and its capacity is expected to double. This creates significant opportunity for a hub of freight and logistics services associated with agricultural freight.

A place of community and lifestyle

There is a history of ad-hoc industrial proposals in the Shire such as the CBH grain receival site and Gilmac Hay. If the Shire is to position itself to better accommodate opportunities for local industry and support transport and logistics, proper consideration of these industries is required and areas designated for this use.

HEALTH AND AGED CARE

The Avon Region population has a much higher proportion of residents aged 65 and over with 17.1 per cent, this is significantly higher than the State average of 12.3 per cent. As outlined in Figure 5, the Shire of York has a higher percentage of over 65s with 19.3 per cent of the population belonging to this demographic. The strong correlation between an ageing population and demand for health services suggests there is a gap in the offering of health and aged care facilities.

High-level health and aged care facilities are currently concentrated in Northam, however, centres such as York which possess local level health care facilities (see section 6 for a listing of community infrastructure, including health) have an opportunity to expand and increase capacity.

Drivers and Trends

The Wheatbelt's population is ageing with residents aged over 65 expected to increase to 1 in 5 by 2040. The increase in the ageing population illustrates the potential health care and social services offer as an economic opportunity. Health care is a significant employment generator in WA, producing knowledge intensive employment and jobs in primary, general and acute health care and social services. The employment industry for health has overtaken retail as the largest employment sector in WA. The increasing ageing population in the Shire and the introduction of new health care services to serve the needs of the elderly could result in additional jobs providing employment opportunities for the younger demographic, helping to retain them in the local workforce.

There is a strong correlation between hospitalisation rate and ageing population. The average hospital rate is 431 per 100 residents, whereas for individuals aged 65-74 years there is a 250 percent increase and a 350 percent increase for individuals aged between 75-84 years. As the Shire has a high percentage of residents aged 65 and over, there is demand for higher order hospital services that do not require travel to Northam. In addition to the need for acute hospitalisation services for the ageing population, there is also demand for primary and ancillary support services such as residential aged care, pharmacies, radiation, cardiology and pathology.

The Avon Health and Emergency Services Precinct in Northam is likely to continue operating as the main base for health related services in the Avon Arc Sub Region. Although the precinct has received funding for an expansion, the dispersion of aged individuals across the Avon Arc Sub Region will require the provision of local facilities in towns such as York to meet local demand and strengthen connectivity to Northam.

There is an opportunity for the Shire to capitalise on its projected ageing population by providing convenient and flexible health services. The affordability of housing in the Shire, in combination with its proximity to Perth provides an opportunity to increase the provision of lifestyle villages, underpinned by a demand for niche living options and retirement housing.

RETAIL AND LIFESTYLE

Commercial industry supports the agricultural sector and York's role as a district service centre. York provides a range of service industries including banking, finance, building and home maintenance supplies, real estate, wholesale, furniture making, health and education.

Northam is identified as a focal point for retail in the Avon Arc Sub Regional Strategy, however, a survey conducted in 2017 indicated that Mundaring and Midland also play an important role. Online shopping is also important to local shopping patterns. The survey also indicated that many York residents shop frequently in the townsite for items such as groceries and agricultural supplies.

Drivers and Trends

Since the Global Financial Crisis, the retail sector has undergone a transformation. Credit card usage has reduced to a third of previous levels as consumers have decreased



overall expenditure and increased savings rates. However, there has been an increase in spending in entertainment and personal services as the WA consumer market has increased demand for experiential services such as cafes, restaurants, entertainment, sport, recreation and education. In addition, online shopping in Australia as of 2011 accounted for an estimated 7 percent of discretionary and non-discretionary shopping.

As a result, using the simple provision of retail floorspace is insufficient to determine demand. The importance of location and the quality of retail offering will be the driving force in the Shire's future retail network. The Shire's role as a tourist destination for domestic visitors and day-trippers means there is an opportunity to service the retail needs of both local residents and visitors. Investing in services and facilities that provide experiential opportunities, is likely to underpin retail demand in the Shire. This is of particular importance considering lower than average income of the York community.

York will continue to experience both population and visitor led increases in local retail demand, with lifestyle and tourism drivers underpinning growth. The projected ageing of the local population will reinforce the need for increased local retail activity, given the reduced ability and/or willingness of older residents to travel to other towns for shopping and lifestyle activities (RPS, 2013). Lifestyle will be the another key contributor to growth in the retail sector; attracting new residents on the basis of rural lifestyle opportunities will increase spend capacity within York to support the growth of retail based trade.

A place of community and lifestyle

TOURISM

The Shire of York is an established historical town located within a 90 minutes' drive of Perth. It has access to a number of social, heritage and environmental assets. This provides the Shire with an opportunity to significantly increase its tourism sector to help diversify the market. Traditionally, the Shire's tourism has been predominantly a day-trip market and this trend is expected to continue. As a destination, York's built heritage contributes significantly to tourism in the local economy making it a particularly unique and attractive place to visit.

The Avon Arc Subregion attracted an average of 638,000 tourists/short-term annually between 2006 and 2011. This represents an average of 23 visitors per resident well above the WA average of 8 visitors per resident. The Shire attracted even higher rates of tourists with 53.4 tourists per head of population with an average of 172,505 tourists. The Shire has the second highest visitor count to that of Northam, however, York had double the number of tourists per head with 53.4 compared to 20.2 in Northam (AAES, 2013).

The Avon Arc Subregion is predominantly a day trip market, due to the relative proximity of its destinations to Perth. 79 percent of the Shire's visitors were comprised of day-trippers. However this number is slightly lower than nearby towns such as Toodyay (84%) and Northam (83%) which suggests that York is preferred as a more attractive overnight destination than other neighbouring towns (Avon Sub-Regional Economic Strategy, RPS, 2013). More recent information is unavailable from Tourism Research Australia.

Tourism is an important consideration in an economic development strategy. It will be important to consider ways to further tap into the tourism market and encourage overnight stays. The Shire has already recognised through its Draft Cultural Heritage Plan, 2015 that tourism is important, identifying the key markets of local residents, visiting friends and relatives, domestic tourists, international tourists and educational visitors.



The Shire of York "*A Strategy for Tourism Development*", (2014) report identifies four key assets to York's current tourism market. These assets are heritage, entrepreneurship, natural amenity and festivals.

Heritage

Established in 1831, York was the first inland settlement in WA. The town has 28 heritage-listed sites on the State Register and it is recognised by the National Trust as a Historic Town. The historic nature of York is unique and provides a significant competitive advantage. Its built heritage, of primarily Victorian and Federation architecture, appeals to history and architecture enthusiasts.

Entrepreneurship

York has become a primary destination for adventure sports such as sky-diving, four wheel driving, trail biking and paragliding. The establishment of businesses such as Skydive Express

A place of community and lifestyle

has brought many visitors to the Shire, of which the majority are day-trippers. It will be important for future planning decisions to facilitate tourism opportunities, whilst managing any potential amenity and environmental impacts.

Natural amenity

The Shire of York is an attractive, gently undulating rural landscape and there are a number of natural attractions that could attract tourists to the area. This includes a variety of wildflowers, which can be observed in the natural settings:

- St Ronans Reserve.
- Mokine Reserve.
- Wallaby Hills Reserve.
- Mt Observation.

A number of roads have been assessed as having high conservation value and can be used to view wildflowers. Wambyn Road and Berry Brow Road have also been declared as Flora Roads. A Flora Road is one that has special conservation value based on the vegetation contained within the road reserve.

Additional nature based attractions in the Shire are:

- Mount Brown Lookout – At 342 metres above sea level, this lookout offers spectacular 360-degree views of York and the surrounding landscape, including Mount Bakewell and the Dyott Range.
- Gwambygine Park – Located 10km south of York this park contains one of the few remaining permanent pools of the Avon River.
- Avon River – York is situated in the Avon Catchment of the Avon River with close proximity to the river itself. A popular viewing spot for tourists is the swinging bridge at Pioneer Avon Park.

There are also a number of self-guided drives and walks that can be utilized to enjoy the natural beauty of the Shire, an example of which is the Avon Ascent which is a self-guided drive tour supported by the Shires of York and Beverley to help visitors discover the natural beauty of York and the Avon Valley.

Festivals

York has a proud history and is regarded as a festival town. This allows the town the potential to establish new festivals in order to attract visitors during traditionally low-season periods.

Some of the popular events and festivals that have been held in York include:

- York Jazz Festival.
- York Spring Garden Festival.
- Festival of Motoring.
- Timeless Treasures Antique Auction.

Visitor information

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. Approximately 172,505 tourists (on average) visit the Shire annually. This is the second highest annual average in the Wheatbelt behind Northam (207,099).



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.

Those who do spend the night usually stay for one night on a retreat from Perth or are people on intra or inter-state travel such as retirees. Overnight visits peak during holiday periods, when a higher proportion of families visit the Shire and spend 3-4 nights at farm-stays and cottages. There are also a variety of events/festivals and weddings held in York which attract overnight visitors.

Information provided by the Information Services centre indicates that approximately one third of visitors to York are aged over 45. Whilst most do originate from Perth, a significant number of visitors originate from the eastern states of Australia, with the remaining visitors being from overseas. The majority of overseas visitors pass through York on their way to Wave Rock and on average spend approximately 4 hours in York as part of their tours.

Tourist accommodation

York has a diverse and established tourism accommodation market. There are a range of options on offer mainly in the form of bed and breakfasts, guesthouses, hotels, motels, country retreats, cottages, farm-stays and caravan parks that provide over 200 beds. York's capacity to accommodate and cater for large numbers of visitors in such a diverse manner provides a significant advantage over neighbouring towns (*A Strategy for Tourism Development*, 2014).

Drivers and Trends

According to Tourism Research Australia, Regional WA is expected to have flat growth over the next decade for overnight stays from domestic tourists. However, there is opportunity to develop the primary domestic market due to the close proximity to Perth and further maximise the

A place of community and lifestyle

exposure of York to overnight and multiday stays for couples and retirees. To capitalise on this sector of the tourist market opportunity exists to provide services and facilities tailored to caravan and recreation vehicle parks within the Shire.

International tourism opportunities should be explored in the future, particularly visitors from Asia. These tourists typically have high expenditure profiles to value add to the economy of York. However, they require high quality accommodation predominantly 4 or 5 star with packaged experiential tourism activities, something the Shire currently lacks. This could also have the effect of attracting younger visitors looking for an overnight getaway.

Given the picturesque nature of the region and proximity to Perth, York is in an enviable position to promote itself within the wedding market. Formal estates, gardens and outback pubs offer unique locations for weddings and is something that is likely to bring overnight guests to the area. This should be explored and managed to ensure any associated risks, such as noise, are managed appropriately.

5.2 Employment

At the 2016 Census, the total labour force in the Shire was 1,481. The unemployment rate was 5.9 percent, much lower than the State average of 7.8 percent. Of those employed 54.1 percent reported working full time, 34.2 percent part-time and 5.8 percent being away from work. The part-time workforce is slightly higher than the State average of 30 percent.

Figure 13 displays the Shire of York's employment numbers by sector in 2006, 2011 and 2016. The Shire's major employment industry remains agriculture, however this sector has experienced significant and consistent decline over the past decade. In 2006, 20 percent of the Shire's employment was in the agricultural sector. This has reduced to 15 percent in 2016, possibly as a result of increased automation. Employment in health and social assistance has increased over time, with this industry now the second highest employment sector in York.

Not all residents are employed within the Shire as many travel to places such as Northam, Midland or Perth for employment opportunities. The mining industry is an example of an industry where residents will almost certainly be employed outside of the local government area. However, there is provision for growth in industries such as health and aged care within already approved developments such as Daliak and potential expansion opportunities of existing aged care facilities.

Other industries providing good employment opportunities include retail, education, public administration, accommodation and food services and construction and although small in total number, the arts and recreation services industry is growing.

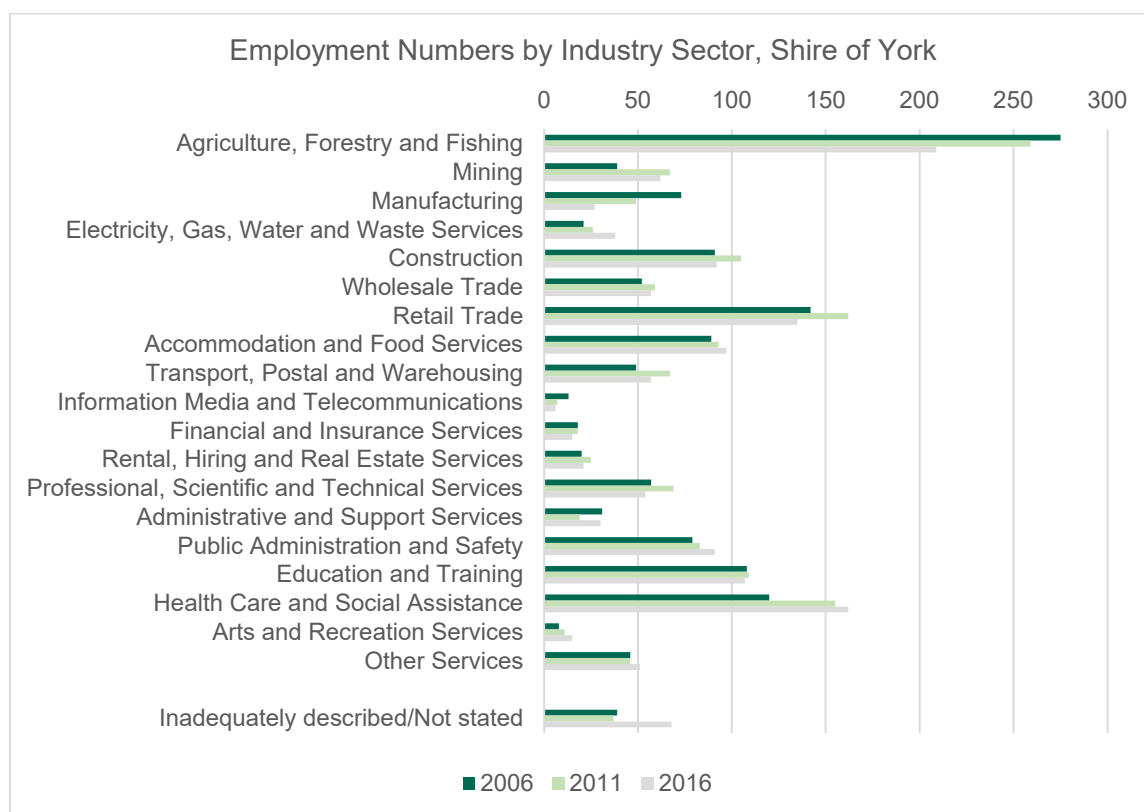


Figure 13: Employment numbers by sector, Shire of York
Source: ABS 2016

Employment in WA as a whole, when compared to employment within the Shire of York can be used to extrapolate future employment trends, identifying the most likely jobs of the future to support growth in York. Figure 14 details the industry sectors most relevant to the Shire of York. Increased employment in the healthcare industry is a state-wide trend and it has overtaken retail as the highest employment industry. Mining is still a significant employer despite employment levels dropping from a peak in 2012.

Accommodation and food services and arts and recreation services are growth industries at a state level, indicating growth in the tourism sector. The number of York residents employed in these industries indicate that York is in a good position to capitalise on this growth and position itself better to capture the tourism opportunities.

Employment in the agricultural industry has decreased over time across the state, however, employment gains have been made in recent years. The recent increase should be monitored - to determine if it reflects a broader positive trend or is a short-term result.

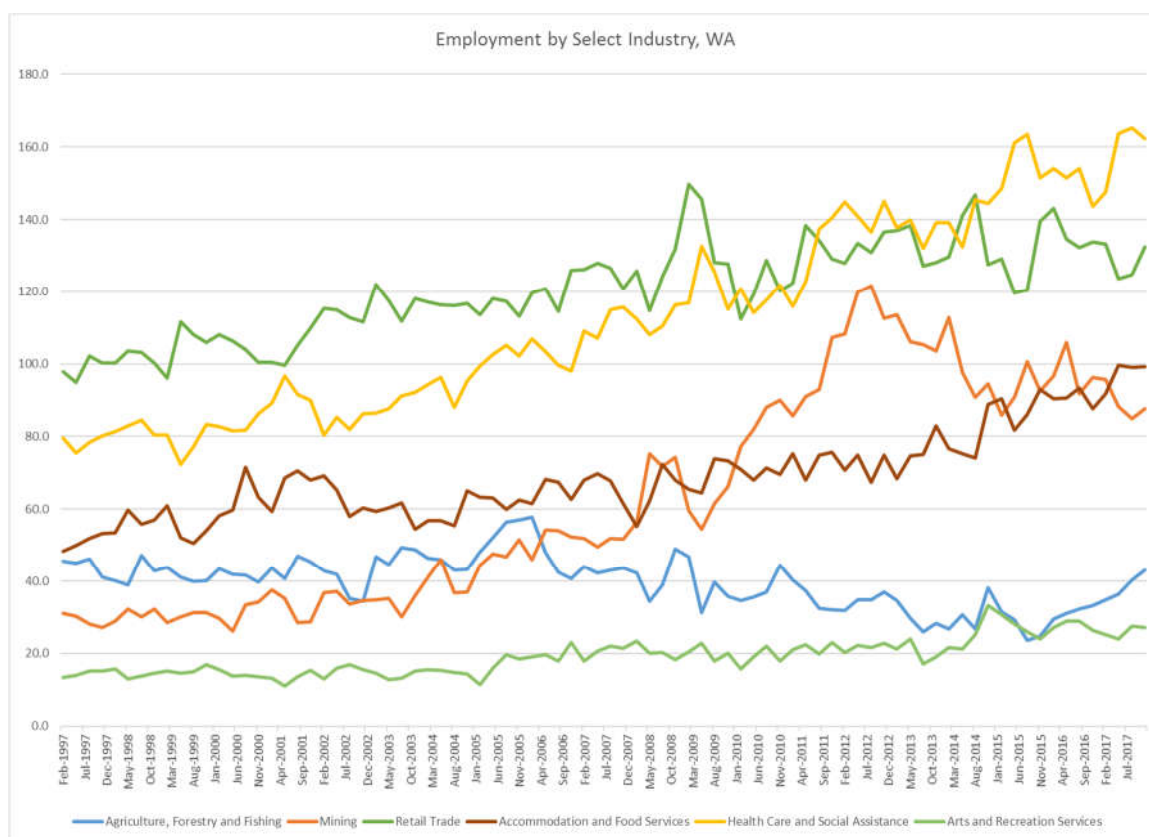


Figure 14: Employment numbers by sector for Western Australia
Source ABS 2017

5.3 Key opportunities for economic vitality

Analysis of the economic sectors illustrates that York has two key economies: the traded economy (those parts of the economy with regional, national and international links - agriculture, freight, tourism) and the untraded local economy (the local economy that services the community - retail, administration, aged and health care services.).

Growth of the traded economy is vital to York's growth and economic sustainability. Low resident income (as indicated by the demographic analysis earlier in this report) may limit expansion and ongoing vitality of the untraded, local economy as there is lack of financial resources in the Shire to invest in local services such as retail.

Growth of the traded economy will be strongly influenced by changes in agriculture. With growing automation, it is possible that there will be lesser employment opportunity in the agricultural sector in York, therefore diversification is necessary to support the community. Some employment growth may be driven by freight and logistics – particularly with York being a key grain receival point in the CBH network.

A key area of diversification in York's traded economy is tourism, focussed on York's heritage, natural environment, growing reputation for niche tourist opportunities (such as hot air ballooning, weddings, sky diving), and proximity to Perth. Whilst proximity to Perth is a potential driver for tourism growth, it also presents a challenge to encourage overnight stays in a predominantly day-trip tourist market.

A secondary area of diversification is promotion of arts and culture as part of the local economy. The arts and culture economy has links to tourism, but provides opportunity for economic growth

A place of community and lifestyle

in its own right through employment and retail associated with arts and cultural production. Arts and culture is considered in further detail in Section 10.

Growth in the traded economy will have flow on effects for the untraded local economy. However, York has some key opportunities to grow the untraded economy more purposely through two key opportunities:

- Aging population created increased employment in the aged care and health sectors; and
- The potential to attract residents looking for a peri-urban and/or rural lifestyle whilst maintaining links to Perth.

Growth, land use and development is entirely dependent on investment and employment in the Shire. It is important for planning decisions to consider whether certain land use and development responses will move the Shire towards their economic development goals or away from them. From the perspective of the local planning strategy, land use and development responses alone are not sufficient to attract and encourage investment. However, engagement with local business representatives has identified key development constraints that may inadvertently dissuade investment. This provides a focus for the local planning strategy to support local economic vitality and business investment (Table 10).

Table 10: Land use planning threats and opportunities for local economic vitality

Economic Sector / Opportunity	Key threat or opportunity
Traded Economy	
Agriculture	<p>Loss of viable agricultural land to inappropriate development.</p> <p>An ageing population may make it difficult to fill employment opportunities.</p> <p>An exodus of 25 - 44 year olds may result in family farms discontinuing.</p> <p>Opportunity to diversify based on proximity to Perth market.</p>
Freight / logistics / industry	<p>Lack of access to zoned and available industrial land.</p> <p>Opportunity for growth based on investment in York by CBH.</p>
Tourism	<p>Small business investment challenged by red tape in the local planning scheme (e.g. car parking requirements).</p> <p>Investment discouraged by poorly maintained townsite.</p> <p>Heritage and natural assets provide for a unique visitor experience.</p> <p>Proximity to Perth make it an attractive daytrip / overnight destination.</p>
Untraded (local) Economy	
Health and social assistance	<p>The aging population will require a variety of health care and social assistance.</p> <p>Demand for aged care facilities will increase with ageing population.</p> <p>Need for suitable community infrastructure</p>
Retail	<p>Opportunity to increase demand through population growth on the basis of offering a unique rural lifestyle in proximity to Perth.</p> <p>Small business investment challenged by red tape in the local planning scheme (e.g. car parking requirements).</p>
Community Services	<p>Opportunity to increase demand through population growth on the basis of offering a unique rural lifestyle in proximity to Perth.</p> <p>Opportunity to expand the quantity of community services delivered by government to support the local community.</p> <p>Need for suitable community infrastructure.</p>

Summary of key planning opportunities and constraints

Access to community infrastructure is important to attracting a growing population, and achieving a balanced population.

The Shire of York is well serviced by community infrastructure.

Provision of enhanced community facilities for target populations should be provided as funding is available, in particular a youth centre and senior citizens' centre.

Community infrastructure plays a vital role in developing a sense of place. *State Planning Policy 3.6 Development Contributions for Infrastructure*, defines community infrastructure as 'the structure and facilities which help communities and neighbourhoods to function effectively. This includes sporting and recreation facilities, community centres, childcare and after school centres, libraries and cultural facilities'.



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 affect the social sustainability of the area. The following section provides a Community Infrastructure Plan that will inform the local planning strategy.

In order to develop a Community Infrastructure Plan an assessment of the future needs of the community has been undertaken based on:

- Normative need - assessment of statistical and demographic data on the existing and future community profile.
- Comparative need - assessment of the existing community facilities with this taking into consideration the future needs of the community and ensuring service equity across the LGA.

A place of community and lifestyle

- Identified need – inputs from community consultation and key government agencies.
- Evidence based practice requirements - identifying benchmark need using evidence-based practice principles. This information benefits from the experience and knowledge of others and applying proven principles to better address needs.

6.1 National and international frameworks for liveability indicators

SOCIAL DETERMINANTS OF HEALTH, WORLD HEALTH ORGANISATION

The World Health Organisation's Social Determinants of Health are the conditions in which people are born, grow, live, work and age, including the health system. The distribution of money, power and resources (Social Determinants of Health Alliance, 2013) shape these circumstances. The Social Determinants of Health are concerned with the key aspects of people's living and working circumstances, their lifestyles, and with the health implications of economic and social policies (World Health Organisation, 2003).

"Abundant evidence shows that the higher your income or level of education in Australia, the better your health will tend to be. People in the most disadvantaged social groups are also far more likely than those in the higher socio economic groups to have long-term physical or mental health problems. They are less able to gain an education or maintain a job to retirement and are more likely to die at a younger age." (Social Determinants of Health Alliance, 2013)

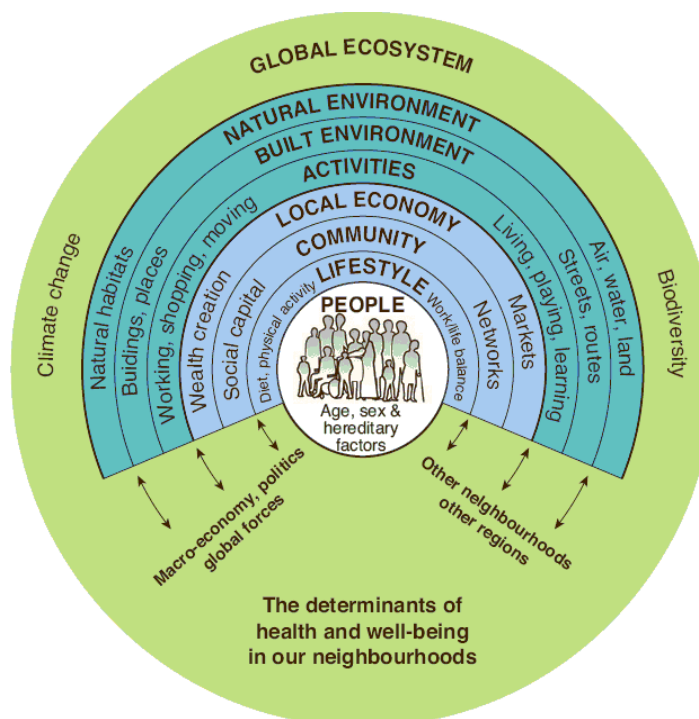


Figure 15: World Health Organisation Social Determinants of Health

The social determinants for health and community wellbeing have been identified through a large body of research and evidence from across the globe (World Health Organisation, 2003).

They comprise:

- **The social gradient** – life expectancy is shorter and most diseases are more common further down the social ladder in society. Disadvantage can include having poorer education, insecure employment, living in poor housing or difficult circumstances.

A place of community and lifestyle

- **Stress** – stressful circumstances, making people feel worried, anxious and unable to cope, are damaging to health. Stress can result from social isolation, low self-esteem etc. Creating social environments that give people a sense of belonging and value are likely to be healthy places.
- **Early life** – the foundations of adult health are determined in early childhood. Slow growth and poor emotional support raise the risk of poor physical and emotional health in adulthood.
- **Social exclusion** – poverty, relative deprivation (those who are much poorer than most people in society) and social exclusion have a major impact on health, with those experiencing poverty and exclusion more likely to suffer from a range of health problems. People who are socially excluded are often prevented from participating in education, gaining access to services, and participating in society.
- **Work** – a stressful work environment, including having little decision-making authority, little opportunity to use skills, and low recognition of effort, contributes to increased risk of disease.
- **Unemployment** – high rates of unemployment cause more illness, and research shows that unemployed people and their families suffer a substantially increased risk of premature death. Financial problems and debt resulting from unemployment, unsatisfactory or insecure jobs, can lead to chronic stress.
- **Social support** – Good social relationships and support help to give people the emotional and practical support they need, having a powerful effect on health. People who have less social and emotional support from others are more likely to experience more depression, higher levels of disability from chronic diseases, a greater risk of pregnancy complications and less wellbeing.
- **Addiction** – Alcohol dependence, illicit drug use, cigarette smoking and gambling are all closely associated with markers of social and economic disadvantage. Addictive behaviours provide the user with a form of escapism from stressful situations, but are a major cause of illness and premature death.
- **Food** – A good diet and adequate food supply are central to the promotion of health and wellbeing. Social and economic conditions result in a social gradient in diet quality that contributes to health inequalities.
- **Transport** – Cycling, walking and the use of public transport promote health through providing exercise, reducing fatal accidents, increasing social contact and reducing air pollution.

The research into the social determinants of health confirms that community wellbeing and health is dependent on a range of factors, all of which are linked to how communities are planned and the built environment. Considering the social determinants of health in the York Local Planning Strategy will help to create a healthy, high functioning, connected community where residents enjoy a commensurate quality of life.

GREEN STAR COMMUNITIES

The Green Star Communities rating tool was developed by the Green Building Council of Australia in order to encourage industry and government to implement best practice sustainable outcomes in the development of communities. The framework outlines five principles to achieve sustainable communities, with key considerations relevant to the York Community Infrastructure Plan including:

- Enhance liveability
 - Providing diverse and affordable living
 - Creating healthy, safe and secure communities

A place of community and lifestyle

- Fostering inclusiveness and cohesiveness
 - Building community adaptability
- Create opportunities for economic prosperity
 - Promoting education and learning
 - Enhancing employment opportunities
- Foster environmental responsibility
 - Enhancing our natural environment
- Embrace design excellence
 - Adopting effective planning practices
 - Creating desirable places
 - Promoting accessibility
- Demonstrate visionary leadership and strong governance
 - Engaging with stakeholders

The Green Star Communities framework provides a best practice framework for this strategic community infrastructure plan to ensure that the future development of York is delivered in a sustainable way.

6.2 Indicator 1 – Normative Need - Understanding the people and the place

Section 3 of this document provides a detailed demographic profile of the York community. This has been used to determine the normative need and likely influences on future community infrastructure in York.

INFRASTRUCTURE REQUIREMENTS OF THE EXISTING POPULATION

The demographic profile of the local community is typical of a Western Australian regional town.

Potential issues relating to the social profile include:

- The regional location of York, with limited public transport options to surrounding regional centres and Perth, requires a higher level of community infrastructure than would be provided for a similar population size in a metropolitan context.
- Growing needs for services for older residents including the well-aged and frail aged.

STUDY AREA IMPLICATIONS FOR COMMUNITY INFRASTRUCTURE

A key objective of the Shire of York and the local planning strategy is to achieve a balanced community within York by attracting and retaining a diversity of age groups and demographics. It is anticipated that in the future the York community will include families with young children, rental households, older residents, low-income residents, culturally and linguistically diverse residents and Aboriginal and Torres Strait islanders. Each population group will have particular requirements for community infrastructure. Table 11 presents a summary of the community infrastructure that may be required by the different members of the community who will live in York in the future.

Current population forecasts are predicting moderate growth for the Shire and a much older population. This change in demographics will underpin an increasing demand for community services and facilities, York may subsequently transition into a self-sustained community attracting higher order services and reducing the need to travel to other centres such as Northam and Perth.

A place of community and lifestyle

Table 11: Requirements for community infrastructure

Population Group	Community Infrastructure Requirements
Children	Childcare facilities for the resident population that are below school age. Suitable schools that can accommodate the anticipated population with an appropriate provision of out of school hours care. Health, sports, leisure and cultural facilities for children's services and activities these can include the public library, public open space and sport grounds etc.
Youth and young adults	Health, sports, leisure and cultural facilities for youth and young adults. A mix of schools, support services etc. Learning facilities including schools, access to higher education centres and libraries.
Families	Family support services and spaces for social interaction. Public open space with appropriate recreation facilities. Learning facilities including schools, access to higher education centres and libraries.
Residents	Appropriate provision of public open space and recreational areas. Places for social interaction and access to health, sports, leisure and cultural facilities. Access to learning facilities including schools, higher education centres and libraries.
Rental households, lone person or groups households	Community facilities that bring people together in the community to reduce social isolation. Appropriate provision of public open space and recreational areas. Access to health and support services.
Older population	Services for older people such as meals on wheels, community transport and home care. Community facilities that provide opportunities for social and recreational activities need to be accessible and located in close proximity to public transport. Appropriate provision of public open space and recreational areas as well as access to an appropriate range of health services.
Low income residents	Affordable facilities for social activities that can be accessed by people on low incomes. Shops and services to be provided in close proximity or on public transport routes. Other facilities may include; public health facilities, community outreach services and employment assistance services.
Culturally diverse community	Spaces within facilities for the delivery of outreach services or areas for community gathering. Appropriate provision of public open space and recreational areas. Culturally appropriate health, sports, leisure and cultural facilities.
Aboriginal and Torres Strait Islanders	Spaces within facilities for the delivery of outreach services or areas for community gathering. Culturally appropriate health, sports, leisure and cultural facilities.

6.3 Indicator 2 - provision of existing community infrastructure

York's primary function as a District Service Centre continues to service the farming community situated in the agricultural hinterland and wider region.

A place of community and lifestyle

The following community facilities are provided in the Shire of York:

- York Town Hall.
- York Library.
- York Community Resource Centre.
- York Police Station.
- York Health Services.
- York Hospital.
- York General Practice.
- York & Districts High School.
- York Early Years Hub.
- York Family Play Group.
- York Toy Library.
- Wheatbelt Women's Health Hub.
- York Recreation Convention Centre.
- York Volunteer Emergency Services.
- York Fire & Rescue.
- Wellness Healing Centre.
- St John Ambulance.
- York Cemetery.
- Talbot Hall.
- Greenhills Hall.

York is the major townsite and centre within the Shire, as such majority of the community facilities in the Shire are located either in the town or in close proximity. Facilities available outside of York townsite include basic services (e.g. postal) and the Greenhills and Talbot Community Halls.

OPEN SPACE

The York townsite is located on the banks of the Avon River. The Avon River also has a number of pools that provide some of the Shire's most valuable natural habitats. In addition, there are also seven nature reserves, including:

- Bulkuling Nature Reserve.
- Cullen Nature Reserve.
- St Ronan's Nature Reserve.
- Unnamed Reserve C40642.
- Wallaby Hills Nature Reserve.
- Wambyn Nature Reserve.
- Wandoo National Park.

The Shire also has a number of parks designed to accommodate passive recreation. These include:

- Candice Bateman Memorial Park.
- Grey Street Park.
- Gwambygine Ascent.
- Johanna Whitely Park.
- Mt Brown Lookout.
- Peace Park.
- Pioneer Avon Park.



RECREATIONAL RECREATIONAL FACILITIES

Sport and recreation opportunities are the basis building social structure in regional Australia. Access to high quality sport and recreation facilities, is essential to quality of life, particularly among teens and young adults. There are a number of recreational facilities and spaces that provide active and passive recreation opportunities in the Shire.

Sport and recreational facilities on offer in the Shire include:

- Forrest Oval Sporting Complex.
- War Memorial Swimming Pool.
- York Golf Club.
- York Croquet Club.

Eleven sporting clubs utilise the facilities at the Forrest Oval sporting complex. Current facilities provided at the complex include:

- York Recreation and Convention Centre.
- Hockey clubrooms and two fields.
- Oval (cricket and football).
- Tennis courts.
- Bowling greens.
- Outdoor netball/basketball courts.
- Indoor stadium.



The York Recreation and Convention Centre (YRCC), is the sporting hub of York and is located within the Forrest Oval Complex, off Great Southern Highway. It is the home to eleven of the Shire's sporting clubs and provides a hospitality venue for the community and visitors to enjoy. The usage and membership of the sporting clubs and complex in general is dependent on population size and sporting trends. In the current landscape, a number of clubs are reducing in size whilst others are growing. The facilities at the Complex are not at capacity, and there is possibility for new sporting clubs to be established.

The facility is open to members of the public and key users include sporting club members, fitness enthusiasts (e.g. fitness classes) and those seeking passive recreation also use the facilities. The complex is open seven days a week. Usage is heavier on weekends and outside of school and work hours. The oval is the most commonly used surface catering to sporting clubs, small groups and single users.

Community interest in health and fitness is increasing, as the younger demographic are becoming more aware of the health benefits associated with exercise and a healthy lifestyle. Gym memberships are increasing, even for junior members and at peak times, the existing gym is at capacity.

The Shire also offers other recreational pursuits tailored to both local community members and visitors. The York Racecourse is off Spencers Brook-York Road at the foot of Mt Bakewell. It is the oldest operating provincial racecourse in Australia and is seen to complement the regional racing facilities in Northam and Perth. It is envisaged that this facility will be integrated into the equine precinct. Racing and pacing clubs have expressed a high level of interest for facilities in close proximity to Perth.

Active recreation and adventure tourism are also prominent. There is an established skydiving service operating outside of York. In addition there is a dedicated BMX and Motor Cross Track, these facilities help to diversify the recreational offering in the Shire.

EDUCATION

Public education services are provided at York District High School located within the Trews Road precinct and bounded by Forrest Street. It caters for enrolments from pre-kindy to Year 10

A place of community and lifestyle

with students commuting to Northam Senior High School for years 11 and 12. The school caters to approximately 390 primary and 84 secondary students.

Northam has a regional campus of the C Y O'Connor College of TAFE. Curtin University provides agricultural based courses at the Muresk Institute of Agriculture in Northam.

EARLY CHILDHOOD SERVICES

There is currently one child care centre in York which is in operation five days a week, providing long day care and before and after school care. There is also a York Early Years Hub which began operating in 2014. Currently the hub accommodates the York Family Playgroup, the York Toy Library, the Noognar Playgroup, the York Mothers Group and the Australian Breastfeeding Association. The library currently runs story time for pre-schoolers once a week.

HEALTH CARE

Health services are co-ordinated through the Wheatbelt Health Service of the Health Department of WA.

The York Hospital on Trews Road provides emergency, aged and community-based care with some acute in-patient medical care for the town. There is continued demand for these facilities including aged care.

Other medical and health facilities/services located in the Shire include a Doctors Surgery, Ambulance Service, Dentist, Chemist, Optometrist, Chiropractor, Physiotherapist and Podiatrist.

FACILITIES FOR TARGET POPULATIONS

There are a number of population groups in York who benefit from the availability of services and facilities that specifically target their needs. The following provides a brief summary of these groups and the services that are offered either through the Shire or other providers.

Youth

Within York, there are a range of parks and public open spaces that provide different types of sporting activities suitable for local youth. Open space facilities within York have been identified earlier in this section.

Aside from motor-cross and the BMX track, other facilities for urban youth in York are minimal.

Aged care

Aged accommodation and care units are at capacity with extensive waiting lists. As a result, many York families have had to place older family members in retirement or aged care facilities in the metropolitan area. Aged care facilities in the Shire include:

- Balladong Lodge – 26 beds with a mix of independent living and high care.
- Pioneer Memorial Lodge – 15 beds for aged care.
- York Hospital – 6 units for aged care (government subsidised).

With an aging population, there will be an increase in the demand for aged care facilities and services in York.

CULTURALLY AND LINGUISTICALLY DIVERSE COMMUNITY

Facilities and support programs for the culturally and linguistically diverse community in the Shire of York do not currently exist. There are only a small proportion of people who speak a language other than English at home (2.3 percent of the Shire's population). There is a wide variety of other languages but this is likely to be limited to individual family groups.

A place of community and lifestyle

ABORIGINAL AND TORRES STRAIT ISLANDER COMMUNITY

There is a very small population of residents in York who identify as being of Aboriginal and Torres Strait Islander descent (3.1 percent of total population). There are very few services or facilities offered for this population group within York.

The Noongar Playgroup operates out of the Early Years Hub and provides a learning through play opportunity for Aboriginal families in York with children ages 0-5 years. The playgroup operates once a week.

Exhibitions and interpretations at the York Residency Museum recognise the culture of the local Ballardong people, and the 2017 York Festival included Noongar poetry and sculpture events and activities. This raises the awareness of Aboriginal culture and provides employment opportunities for local indigenous people, however, does not provide on-going support or facilities.

6.4 Indicator 3 – Identified Need: Consultation with key stakeholders

A general survey and a youth survey were conducted in November 2017. The results of both surveys indicate that the residents of York feel there could be greater provision of community facilities. This is especially clear from the youth survey who clearly indicated that there is not enough to do and there should be opportunities for them to visit other places using public transport.

Whilst many of the suggestions are unlikely to be financially viable given the population or dependence on external investors, the Shire can ensure that the local planning strategy supports opportunities that may come up and can expand existing programs to provide better services to the community. For example, expansion of the outdoor cinema program or better utilisation of the community bus service to allow youths to more easily travel to larger towns such as Midland. Facilities such as the skate park seem to be in need of maintenance.

Both the general and the youth survey support the development of tourism activities to provide more to do and to provide employment opportunities. It is important to make provision to allow for the development of tourism activities in appropriate areas of the Shire.

6.5 Indicator 4 – Evidence based practice requirements

The WA government has no formally adopted standards for provision of community facilities in WA. There are a number of guidelines for community infrastructure planning that have been produced by government agencies across Australia. The guidelines considered in this review include:

- Liveable Neighbourhoods, a Western Australian Government Sustainable City Initiative (2009).
- Parks and Leisure WA Draft Benchmarks for Community Infrastructure 2012 (Western Australia).
- A Short Guide to Growth Area Community Infrastructure Planning (Victoria) (2009).
- NSW Draft Local Development Contributions Guidelines 2009.
- People Places. A Guide for Public Libraries in NSW (2013).
- Qld Urban Land Development Authority Community Facilities Guidelines No. 11 2011.
- NSW Recreation and Open Space Planning Guidelines for Local Government 2010.
- Qld Implementation Guideline No. 5. Social Infrastructure Planning 2007.
- Qld Urban Land Development Authority Park Planning and Design Guidelines No. 12 2011.

A place of community and lifestyle

Analysis of these various standards demonstrates that community infrastructure planning in Australia is diverse and subject to different constraints and contexts. For example, the standards recommended in the QLD Implementation Guideline No. 5, are often based on large, greenfield populations and catchments. The Shire of York is a rural local government with a low rate base that constrains the provision of community infrastructure in terms of both upfront cost and ongoing maintenance. For this reason, the review of the literature has focussed on the development of principles for identifying suitable sites and locations within a rural setting.

Across all guidelines is the acknowledgement that standards are intended as a guide only, and there are many other issues that must be taken into consideration when planning community infrastructure. Each set of guidelines recommends that a local needs analysis should be undertaken to better understand and respond to the local context. This includes current and future population characteristics, analysis of existing community infrastructure and consultation with facility and service providers. It is also noted that the basis upon which various standards have been developed and chosen is not always transparent.

PRINCIPLES FOR THE PROVISION OF COMMUNITY INFRASTRUCTURE

The following principles have been identified with regard to the provision of community infrastructure in the Shire of York:

- Local identity and sense of place - community infrastructure can act as important focal points and gathering places and can become strongly identified with a community. Whether a large, iconic building, or a smaller, more intimate place, a strong connection between community infrastructure and its users can mean that it is seen as a reflection of local culture and an intrinsic part of that community.
- Access – covering physical, financial and physiological access to services, access is particularly important for disadvantaged residents, older residents, residents with a disability, young people and children.
- Equity – in many places it is appropriate to distribute community infrastructure across an area to ensure that the majority of the population has equal access to the facilities. However, as the majority of residents live in the York townsite and as most residents come into the townsite for other reasons such as purchasing groceries or agricultural supplies, in this instance it is considered that it would be more appropriate to provide community infrastructure within the townsite to further build the centre and community heart. There are community halls located in Mount Hardey and Greenhills that will continue to be maintained, however, further provision of facilities in more remote locations is further constrained by lack of services.
- Quality – the quality of community infrastructure should reflect the comparable/desirable service levels consistent with that provided in the broader Shire of York area. Requirements for high quality community infrastructure are an important component of best practice.
- Integration – coordinated and efficient service delivery is an important objective of service providers. This integrated approach to community infrastructure provision is consistent with best practice. An existing example of this is the Early Years Hub that provides a number of services from one location.
- Sustainability – to ensure that community infrastructure is sustainable it is important to ensure that identified social objectives are addressed; community involvement and participation is supported; infrastructure is financially viable in the short and long term including construction, operation and ongoing maintenance; and facilities are flexible to meet the future population needs.

- Responsive – A range of facilities should be provided that caters to a variety of user groups. Addressing the needs of diverse groups within the community is enhanced by community infrastructure that is multifunctional or co-located. The facilities should contribute to a broad network of spaces and places, with new facilities complementing existing facilities and planned at an appropriate level within the broader hierarchy.
- Encourages community cohesion – An important role of community infrastructure is to facilitate social interaction between different groups in a community and help to nurture and develop networks, linkages and cooperation. This is particularly important in rural communities where new residents may not have that much interaction otherwise.

BENCHMARKS FOR THE PROVISION OF COMMUNITY INFRASTRUCTURE

The literature and policies reviewed (as listed earlier) each contain recommendations for benchmarking the provision for community infrastructure based on per capita ratios. An overview of the literature is provided in Section 0. The literature has enabled some benchmarks to be established that will be applied to York. This provides some indication of the community infrastructure that may be required to service the anticipated future population.

The benchmarks identified within the literature can be utilised to estimate the community infrastructure required to service the future population. The infrastructure requirements outlined in Table 12 have been developed based on the predicted population of 5,300 residents and can be used for community infrastructure planning for over the next fifteen years.



Table 12: Indicative community infrastructure requirements by benchmarks

Type of facility	Relevant Benchmark	Requirements for the future community of York	Current provision
Library	<p>1:6,000-15,000 - Neighbourhood Library (GFA of approx 500m²)</p> <p>1:15,000 – 30,000 – District Library (GFA of approx. 1,000m²)</p> <p>1:30,000-150,000 - "Regional Library – (GFA approx. 1,500m²)</p>	1 Neighbourhood Library	Consistent with relevant benchmark.
Multi-purpose Community Facilities	<p>Neighbourhood 1:5,000 (small local meeting rooms with a GFA of approx. 300m²)</p> <p>District 1:15,000-25,000 (Multi-functional facilities with a GFA approx. 900m² of community)</p>	District level multi-functional facilities are considered necessary for the Shire of York, recognising the regional context of the town.	Current provision (recreation centre) meets relevant benchmarks.
Senior citizens centres	District level facility - 1:20,000-30,000	District level facility is considered necessary for the Shire of York, recognising the regional context and aging demographic of the town.	Not provided.
Childcare	<p>Long Day Care</p> <p>1:4,000-8,000</p> <p>Out of schools hours care</p> <p>1:4,000-6,000 (to be incorporated within long day care or on school sites where possible)</p> <p>Occasional Care</p> <p>1:12,000 – 15,000</p> <p>Play group</p> <p>1:4,000 – 6,000 (integrated within neighbourhood centre)</p>	<p>1 Long Day Care Centre</p> <p>1 Out of School Hours Care facility</p> <p>2 Playgroups</p>	Current provision meets relevant benchmarks.

A place of community and lifestyle

Type of facility	Relevant Benchmark	Requirements for the future community of York	Current provision
Parks	<p>Local – 0.2 to 2 Ha, serving residents within a 400m catchment</p> <p>Community – 0.5 to 5Ha serving residents within an 800m catchment</p> <p>District – 5 to 20Ha servicing residents and visitors within a 1.5km to 2.5km radius</p> <p>Natural conservation – no specific catchment, dispersed across the City for accessibility.</p> <p>Special purpose – dependent on function</p> <p>Residual land – usually less 0.2ha</p>	<p>Four local parks with a 400m catchment. Each park to be between 0.2 and 2 Ha.</p> <p>Two neighbourhood parks with 800m catchment to be between 0.5 to 5Ha.</p> <p>POS provision is a requirement of new residential development.</p>	<p>Much of the residential development in York is not within a 400m catchment to a park.</p> <p>There are opportunities to enhance facilities in existing parks to meet community need through cash-in-lieu contributions.</p> <p>Additional open space will be required within the Daliak development area.</p>
Sports Fields including amenities buildings	<p>General sports field 1:4,000-5,000</p> <p>AFL - 3:15,000 with at least one oval being capable for supporting a senior football game</p> <p>Rugby League/Union - Area/location specific</p> <p>Diamond pitch sports</p> <p>Youth - 1:8,000-10,000</p> <p>Adult - 1:15,000-20,000</p> <p>Soccer - 1:3,000-4,000</p> <p>Cricket - 1:8,000-10,000</p> <p>Athletics - District - grass provision over-mark existing public open space</p> <p>Hockey pitches - 1:75,000</p>	<p>Provision of dedicated sports facilities will be driven by demand for specific sports in the community and local clubs.</p>	<p>Current provision meets relevant benchmarks.</p>

A place of community and lifestyle

Type of facility	Relevant Benchmark	Requirements for the future community of York	Current provision
Cycle lanes	Cycle lanes should be provided on streets with projected traffic volumes of more than 3,000 vehicles per day and near schools, stations, centres or where long distance commuter cycling and recreational cycling is likely.	Cycle lanes should be provided between the school, York town centre, recreation centre, and other key community infrastructure locations around town.	No cycle lanes are currently provided. Future capital works and road upgrades should include incorporation of cycle lanes to link key community infrastructure sites with each other and the town centre.
Schools	Primary schools 1 government school per 1500 – 1800 lots. One non-government site to three government primary schools Secondary schools 1 school per 6500 – 7000 lots. One non-government site to two government secondary schools Size of government schools 10 ha – Senior high school (years 7/8-12) 8-10 ha for senior school (years 10-12) 8 ha for middle school (years 6/7-9) 12 ha for kindergarten to year 12 Size of non-government secondary schools 8-10ha for a secondary school 6ha for district high school 10-12ha for a combine primary and secondary school	1 primary school and 1 secondary school (middle school).	Current provision meets relevant benchmark. With growth of York, the Shire should liaise with the Department of Education to encourage development of a senior school (years 10-12) within the town.
Social and community health services	Maternal and child health services – 1:30,000 – 50,000 Multi-agency service centre – integrated within district community centres Aged day care – 1:30,000 – 40,000 Seniors centre – 1:20,000 – 30,000	Work with the North Metropolitan Health Service to ensure existing social and health services have capacity for additional population.	Current provision meets benchmark.

A place of community and lifestyle

Type of facility	Relevant Benchmark	Requirements for the future community of York	Current provision
Skate park	Regional facility 1:25,000 – 50,000 District facility 1:10,000 – 25,000 Neighbourhood facility 1:5,000 – 10,000	Provision of one district skate park facility within York as suitable access to a district facility within the broader region is not possible due to regional nature of York.	Current provision meets benchmark; consultation suggests the current condition is insufficient to meet need. This will be addressed by the revitalisation of Avon Park.
Employment assistance program	Provided as part of a youth centre/youth space at ratio of 1:20,000 – 30,000. It is typically co-located within a community centre.	The York CRC offers employment assistance services.	Current provision meets benchmark.

6.6 Provision of future community infrastructure

For the most part, the Shire of York is well serviced by community infrastructure. Many community infrastructure needs – particularly in relation to recreation, health and education – are met by the recreation centre, school and hospital. The York Community Resource Centre will continue to be an important hub for community services into the future.

Future enhancements should focus on greater accessibility through provision of cycle lanes. Provision of enhanced community facilities for target populations should also be provided as funding is available, in particular a youth centre and senior citizens centre. Enhancements to the existing skate park and improving the quality and experience of local parks will further support enhanced community infrastructure outcomes for the community.



Summary of key opportunities and constraints

There are a number of registered Aboriginal Heritage sites within the Shire.

York is the oldest inland town in WA.

Thirty-four (34) places within the Shire are listed on the State Heritage Register.

One hundred and ninety-four (194) places are listed on the Local Heritage Survey.

There are two heritage precincts protected by local planning policy.

The Shire experiences warm to hot dry summers and mild wet winters.

It is evident that the Shire is becoming hotter and drier.

Key natural assets within the Shire include the Avon River, native vegetation and native fauna.

There are two areas of known contamination.

Bushfire risk will be managed as part of ongoing land use and development processes and approvals.

7.1 HERITAGE

7.1.1 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 confirm 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.

The *Aboriginal Heritage Act 1972*, provides for the identification and protection of significant Aboriginal objects and sites throughout Western Australia. There are a number of locations that have special significance to the Ballardong community but are not open to the general public. Any interpretation or access must be decided by the Ballardong people and managed by them. A list of registered Aboriginal Sites is provided in Appendix B.

Aboriginal heritage is celebrated through exhibitions at the York Residency Museum, including:

- “Welcome to Ballardong Noongar Country” – introduces the cultural heritage of the local Ballardong Noongar people. Special places and their traditional meanings are described and illustrated through photographs and words from a Ballardong Elder.
- “Ballardong Noongar Budjar” – Budjar means ‘Country’ the homeland or place where Noongar people belong. This display explains why it matters and the effect of settler farming on the Ballardong Noongar people.
- Ballardong Noongar Six Seasons Garden Walk - Created in consultation with the local Ballardong Noongar community, a meandering path takes you on a short walk through remnant bush now being renewed with native trees and plants, many labelled with their Noongar, botanical and common names.

A place of community and lifestyle

7.1.2 EUROPEAN HERITAGE

York is the oldest inland town in Western Australia and celebrates over 185 years of European settlement. After the establishment of the Swan River Settlement in 1829, which coincided with the foundation of Western Australia, new agricultural land was sought inland. The York district was first settled in September 1831. On 19 April 1836, Governor Stirling officially adopted the townsite and its gazettal soon followed.

York's prosperity in the late 19th century led to the construction of civic and residential buildings from the Victorian and Federation period. As a result, York has a very strong built heritage and a sense of place. York is considered one of the best examples of a historical town in Australia, attracting a large number of tourists to view its built form. Many of the historical buildings within the townsite have remained largely unchanged since initial construction in the mid to late 19th Century. The main street of the townsite is Avon Terrace which features a concentration of heritage buildings and attractions. This contributes to the distinct style and scale of the streetscape. Trails exist within the town to guide visitors around heritage sites, however, many of these were established as part of the 1988 Statewide bicentennial heritage trail project and require updating.

Cultural heritage places in WA are recorded in many different heritage listings. Some of these listings give statutory protection to heritage places, through requirements for heritage-related approvals or referrals. Other listings are unofficial or quasi-official designations, often arising from local, community-based or thematic surveys.

The State Register provides statutory protection to preserve the State's cultural heritage. The State Register requires planning, building, demolitions and other applications affecting a place in the State Register to be referred to the Heritage Council for advice. There are thirty-four (34) places currently on the State's Register of Heritage Places (Table 13).

Table 13: State Register for Heritage Places, list generated September 2017, Heritage

State Registered Place	Location
Marwick's Shed	Newcastle St
Holy Trinity Church Hall & Rectory	Newcastle St
Eliza's Cottage	Revett Pl
Bridge House & Grounds	Redmile Rd
Residency Museum	Brook St
Convent of Mercy and School (fmr)	South St
York Town Hall	Avon Tce
Holy Trinity Church	Newcastle & Pool Sts
Two Houses and Grounds	Avon Tce
York Railway Station (fmr)	Railway St
York Post Office	Avon Tce
Monger's Yard	Avon Tce
St Andrew's Anglican Church & Cemetery, Greenhills	Quairading Rd
Sandalwood Yards	Avon Tce and Ford St
Faversham House	Grey St
Anglican Rectory and Grounds	Suburban St
York Police Station, Court House & Gaol	Avon Tce
Gwambygine Farm and Pool	Intersection of Ovens Rd & Great Southern Hwy
Monger's Trading Post (fmr)	Avon Tce
St Ronan's Well, York	Great Southern Hwy
York Hospital Heritage Precinct	Brook St
War Memorial, York	Railway St
Korrawilla Homestead Group	York & Quairading Rd
St Patrick's Catholic Church, Presbytery & Hall	South St
Imperial Hotel	Avon Tce
York & Districts Co-Op & Quarters	Avon Tce
Old York Primary School	Howick St
York-Beverley Racecourse	North Rd
Wansbrough House	Avon Tce
Old York Hospital	Brook St
St. Patrick's Convent School (fmr)	South St
Balladong Farm Group	Parker Rd & Avon Tce
Old York Fire Station	Avon Tce
York Flour Mill	Henrietta St

Further statutory protection is provided to sites of local heritage significance by provisions in the Shire's Town Planning Scheme No.2. Scheme provisions protect sites listed on the Heritage List. Currently the Heritage List includes all heritage places identified by the Local Heritage Survey (LHS) (previously known as the Municipal Inventory), which impacts on development requirements for all 194 sites listed. This probably provides unnecessary restriction and

A place of community and lifestyle

requirements to sites of lesser significance and heritage value and it is more appropriate to only include the most significant sites from the Inventory on the Heritage List. This allows the Local Heritage Survey to act as a general survey and store of information while the Heritage List records places that need the protection of additional planning controls.

The Shire has adopted its *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. It also provides understanding of heritage values and ensures additions or alterations to existing buildings and new developments do not diminish the overall context and character of the area.

The policy identifies two Heritage Precincts in the townsite that the community values highly, Blandstown and Central York. The boundaries of previous Heritage Precincts have been rationalised to allow for more efficient land use and development management. These two distinctive precincts have special qualities that create a special sense of place and it is important to retain and enhance those qualities as the town develops through time.

The Blandstown Village Heritage Precinct is comprised of approximately 37 buildings constructed from local materials, two bridges, Bland's Brook, a section of the Avon River and a street layout that dates from the end of the 19th century. The precinct has cultural heritage significance because:

- The place exhibits aesthetic qualities that are highly valued by the community.
- The place demonstrates the development of an early colonial settlement dating from the 1850's, which has retained a high degree of intactness and authenticity.
- The place has the potential to yield archaeological and documentary information that will contribute to an understanding of the natural and cultural heritage of Western Australia, particularly in relation to early farming practices and the relationship between the farm and the broader community.
- The place has retained some of York's earliest buildings, which are associated with the commercial success of this early inland town.
- The place is associated with Revett Henry Bland, Governor Stirling's appointee to the district and the owner of the land that developed as Blandstown, the Parker family who were prominent landowners in York and who owned Balladong Farm, and the Convict Hiring Depot that was constructed on the eastern side of the Avon River in 1852.
- The National Trust declared Blandstown a Historic Town for Australia (WA) in 1977.

The Central York Precinct mainly comprises single storey residential and commercial buildings as well as a number of substantial commercial buildings. A feature of the precinct is an almost uninterrupted continuum of late 19th and early 20th century buildings along both sides of the Avon Terrace between Macartney and South Streets.

This area presents a collection of places of varying degrees of significance and is culturally important as a whole for the following reasons:

- It physically reflects broad social and economic changes from the mid-19th century and has the potential to contribute significantly to an understanding of the development of York.
- The cumulative effect of the scale, massing, texture, materials, colour and detail of individual buildings and their sites provide visual characteristics that formed in distinctive periods. These include early town establishment in the 1860's and 1870's, the boom period of the 1890s Federation style, the twentieth century developments of the early 1900s and the prosperous surge in the late 1930s and following decades. The buildings clearly demonstrate the aesthetics of these periods.

- The collective and individual landmark qualities of the buildings.
- The continuity of commercial, residential and cultural functions that operate without detracting from the overall integrity of the precinct and which contribute substantially to the character of the area.
- The precinct contributes to the York community's sense of place through its distinctive streetscape.
- The National Trust declared York a Historic Town for Australia (WA) in 1980.

The Shire of York has developed a Cultural Heritage Master Plan, 2015 (CHMP). This report outlines heritage issues and opportunities related to a draft outline development plan for the York Town Centre. The issues identified include that the heritage guidelines are too restrictive with too much red tape and recommends that a review of the heritage precincts and boundaries be considered. An example of this relates to signage, many of the restrictions to signage in heritage areas are onerous with superficial changes to signage often requiring Shire approval.

The Shire's Strategic Community Plan aims to ensure that York's main street looks prosperous and cared for at all times. An opportunity to assist property owners along Avon Terrace to apply for heritage grants to provide a facelift to the town centre was also identified in the CHMP. In response to this, the Shire has trialled a pilot grant programme that provides assistance to businesses along Avon Terrace to improve the visual amenity of the main street.

7.1.3 THREATS AND OPPORTUNITIES

York has unique heritage values and a strong sense of place and it is important to protect these values through the planning strategy and scheme. However, it would be desirable to ensure that the planning requirements are not too onerous or prescriptive as this may create apathy and unwillingness to participate in the approvals process. This could then lead to development and upgrades not going ahead contributing to the lack of improvement to the main street or residents proceeding with unauthorised work.

There may be some examples of minor or low impact development that can be exempt from development approvals, such as the installation of bird spikes. Such low-scale development should be exempted from approval requirements where appropriate.

Opportunities to improve heritage protection include:

- Review and update of the Local Heritage Survey and Heritage List – ensure only sites requiring planning protection are listed on the Heritage List and removing planning requirements from sites of lower heritage value. These sites would still be included on the Inventory.
- Review and update of the Heritage Precinct Local Planning Policy and Guidelines once the Local Heritage Survey and Heritage List have been updated.
- Include in the review of the Heritage Precinct Local Planning Policy and Guidelines an assessment of unnecessary approval requirements to produce a more streamlined approvals process.
- Better supporting heritage businesses/businesses that aim to support the tourist market by including tourism as a key objective of the local planning scheme.

7.2 PHYSICAL ENVIRONMENT

7.2.1 CLIMATE

The Shire experiences a Mediterranean climate with warm to hot dry summers and mild wet winters. Temperatures rise and rainfall decreases from west to east. Average maximum temperatures at York are 32 – 34°C in the summer months (Dec – Feb), and ranging from 17 -

A place of community and lifestyle

18.5°C in winter (Jun – Aug). Average minimum temperature just over 16°C in summer ranging down to 5°C in winter. Zero recordings and below are experienced during winter.

Rainfall data indicates that the western margin of the Shire receives about 580mm dropping to about 420mm in the central parts and 360mm on the eastern edge. The majority of the effective precipitation falls in the months May to September resulting from frontal systems that drift across the south west of Western Australia. The average grain growing season is just under 5 months per year.

Winds are mainly from the south-east on summer mornings and south-east round to south-west and west on summer afternoons. There are generally westerly winds on winter afternoons with slightly lower speeds than summer.

The basin like form of the Avon Valley and the high proportion of calm winter mornings creates temperature inversions in which the air is cooler on the valley floor than the overlying layers of air. This creates conditions where smoke and other warm gases accumulate under the layer of warm air.

It is evident that the Shire is becoming progressively hotter and drier over time. Statistics from the Bureau of Meteorology indicate that although the Shire still has warm summers and cool mild winters, monthly average temperatures for each individual month are hotter. Average rainfall in the Shire is also decreasing which is expected to undermine production certainty for the agricultural sector.

Land use planning should be sympathetic to the current climate and build resilience against future climatic changes.

Impacts of climate change in York include reduction in wheat yields. To the year 2065 this is expected to result in an approximate 5 percent reduction of wheat yield in the York area (Figure 16).

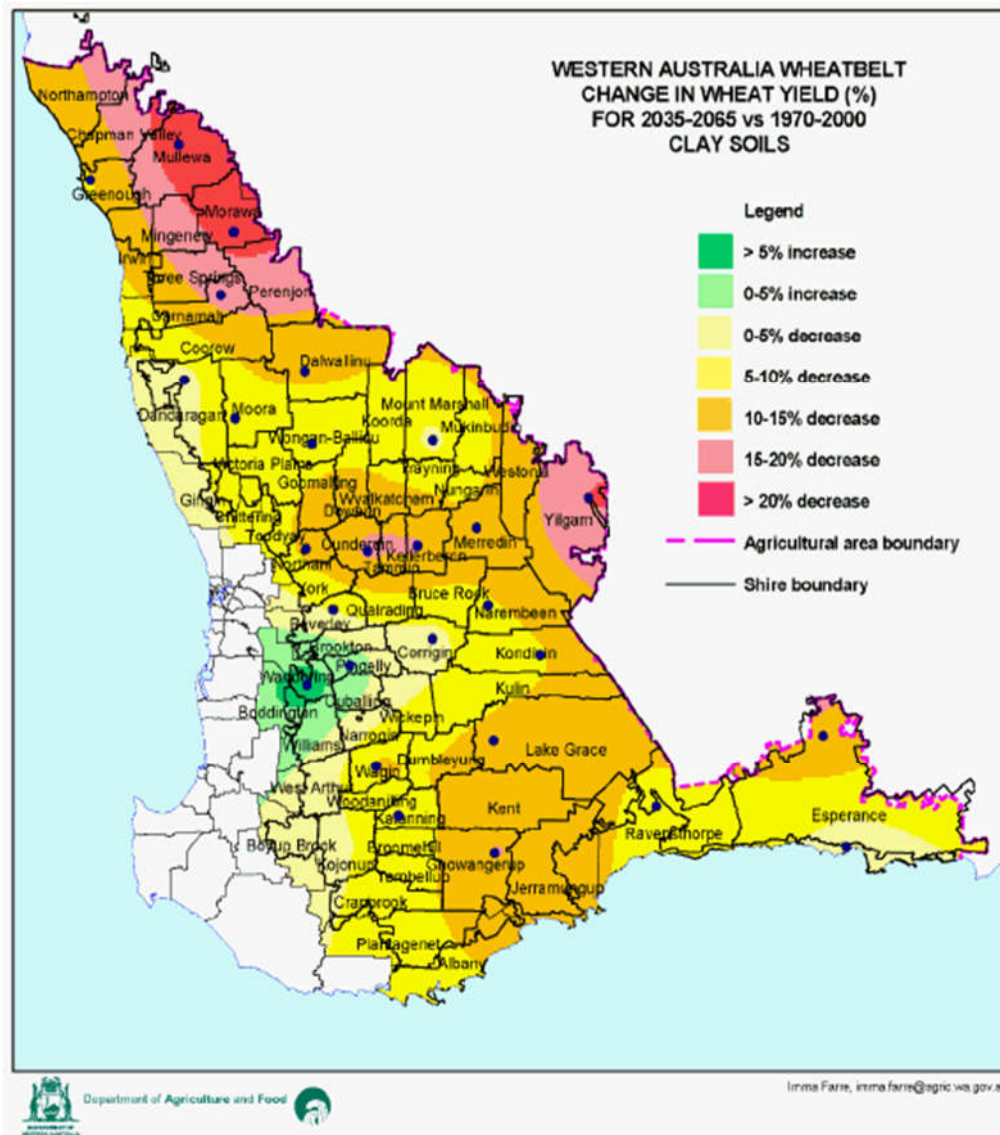


Figure 16: Change in Wheat Yield Western Australian, Department of Agriculture and Food

7.2.2 LANDFORM

The Shire was originally part of the Great Plateau, an ancient erosion surface of 350 and 380 metres above sea level. Several remnants of basement Precambrian rocks such as Mount Bakewell at 450 metres are ancient high points that would have originally protruded above the Great Plateau.

The western part of the Shire is characterised by remnants of the Great Plateau incised by steep westward flowing streams such as the Helena River that have down cut by up to 100 metres. The Avon River runs northwards through the centre of the shire forming the focus of drainage for a number of tributaries. East of the Avon River is undulating country ranging from 220 to 270 metres above sea level. Isolated plateau remnants such as Needling Hills at 350 metres project above this plain and provide the main relief.

There are four topographic regions across the Shire:

- **Darling Uplands/Plateau** – Western portion of the Shire, west of Mount Ronan. A laterite plateau with high relief steep sided valleys.

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- **Darling Range Eastern Slopes** – Lies between the eastern edge of the Darling Plateau and the Avon River. Steep rounded hills and steep v shaped valleys.
- **Avon Valley** – Centred on the Avon River and extending further east. A broad rolling landscape with remnant granite peaks.
- **Kauring Plains** – Eastern part of the Shire, east of Greenhills. Rolling plains between low gravel and duricrust remnants.



7.2.3 HYDROLOGY AND SIGNIFICANT WATERWAYS

AVON RIVER

The Avon River is the most significant waterway in the Shire of York. It is a tributary of the Swan River and flows 240km with a catchment area of 120,000 km². 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 typical of a Mediterranean climate. In addition, sections of the Avon River within the Shire of York have particular conservation value, including a relatively undisturbed section between Balladong and Railway Bridges known as Parkers Reach (Read 1999).

Flooding is a major consideration for areas along the Avon River and adjacent smaller stream courses. Figure 17 illustrates the Avon River flood fringe and limit in the York townsite. Storm events are able to displace large quantities in a short time and combined with hard setting soils and loam/clays can produce flash flooding, even in smaller catchments.

The Avon River has previously flooded parts of the York townsite. 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 Department of Water and Environmental Regulation guidelines recommend that there be no development within the floodway, and any developments within the flood fringe must be 500 mm above the 1:100 year flood level with secure access to higher ground.



AVON RIVER POOLS

The Avon River pools form some of the Avon River's most valuable habitats. In an otherwise dry landscape, they provide a permanent summer refuge and breeding area for waterfowl and aquatic fauna. The deeper pools are a feature of the middle section of the Avon River and have high aesthetic, nature conservation, recreational and Aboriginal values.

There are 12 Avon River pools identified within the Shire of York, seven of which are considered to be of high environmental value.

- Blands (Town)*
- Church
- Cold Harbour
- Gwambygine*
- Little Mears*
- Mt Hardy.
- Oakover.
- One Mile*.
- Railway*.
- Tipperary*.
- Wilberforce*.
- *High environmental significance.

TRIBUTARIES

There are four main tributaries to the Avon River within the Shire of York including:

Mackie River – The Mackie River is the only major tributary discharging directly to the Avon River within the Shire of York. The Mackie River is approximately 46 km in length, fed by a catchment of approximately 326.5 km², located predominantly within the shires of York and Beverley. The Mackie River is fed by a series of tributaries including, Doctors Brook, Balley Brook and Mungerding Brook.

Thirteen Mile Brook, Warranine Brook – The Thirteen Mile and Warranine Brooks feed the downstream Spencers Brook, discharging to the Avon River within the Shire of Northam.

Mortlock River South – The upper reaches of the Mortlock River are contained within the Shire of York, providing flow to the downstream Mortlock East River branch.

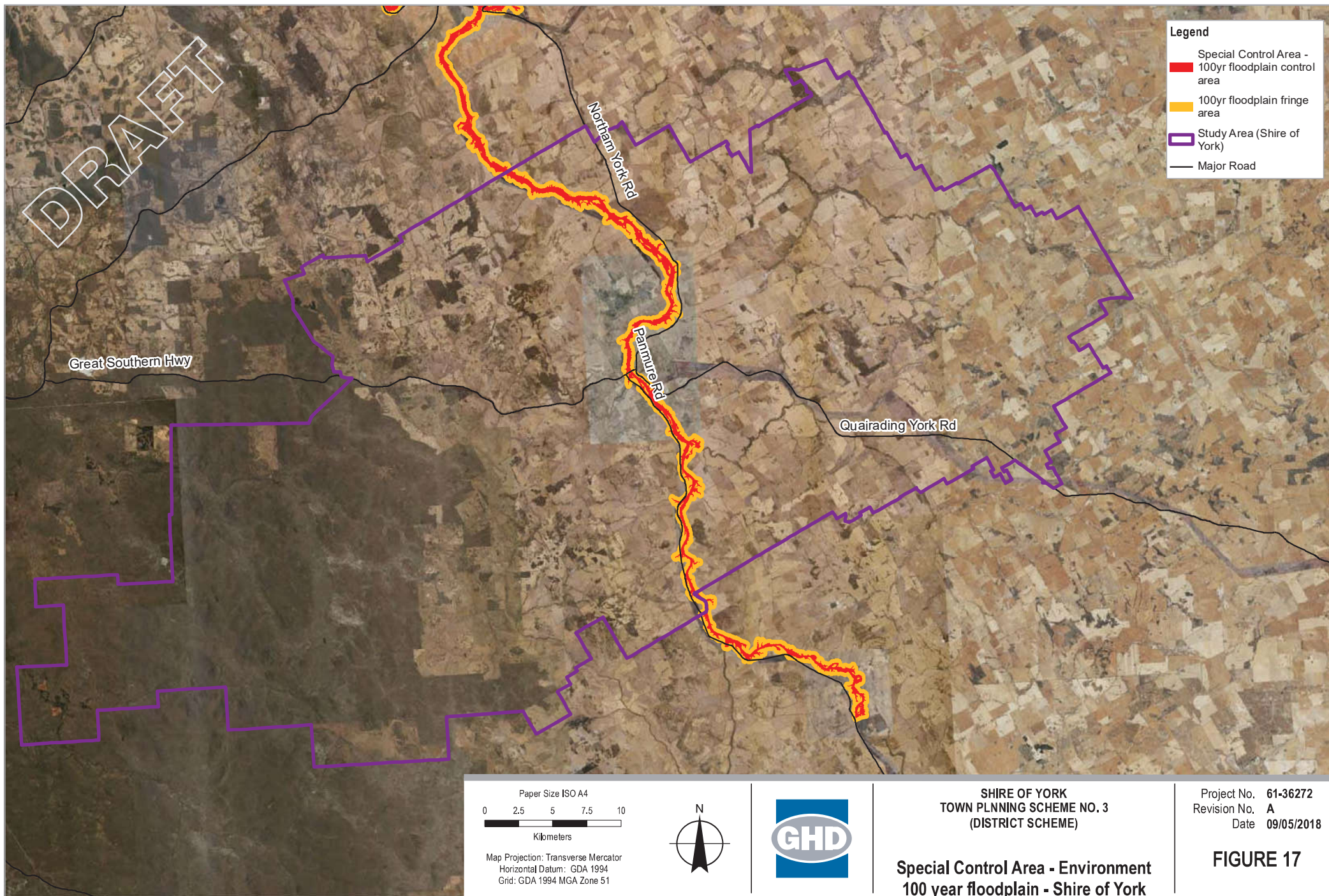
The rivers and associated pools within the Shire of York represent significant environmental assets. Local Planning Scheme No.2 provides additional planning requirements for land within the extent of the 100 year flood fringe of the Avon River (Figure 17). It is recommended that a special control area be used to spatially identify the flood fringe with development controls to be applied within the special control area. This method will provide greater clarity to the area affected and will provide better protection to both the river and proposed developments.



7.2.4 PUBLIC DRINKING WATER SOURCE AREAS

SPP 2.7 – Public Drinking Water Source, requires the quality of public drinking water 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 P1 PDWSA (Figure 18), 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. These priority water protection areas generally correlate with the Mundaring Weir Catchment Area. The majority of the land within these areas are reserved State Forest or Environmental Conservation. Land uses in the PDWSAs outside of the State Forest or Environmental Conservation reservations should be compatible as outlined in the Department of Water and Environmental Regulation *Water Quality Protection Note 25: Land use compatibility tables for public drinking water source areas* and the Mundaring Weir Catchment Area Drinking Water Source Protection Plan.

Figure 17: Avon River Flood Fringe



Paper Size ISO A4
 0 2.5 5 7.5 10
 Kilometers
 Map Projection: Transverse Mercator
 Horizontal Datum: GDA 1994
 Grid: GDA 1994 MGA Zone 51



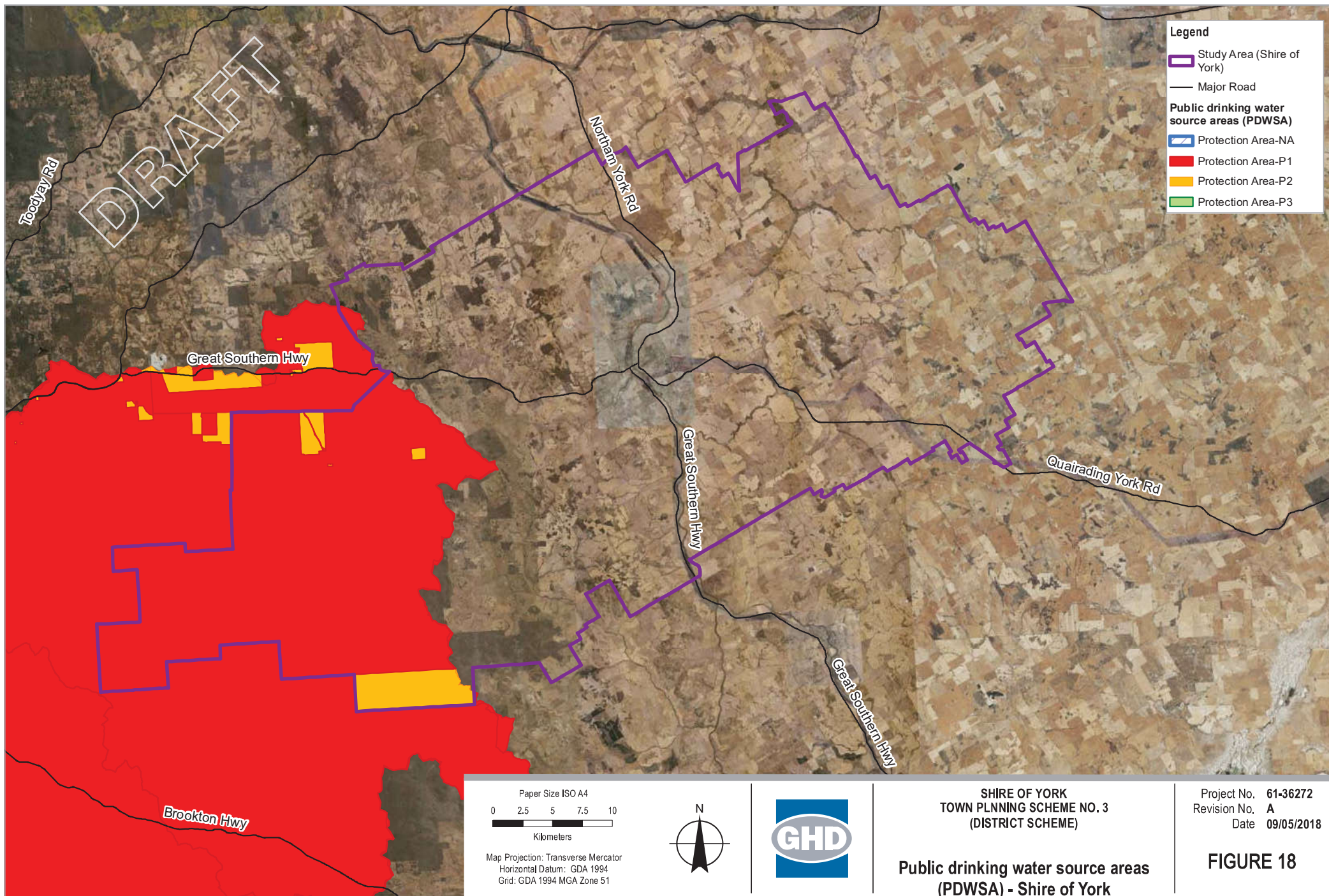
SHIRE OF YORK
 TOWN PLANNING SCHEME NO. 3
 (DISTRICT SCHEME)

**Special Control Area - Environment
 100 year floodplain - Shire of York**

Project No. **61-36272**
 Revision No. **A**
 Date **09/05/2018**

FIGURE 17

Figure 18: Public Drinking Water Source Areas



7.2.5 NATIVE VEGETATION

The Shire of York falls across two bioregions - the Jarrah Forest in the western half, and the Avon Wheatbelt in the eastern half. The Shire contains approximately 76,000 hectares of native vegetation, representing 35% of the original (pre-European) extent. Approximately 30,800 hectares of the remaining native vegetation is protected in the State conservation estate, representing 14% of the original extent.

Native vegetation across the Shire has been divided into broad vegetation types - vegetation complexes mapped by Havel & Mattiske in 1998 covering the western portion of the Shire, and vegetation associations mapped by Beard in 1979 covering the whole of the Shire.

Most of the remaining extent of vegetation complexes occurs within the State conservation estate, including Wandoo National Park. These vegetation complexes (Coolakin, Michibin, Williams, Yalanbee) are priorities for conservation due to being under-represented in the reserve system (less than 15% protected in the bioregion).

Of the nineteen Beard vegetation associations (BVAs) occurring in the Shire, thirteen are considered high priorities for protection (BVAs 4, 25, 37, 128, 352, 551, 694, 946, 968, 1006, 1008, 1009, 3003) due to being under-represented in the State reserve system. Five of these are particularly high priorities for conservation (BVAs 352, 551, 694, 1008, 1009) due to being over-cleared in the bioregion (less than 30% of original extent remaining). Three of these have less than 1% of their original extent protected in the bioregion (BVAs 352, 1008, 1009).

At the local government level, five Beard vegetation associations have been over-cleared (BVAs 25, 352, 551, 694, 1049), and three of these have less than 1% of their original extent protected within the Shire (BVAs 352, 694, 1049). Consideration needs to be given to regional and local priorities for conservation in land use planning, based on the amount of original vegetation types remaining and protected within the local government area and the bioregion.

Much of the original vegetation has been cleared for agricultural land use. The remaining vegetation is likely to provide a variety of functions including habitat, shade and food sources for animals that move across the landscape. It will also provide soil stability, shade for livestock, windbreaks and improve salinity levels. It is important that the native vegetation that remains be protected where possible (Figure 19). The remaining native vegetation is likely to come under increasing pressure from climate change especially when combined with other stressors such as introduced weeds, modified fire regimes and landscape fragmentation. To allow for adaptation, increased protection of native vegetation through planning controls should be considered and improvements in vegetation extent encouraged or required, where reasonable, as a condition of planning approvals.

The remaining vegetation also significantly contributes to the rural character of the Shire. Improving scheme provisions, across a wider range of zonings, will allow better preservation of vegetation to protect the landscape values and rural character of the area. Remnant vegetation is protected by the *Environmental Protection (Clearing of Native Vegetation) Regulations 2004*; however, there are exemptions for clearing permits, including clearing that is in accordance with a planning approval. Further protection is provided by provisions in Town Planning Scheme No.2, for example: In the rural residential zone, all trees must be retained unless the Shire authorises their removal. In the rural small holding zone, a commitment to environmental management is required, trees must be retained and tree planting may be required. In the general agricultural zone not more than 2,000m² can be cleared, unless for an exempt purpose and approved by the Shire.

Figure 19 Vegetation extent

Beard vegetation association descriptions

- 3 Medium forest; jarrah-marri
- 4 Medium woodland; marri & wandoo
- 5 Medium woodland; wandoo & powderbark (*Eucalyptus accedens*)
- 13 Medium open woodland; wandoo
- 25 Low woodland; *Allocasuarina huegeliana* & York gum
- 37 Shrublands; teatree thicket
- 49 Shrublands; mixed heath
- 128 Bare areas; rock outcrops
- 352 Medium woodland; York gum
- 551 Shrublands; *Allocasuarina campestris* thicket
Shrublands; scrub-heath on yellow sandplain banksia-*xylocarpus* alliance in the Geraldton
- 694 Sandplain & Avon-Wheatbelt Regions
- 946 Medium woodland; wandoo
- 968 Medium woodland; jarrah, marri & wandoo
- 1003 Medium forest; jarrah, marri & wandoo
- 1004 Mosaic: Medium open woodland; wandoo / Shrublands; mixed heath
- 1006 Medium woodland; jarrah, wandoo & powderbark
- 1008 Medium open woodland; marri
- 1009 Medium woodland; marri & river gum
- 3003 Medium forest; jarrah & marri on laterite with wandoo in valleys, sandy swamps with teatree and Banksia

Threatened Ecological Communities

The Eucalypt Woodlands of the Western Australian Wheatbelt is listed as a critically endangered Threatened Ecological Community (TEC) protected under the *Environmental Protection and Biodiversity Conservation Act* 1999 and occurs across the Shire of York, including within the townsite.

Currently there are no State-listed threatened ecological communities in the Shire of York. Two communities have however been placed on the priority list due to either insufficient information to be considered a TEC or as they are rare but not currently threatened. Priority ecological communities (PECs) occurring within the Shire are:

- Eucalypt woodlands of the WA Wheatbelt (Priority 3).
- Pools of the Avon and Dale Rivers (Priority 1).

TECs and PECs have been recorded on both public and privately owned property. Future proposals should avoid impacts on TECs and PECs. Furthermore, opportunities should be pursued to improve the formal protection and management of areas containing TECs and PECs, including designation as Environmental Conservation reserves, and potential subdivision for conservation in accordance with the WAPC *Development Control Policy 3.4: Subdivision of Rural Land*.

Rare Flora

Threatened Flora and Significant flora species are protected under both State and Commonwealth legislation. Any activities that are deemed to have a substantial impact on flora species that are recognised by the Environmental Protection and Biodiversity Conservation Act 1999 (EPBC Act) or the Biodiversity Conservation Act 2016 (BC Act), can trigger referral to the Department of Biodiversity, Conservation and Attractions (DBCA) and/or the Environmental Protection Authority (EPA) at the State level, and the Australian government's Department of the Environment and Energy.

Significant flora in Western Australia that are protected under the BC Act are listed as Threatened flora. The DBCA produces a supplementary list of Priority flora, these being species that are not listed as Threatened under the BC Act but for which the DBCA feels their conservation is of concern. Such taxa need further survey and evaluation of conservation status before being nominated as Threatened flora. As such these species have no special legislative protection, but are considered as conservation significant and therefore, areas containing these species should be appropriately managed to ensure their protection. The Shire of York supports a number of Threatened flora species listed under the EPBC Act and BC Act and a number of supplementary Priority flora species. Twelve declared rare species:

- *Acacia aphylla*
- *Acacia brachypoda*
- *Allocasuarina fibrosa*
- *Androcalva adenothalia*
- *Banksia aurantia*
- *Calectasia cyanea*
- *Conospermum galeatum*
- *Hemiandra rutilans*
- *Lechenaultia lacrina*
- *Leucopogon* sp. Flynn (F.Hort, J.Hort & A. Lowne 859)
- *Thomasia glabripetala*
- *Thomasia montana*

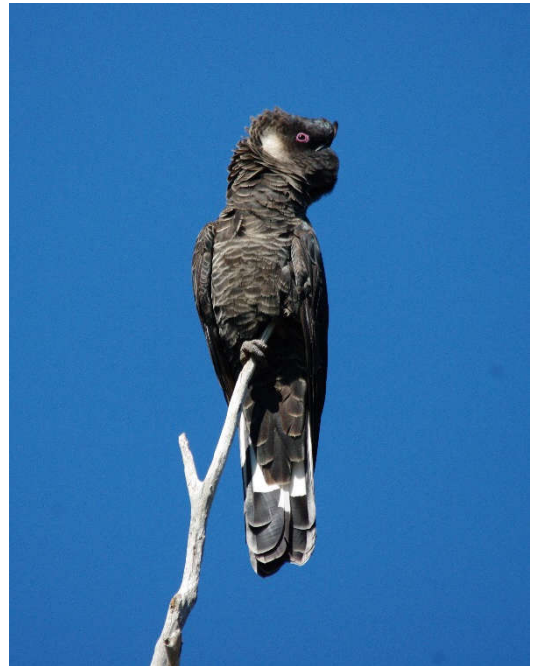
Threatened and priority flora have been recorded on both public and privately owned property. The local planning strategy supports measures to improve the formal protection and management of natural areas containing threatened and priority flora.

Fauna

Five hundred and sixty five (565) native animal species are known to occur within the Shire. Many of these are mobile species so it is important to protect pockets of remnant vegetation across the landscape to ensure adequate food and shelter as animals move between larger habitat areas. Protecting pockets of vegetation will also provide habit for less mobile species such as insects.

Of these, sixteen (16) are considered to be rare, threatened, specially protected, priority or are protected by international agreement. Threatened species include:

- *Calyptorhynchus baudinii* (Baudin's Black Cockatoo)
- *Calyptorhynchus latirostris* (Carnaby's Black Cockatoo)
- *Dasyurus geoffroii* (Chuditch, Western Quoll)
- *Idiosoma nigrum* (Shield-backed Trapdoor Spider)
- *Lagostrophus fasciatus subsp. Fasciatus* (Banded hare-wallaby, Mernine)
- *Phascogale tapoatafa subsp. Wambenger* (South-western Brush-tailed Phascogale, Wambenger)
- *Westralunio carteri* (Carter's Freshwater Mussel)



Rare and priority fauna have been recorded on both public and privately owned property, many of these are however very mobile species.

Fungi

One hundred and twelve (112) species of fungi are known to occur in the Shire of York. Of these, four (4) have priority status and three (3) should be protected where possible. Priority fungi species are:

- *Austroparmelina macrospora*
- *Placynthium nigrum*
- *Xanthoparmelia hypoleiella*
- *Xanthoparmelia subimitatrix*

A place of community and lifestyle

7.2.6 ROADSIDE WILDLIFE CORRIDORS

The fragmentation of native vegetation communities by clearing has resulted in the isolation of plant and animal populations. These are 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 can often assist in alleviating this isolation effect by providing connectivity between bush remnants, thereby facilitating the movement of biota across the landscape.

Remnants in transport corridors are also valuable because they:

- Are often the only remaining example of original vegetation within extensively cleared areas.
- Are easier to maintain and generally less fire prone than introduced vegetation.
- Provide habitat for many native species of plants, mammals, reptiles, amphibians and invertebrates.
- Provide wildlife corridors linking other areas of native vegetation.
- Often contain rare and endangered plants and animals.
- Provide the basis for our important wildflower tourism industry.

The aesthetic appeal of well-maintained roadsides should also not be overlooked, and they have the potential to improve local tourism and provide a sense of place;

- Often containing sites of historic or cultural significance.
- Provide windbreaks and stock shelter areas for adjoining farmland by helping to stabilise temperature and reduce evaporation.
- Assist with erosion and salinity control, and not only in the land adjoining the road reserve per se.
- Are generally far less of a fire threat than annual weeds.
- Provide a benchmark for the study of soil change throughout the advancement of agriculture.
- Are a vital source of local seed for revegetation projects in the absence of other alternatives.
- Provide a valuable source of seed for regeneration projects. This is especially pertinent to shrub species, as clearing and grazing beneath farm trees often removes this layer.

The conservation values of York roadsides were assessed in 2003. It is likely that these roadside values remain and should be protected.

Wambyn Road and Berry Brow Road are also designated Flora Roads. A Flora Road is one which has special conservation value because of the vegetation. Other roads classified as high conservation value may be investigated further to see if they warrant a declaration as a Flora Road.

Declaration as a Flora Road has a twofold effect of drawing the attention of tourists to the high conservation value roadside and it also alerts all that work in the roadside environment that the marked section of roadside requires due care to protect the values present. Attractive roadside drives are an important drawcard in this, the "Wildflower State". Declared Flora Roads will, by their very nature, be attractive to tourists and would often be suitable as part of a tourist drive network.

7.3 WATER MANAGEMENT

Hydrological systems, even in small towns such as York, are usually complex. Water comes into York in several ways: as rain falling directly on the townsite, as surface water run-off and groundwater inflows from surrounding catchments and through reticulated water schemes. It is likely that all of these sources, with the exception of scheme water, contribute to some degree to the salinity, waterlogging and inundation problems being experienced in the Shire.

Whilst many towns in the agricultural region of Western Australia have limited or expensive water supplies, they also have problems caused by too much water most commonly salinity, waterlogging and inundation. These excess water problems result in damage to the environment and infrastructure.

SURFACE WATER

Surface water processes encompass two components: runoff and subsurface flow. Runoff and stream flow can degrade the landscape if redistribution is not sufficiently controlled and any excess removed safely. Overland flow can become saline through two processes: accumulation of salt by passing over degraded saline soils or once inundated the water infiltrates the soil and under capillary and evaporative pressure ex-filtrates, causing the remobilisation of salt towards the ground surface. Over time the soil and water resources become increasingly more saline.

GROUNDWATER

Weathered bedrock aquifers are poorly developed at York, but the town is underlain by a deep palaeovalley infilled with coarse- to fine-grained sediments deposited by the ancestral Avon River.

Water levels in the monitoring bores show that the groundwater in all but a few areas is too deep for the development of secondary salinity and that localised damage to the foundations of buildings in the lower-lying part of the town is probably caused by the seasonal development of a shallow, perched aquifer along the Avon River floodplain.

Groundwater pumping has been identified as a legitimate water management option for York to provide an additional water supply and to help manage salinity (*Draft York Water Management Plan, 2010*).

DRAINAGE AND STORMWATER MANAGEMENT

Due to the Shire's elevation and topography, parts of the York town site are prone to flooding, particularly in extreme storm events. Rising groundwater and increasing salinity caused by extensive clearing of native vegetation are significant drainage related issues that require management.

The Shire does not have a co-ordinated approach to stormwater management and drainage and what has occurred previously, has been on an ad-hoc basis. As a result, the Shire considers that much of the existing drainage network needs to be rebuilt. It is recommended that the Department of Water and Environmental Regulation coordinates a Shire-wide District Water Management Strategy to address this issue.

WATER MANAGEMENT PLANNING

The Draft York Water Management Plan (WMP) 2010, was developed as part of the Rural Towns Liquid Assets process to focus on improving and integrating water management strategies in the Shire of York. The key objectives of the WMP were to:

- Identify opportunities for ground and surface water resource development, primarily for irrigation.
- Reduce salinity and waterlogging via surface water control.

A place of community and lifestyle

- Identify socio-economic concerns associated with greater water resource availability.

The plan was not finalised and did not present any management actions.

Water planning in the Shire of York should follow the process outlined by the Better Urban Water Management Framework. 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. Water planning at each stage informs subsequent more detailed planning.

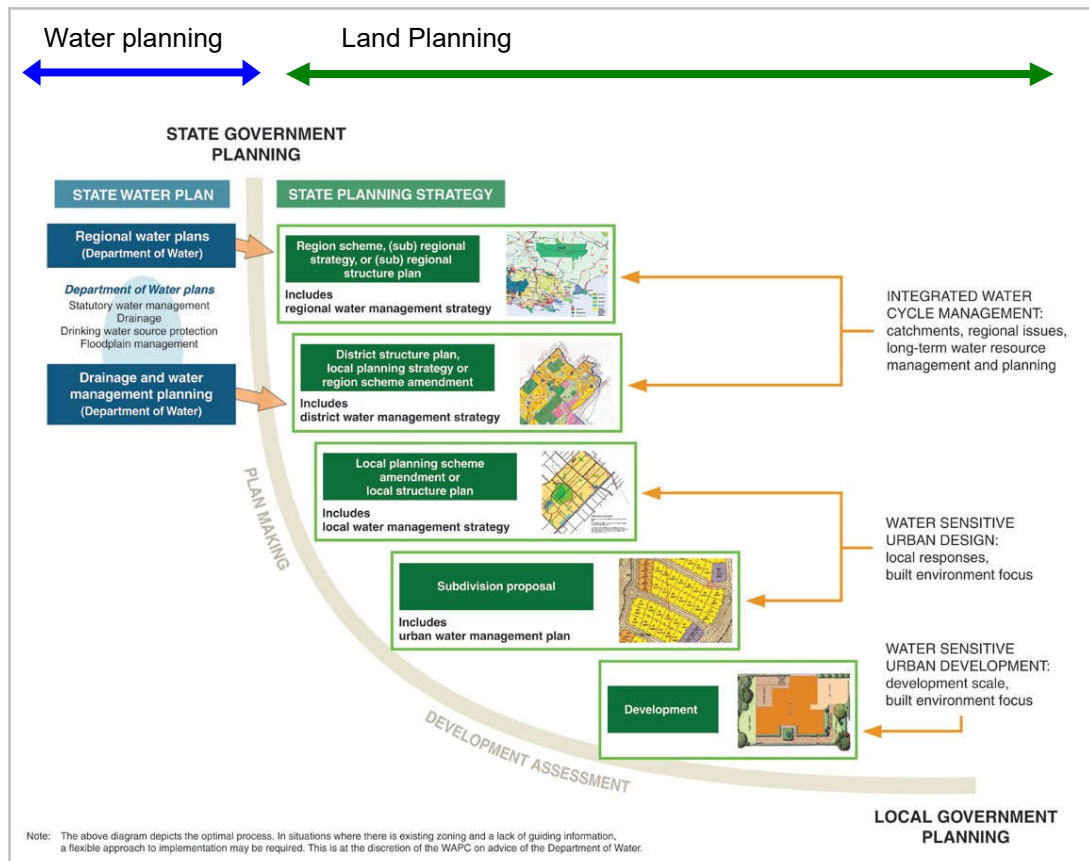


Figure 20: Integration of land and water planning in Better Urban Water Management

Following the Better Urban Water Management Framework would ideally mean that the *Draft York Water Management Plan* is reviewed and updated to produce a District Water Management Plan. However, as there will be minimal rezoning proposed by the Local Planning Scheme No.3, development of a DWMP at this stage is considered to be unnecessary.

Currently water management planning is addressed through Local Water Management Strategies which support rezoning and structure planning. A Local Water Management Strategy has been produced to support the Outline Development Plan for the York Farm Holdings residential/commercial development known as the Daliak subdivision to the south-west of the existing York townsite. Urban Water Management Plans will be required to support further subdivision applications in in this area.

A Local Water Management Strategy and subsequent Urban Water Management Plans will be required to support any new industrial areas.

7.4 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 Shire of York, encompassing ten parcels of land (Figure 21).

The first contaminated site is located on the corner of Avon Terrace and Henrietta Street. The contamination originates from 59 Avon Terrace which is used as a motor vehicle workshop and affects the adjoining lots and road reserve. This site has been classified as “Contaminated – remediation required” under the *Contaminated Sites Act 2003*. The lots affected by this contaminated site are currently zoned Mixed Business, Town Centre, and reserved for Public Purposes and Recreation. Any proposed changes to the land use and/or zoning of this site should consider its contamination.

The second contaminated site is located on Wheeler Street. The site was used as a fuel storage facility for more than 50 years which resulted in hydrocarbon contamination to the soils. The site has been classified as “Contaminated – restricted use” under the *Contaminated Sites Act 2003*. The site is currently considered to be suitable for commercial/industrial use, however, the land is zoned residential under the local planning scheme. Development of this site for residential use would likely be supported if it is demonstrated that the contamination can be managed and impacts mitigated. Higher density residential may also be appropriate given reduced exposure to the contamination, however, this would need to be managed with development conditions. The Department of Water and Environmental Regulation and the Department of Health would be important partners in any land use change and development of the site.

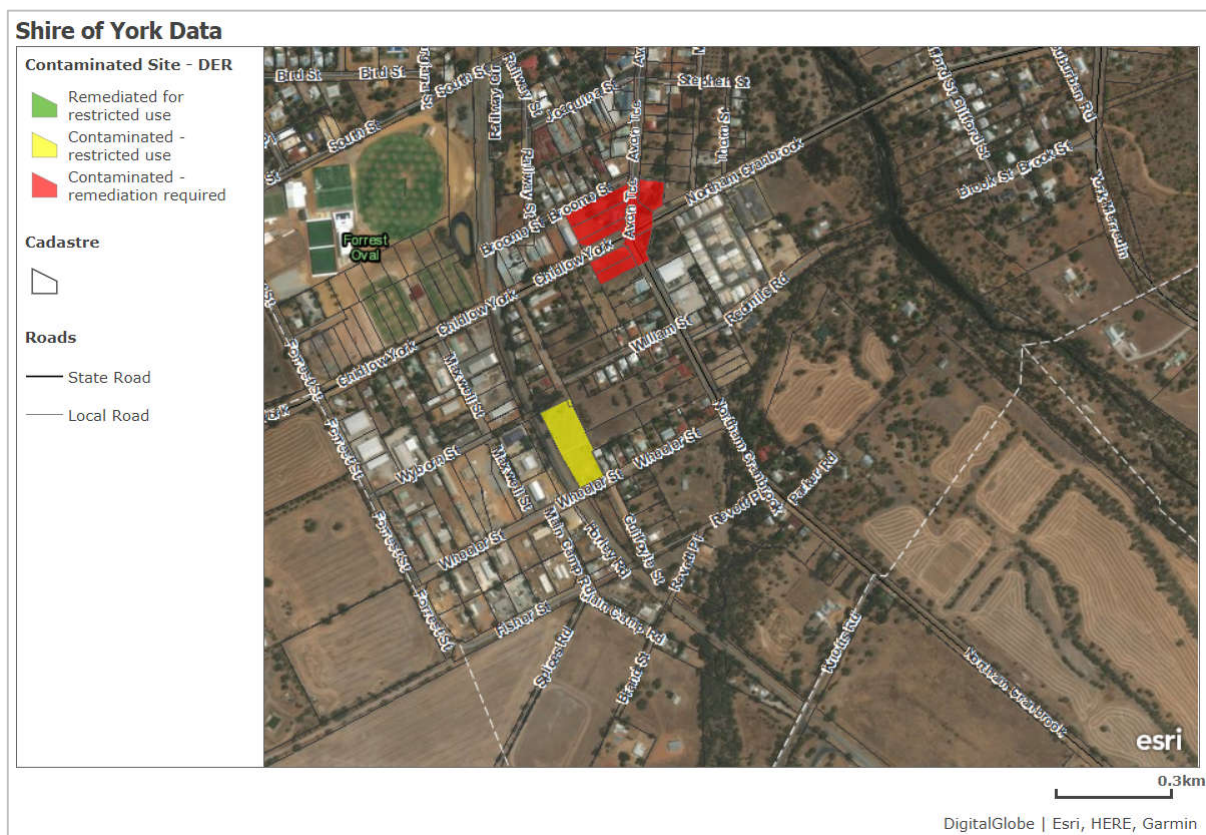


Figure 21: Contaminated Sites in the Shire of York

7.5 BUSHFIRE HAZARD

The Western Australian community has seen several catastrophic, devastating fires in recent years. The risk of bushfire will increase as a result of hotter and dryer conditions.

The Department of Fire and Emergency Services maintains a map of designated bushfire prone areas for the state of Western Australia. Key areas designated as bushfire prone are the large stands of State forest in the western part of the Shire, and stands of remnant vegetation, with a buffer of 100 metres (the area possibly influenced by fire behaviour within remnant vegetation). The Shire of York, with its agricultural history and setting, has limited retained vegetation through much of the landscape. Accordingly, much of the Shire is not designated bushfire prone, rather bushfire prone areas are scattered across the landscape (Figure 22).

The *Guidelines for Planning in Bushfire Prone Areas* identifies that a bushfire hazard level assessment be undertaken for any areas identified in a local planning strategy for land use intensification. This local planning strategy does not propose intensifying land use within the bushfire prone area, therefore an assessment has not been undertaken. The following information provides an overview of the hazard patterns of the Shire.

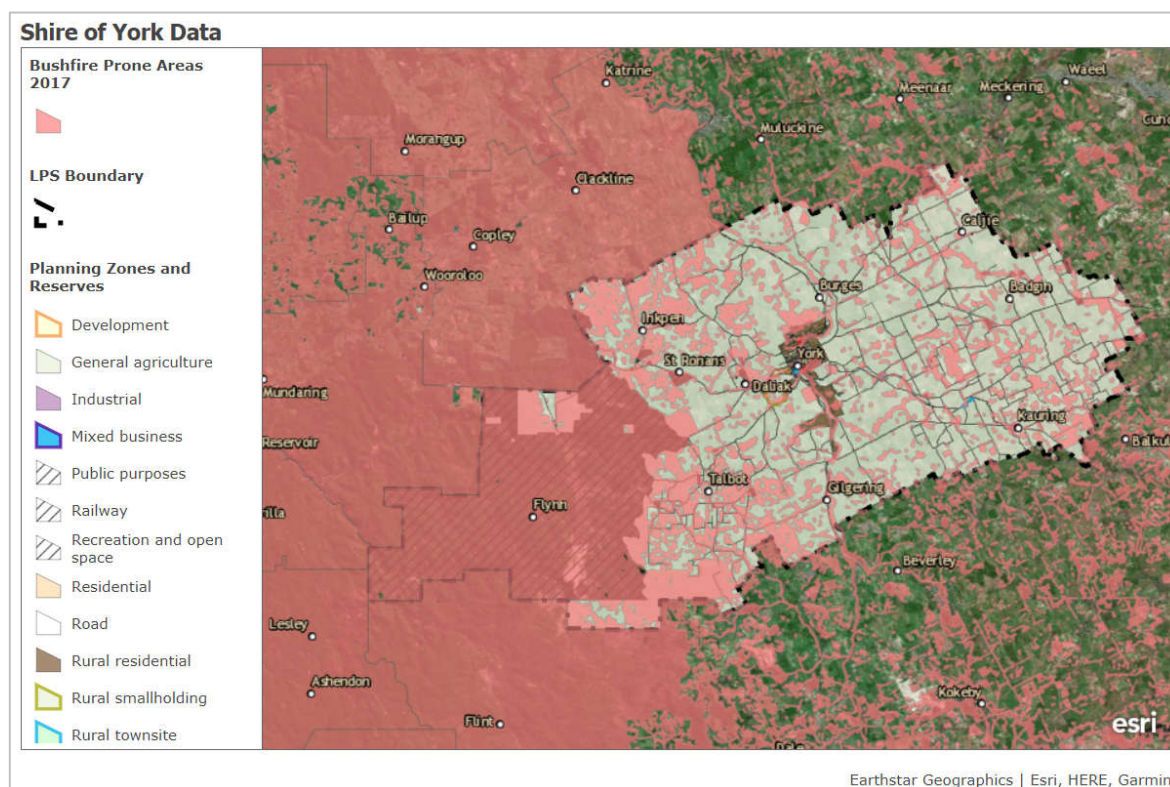


Figure 22: Bushfire Prone Areas across land zonings in the Shire of York, DFES 2017

Bushfire hazard is influenced by vegetation type and topography, as these are key factors (alongside weather conditions) that influence fire behaviour. For the purpose of bushfire hazard classes, vegetation types are described based on *Australian Standard 3959 Construction of buildings in bushfire prone areas*.

As described in Section 7.25, vegetation types change from forests in the west, through to open woodlands and woodlands across much of the Shire, with areas of scrub on sandy flats. These ecological vegetation types result in a diversity of vegetation types described for bushfire risk purposes, and reflect the forest (Class A), woodland (Class B) and scrub (Class D) types.

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The *Guidelines for Planning in Bushfire Prone Areas* attribute vegetation classes to levels of bushfire hazard. Forest and Scrub types present an extreme hazard level. Woodland, depending on its foliage cover and height, generally reflects a moderate level with tall and dense woodlands reflecting an extreme hazard. Areas of high slope (greater than ten degrees) reflect an extreme bushfire hazard.

State forest areas to the west of the Shire are affected by an extreme bushfire hazard. Agricultural areas across the majority of the Shire are influenced by an overall moderate bushfire hazard, with pockets of extreme hazard in areas of high slope and dense vegetation possible.

The majority of the York townsite is outside the designated bushfire prone area and a developed, maintained urban area. However, some townsite areas located near remnant stands (being Mount Hardey and Mount Bakewell and the Avon River) are influenced by residual bushfire hazard – and designated bushfire prone as a result.

There are two key approaches necessary to successfully manage bushfire risk in the Shire of York:

1. Risk reduction and emergency response planning
2. Land use planning and development design to reduce future bushfire risk exposure

As land use planning documents, the Local Planning Strategy and Scheme do not influence Shire operations in relation to the first key approach of risk reduction and emergency response planning. The Shire is preparing a Bushfire Risk Management Plan in consultation with DFES. This document provides a detailed assessment of bushfire risks relevant to the Shire, looking beyond land identified as bushfire prone. The document sets out key management actions to be implemented to manage bushfire risk in the community.

The role of a local planning strategy is to provide an effective local planning framework to address key issues in local planning processes and decisions. Informed by bushfire hazard, the local planning strategy should avoid locating any new or intensified land use and development within the bushfire prone area. This is an appropriate response in York, and respects the environmental value of remnant vegetation by avoiding the need to remove it to facilitate development in the bushfire prone area.

With respect to existing zoned land within the bushfire prone area, the state policy framework regarding bushfire risk is very well developed, and applies clearly to local planning applications and decisions. Future planning for these areas (including preparation of structure plans and subdivision), in line with State Planning Policy 3.7 and the *Guidelines for Planning in Bushfire Prone Areas*, will be required. This will comprise detailed consideration of bushfire hazard through preparation of a bushfire attack level contour map, and preparation of development layouts that demonstrate compliance with bushfire protection criteria set out in policy and guidelines.

8 INFRASTRUCTURE

Summary of key opportunities and constraints

Future planning for the York Heavy Vehicle Haulage Route (York Bypass) has identified potential alignments through the south of York townsite, however, further planning is required to investigate and address site constraints.

Locate future industries and uses dependent on heavy haulage in proximity to major freight routes (primary and regional distributor roads).

Investigate options for upgrades to Great Southern Highway between the York townsite and Great Eastern Highway (The Lakes).

There are opportunities to enhance public transport and pedestrian and cycling infrastructure.

Water and power capacity are potentially limiting factors for major growth and industrial development.

Extension of sewer within York as part of the infill sewerage program is a low priority for Water Corporation.

8.1 TRANSPORT

ROADS

The Shire has a comprehensive network of roads linking it with Perth and other regional towns and centres throughout the Wheatbelt and beyond. The Shire has a diverse mix of roads comprised by state and regional roads, heavy haulage roads and local government roads. The Shire categorises its roads in the Shire of York Road Development Standards 2005 - 2015.

STATE AND REGIONAL ROADS

State and regional roads are of significant importance to the movement of people and freight both inter and intra-state. These roads are typically used as heavy haulage routes and provide links to higher order centres such as Perth and Northam.

The Shire has a number of regionally significant roads, such as:

- **Great Southern Highway (primary distributor)** – provides a connection to Midland in the Perth Metropolitan Region via National Route 94 (Great Eastern Highway) to the east and to the towns of Beverley, and Brookton in the south. It passes through the York townsite and traverses south adjacent to the Avon River connecting to the Gwambygine townsite. There are minimal overtaking lanes and the speed has been limited to 100km/hr reflecting the standard of the road between the York townsite and Great Eastern Highway (The Lakes). The Shire has recognised a need for upgrades to Great Southern Highway to improve safety and conflict between freight vehicles and tourists, residents and commuters uses to the major centre of Perth.
- **Northam-York Road (primary distributor)** – provides a north-south link between the York and Northam townsites. It is used predominantly by Shire residents travelling to Northam for higher order regional services including health, medical and retail.
- **Quairading-York Road (primary distributor)** – is an east-west connection that provides a connection to small Shire townsites such as Mount Hardey, Greenhills and Kauring. Regionally it connects to the towns of Quairading, Bruce Rock and the regional centre of Merredin.

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- **Spencers Brook-York Road (regional distributor)** – traverses north adjacent to the Avon River. It connects to a number of small towns and settlements such as Spencers Brook, Mokine and Clackline. It also provides an additional link to National Route 94 (Great Eastern Highway).
- **Goldfields Road (regional distributor)** – an east-west connection that connects to Cunderdin-Quairading Road, which ultimately provides linkages to the towns of Cunderdin and Quairading.

LOCAL ROADS

Local roads in the Shire ultimately provide connections between the agricultural hinterland and the York townsite. Local roads serve to improve connectivity and reduce travel times for residents who live in the Shire's rural areas.

YORK TOWNSITE

Within the townsite, Avon Terrace is the main road in town. It connects with regional roads such as Great Southern Highway and Spencers Brook-York Road. Balladong Street and South/Glebe Streets provide the only vehicle crossings over the Avon River, both roads are single lane. The Glebe Street Bridge was upgraded as a result of Federal and State funding.

Upgrades to Great Eastern Highway have marginally improved road network linkages within the region and commute times to Midland and the outer Perth Metropolitan Region, however, improvements are still required. In particular, further upgrades will be necessary to manage additional road freight as a result of the closure of the tier three railway in the region.

The historical residential precinct Blandstown is bisected by Avon Terrace south of the Great Southern Highway, which is a designated freight route servicing the CBH grain handling facility to the south. There are ongoing issues regarding the aspirations of residents, local amenity, function of the road and the threat to heritage values. Options to address these issues include a future bypass (explained in detail below).

YORK SOUTHERN BYPASS ROAD

A southern bypass road has been identified by the Avon Sub-Regional Economic Strategy as the best opportunity to optimise York's geographic and industrial role in the transport "ring" and cater for increased heavy transport traffic. A bypass would also help to preserve the town's heritage infrastructure by diverting traffic away from the historical Blandstown residential precinct. A bypass would seek to increase efficiencies of freight haulage, and improve residential and commercial amenity.

It must be noted that the planning of the proposed Southern Bypass would take many years to implement. A planning study has been undertaken by Main Roads to identify a preferred alignment. However, there are no current funds to secure the alignment through property acquisition and construction may be up to 20 years away. Subsequently, any proposed alignment may be subject to additional changes as a result of further planning.

RAIL

The Shire is well serviced by freight rail links, which have developed primarily to move agricultural produce to export markets via Fremantle Port. A narrow gauge rail line runs through the town and bisects the western sector of the townsite providing a western boundary to town centre expansion from Avon Terrace. Western Australian Government Rails operates a freight service to the Kwinana and Fremantle Ports.

Co-operative Bulk Handling (CBH) has a well-established railhead and off-line receival point south of the townsite to facilitate the storage and transfer of grain to its market. The facility is located off Great Southern Highway and is serviced by Knotts Road and a rail freight siding. Grain is typically transported to the grain receival point by truck, and is moved to the Port via road and rail.

Fremantle Port Authority is progressing a rail development strategy that will help facilitate the greater use of rail for land-based container freight movements in and out of Fremantle.

York no longer has a passenger rail service with the former rail master's house and station being decommissioned and placed into freehold. Avonlink at Northam provides the nearest passenger rail service, with a connecting bus service to York. A coach service operated by the Public Transport Authority is available to access Perth or the Great Southern Region.



FREIGHT

Freight in the Shire is responsible for the movement of agricultural produce, mainly hay, grain and livestock. It is transported by both road and rail. CBH is largely responsible for the movement of grain and Gilmac Pty Ltd for fodder (hay). Freight movement is highly seasonal and occurs predominantly between October and December (for grain) and September and January (for hay).

The impact of road freight movement on residential areas particularly through the residential precinct of Blandstown is a largely contentious issue, which has yet to be resolved. In peak periods grain and hay receivals from farmers occur 7 days a week from 5am to 9pm while out-turn movements occur 24 hours a day 5 days a week (DoP, 2006). A study conducted by the DoP in 2006 found that approximately 8 heavy vehicles an hour travelled along Avon Terrace through Blandstown.

The York Freight and Traffic Study (DoP, 2006) identified potential resolutions including the Southern Bypass Road mentioned above. Other than the alignment study for the York

Heavy Haulage Route, no works have been implemented. Further investigation into site constraints will likely be required as part of future planning for a bypass road.

AVIATION

There are no regular large commercial air transport services to York. The Shire has two main airstrips. The Springbett Airstrip is located on Spencer Brook Road, and provides authorised landing facilities for privately owned or chartered aircraft. The nearby Brookland Airport is also used for recreational pursuits such as skydiving.

PEDESTRIANS AND CYCLISTS

The provision of footpaths and cycle paths has occurred on an ad-hoc basis and has not been addressed in a strategic manner. Furthermore, there are limited pedestrian access points across the Avon River particularly for the north-eastern sector of the town site. There is a pedestrian footbridge provided at Pool Street.

The Shire of York's Forward Capital Works Plan (2011) has identified a need to provide substantial investment into footpath infrastructure to ensure the safety of pedestrians and cyclists and to sustain the serviceability of footpaths in accordance with the Shire's Strategic Objectives.

8.2 WATER SUPPLY

The provision and availability of water to support economic development and sustain population growth is a key consideration of the Shire. The Water Corporation is the licensed service provider for the Shire of York and administers water supply through its Agricultural Office in Northam.

Key statistics provided by the Water Corporation on York's water scheme are as follows:

Water treatment	Remote treatment and remote disinfection
Total annual consumption	448,954 kL
Average service usage	282 kL/year
Residential water use	80%

Water is supplied to York from Mundaring Weir. The water is treated through the Goldfields and Agricultural Water Supply main pipeline via the 'BG' extension pipeline. It maintains storage at the York west tank (2 megalitres) and York east tank (2.25 megalitres). Water then gravitates to the town's reticulation from these tanks.

Water is supplied to Greenhills via a branch main off the 'BG' extension. The Greenhills tank site and access easement should be identified as public use on the scheme and strategy plans.

The areas outside the Shire's water zone (which includes York and Greenhills) are offered a non-standard level of service, known as a farm lands level service. The non-standard services are part of Goldfields and Agriculture Water Supply Scheme (GAWS) and comprises a Government sponsored rural water project similar to many small schemes that supply farmlands across the Wheatbelt. These schemes are non-standard, require a service by agreement with each customer and typically have limited capacity to support growth.

Water servicing constraints are prevalent within the Shire and rural residential and residential land uses require connections to a reticulated water supply, yet in some areas this is unfeasible which is prohibiting growth and development in these areas. Any new

services will be subject to conditions relating to water quality, continuity of supply and flow rate. Subject to confirmation on what upgrades to the existing scheme are required, proponents wishing to subdivide may be required to fund any upgrades.

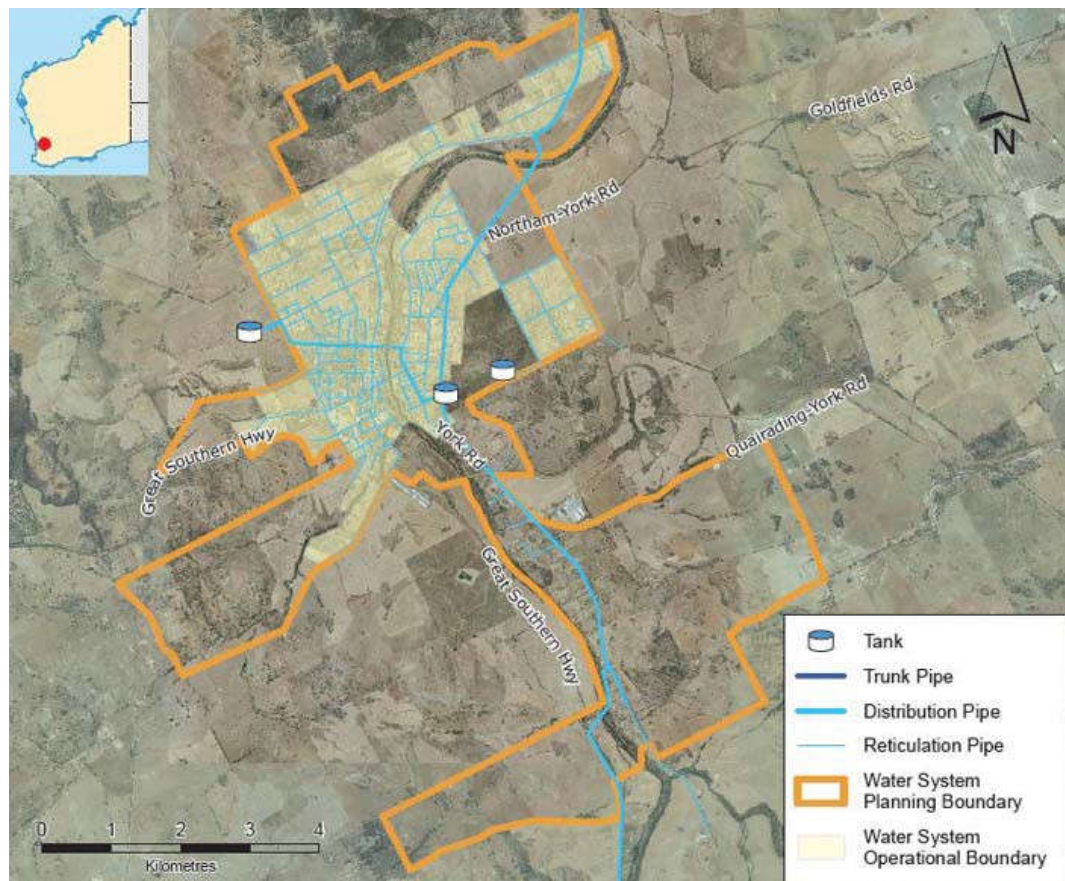


Figure 23: York Water Supply Map, Source Water Corporation

8.3 WASTEWATER

The York wastewater treatment plant (WWTP) provides wastewater treatment services for the York catchment. The WWTP is currently DWER licenced for 130 kL/d average annual daily inflow (AADF), and receives a current inflow of 100 - 125 kL/d.

Treated wastewater overflowing from Tertiary Pond is stored in the adjacent 12 ML Storage Dam at the WWTP site. Prior to 2014, a portion of TWW in the Storage Dam was disposed by providing it to the Shire of York for irrigation of public open space (POS). In 2014 an emergency wastewater disposal system was established whereby TWW from the Storage Dam was pumped to irrigate approximately 6 ha of woodlot on Water Corporation premises adjacent to the WWTP. The construction of this scheme was required due to the Shire no longer accepting the delivery of treated wastewater for POS irrigation.

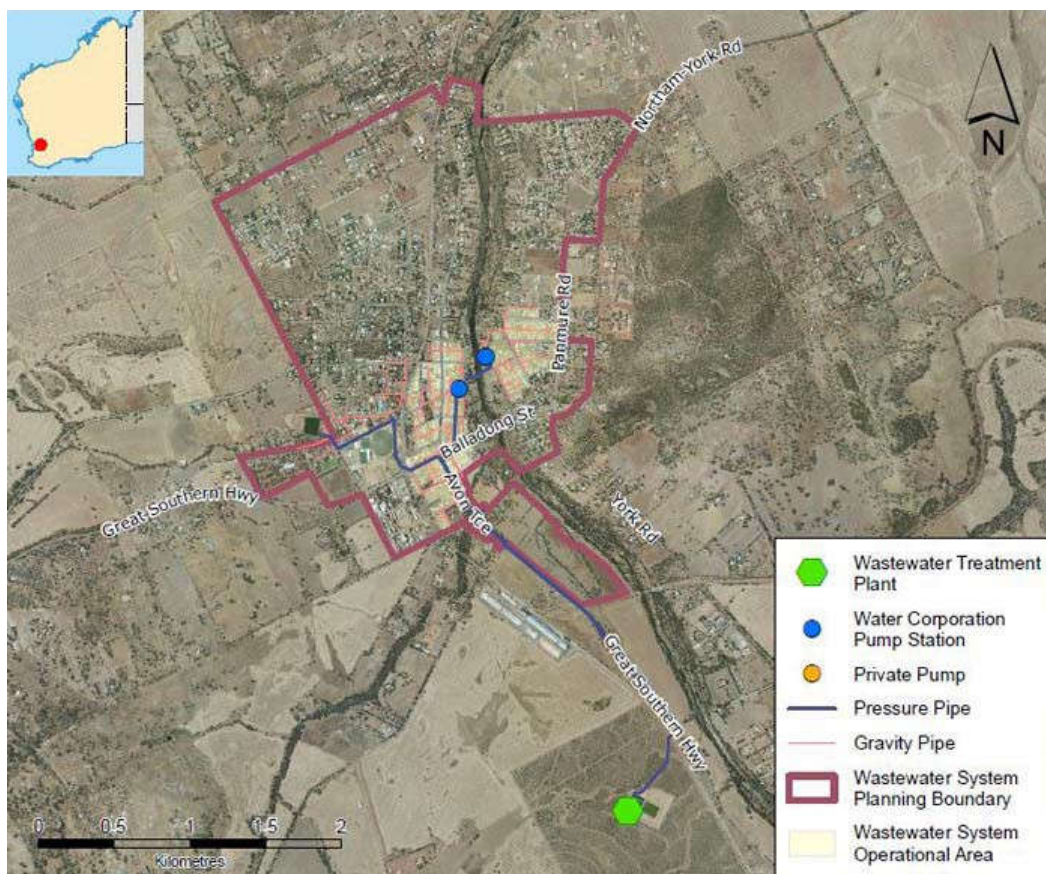


Figure 24: York Wastewater Map, Source Water Corporation

There is currently no utility power supply to the WWTP. An existing flowmeter on the raw wastewater pressure main is powered by solar panels, and is not connected to the Water Corporation SCADA network.

The Water Corporation has committed to the upgrade of the WWTP to cater for an increased raw wastewater inflow. This also includes an upgrade to the reliability of the WWTP effluent disposal system, to mitigate against future environmental discharge.

Historically flow growth in York has been steady, without being high or significant. In 2011 and 2012 an infill sewer project resulted in WWTP inflows increased from 60 kL/d to 100 kL/d.

The potential for most of the future growth in flows comes from Daliak Estate, an undeveloped 140 ha area to the west of town centre. The area has potential for 1,000 residences including a retirement village. The assumed start date is 2021 though no definite timing is available. The upgrade of the WWTP is sufficient for this expected development.

The Water Corporation has anticipated further development and increases to WWTP inflows. The upgrade includes long term planning to a capacity of 400 kL/d which is likely to allow for development up until 2045.

BUFFERS

Schedule 6 of the Shire of York Town Planning Scheme No.2 prescribes that, all building envelopes must be set back at least 500m from the edge of the wastewater treatment ponds at the York WWTP, which is known as a generic buffer. The WWTP buffer needs to be shown on all plans as per the attached plan and description below, as per the wording in the current scheme plan which recognises the size of the buffer.

As part of the upgrade to the WWTP, odour modelling will be undertaken. Odour emissions resulting from the York WWTP are predicted to have negligible impact on sensitive receptors under normal operations and may impact on the nearest sensitive receptors under upset conditions. It is likely that the generic 500m buffer will be sufficient to accommodate the planned upgrade, however, this will be confirmed by future modelling. The current provisions of the scheme should be retained and updated if necessary at the completion of odour modelling following the upgrade to the WWTP.

The *State Planning Policy No. 4.1 State Industrial Buffers* specifies the need to protect essential infrastructure, such as WWTPs. The State Planning Strategy states that as an aspirational goal 'Strategic resource precincts are secured around wastewater treatment plants to facilitate efficient and beneficial use of land, water and other resources.' In addition to providing wastewater treatment and disposal services, WWTPs are increasingly providing recycled water for non-potable reuse outside of the buffer areas enhancing their value to the community and their need for protection. Historically, recycled water from the WWTP has been used on Shire public open space (POS). As the planned upgrade includes construction of an additional 7ha irrigated sandalwood woodlot to increase disposal capacity, it is thought unlikely that irrigation of POS will resume.

INFILL SEWERAGE PROGRAM

The York town site is included in the State Government Infill Sewerage Program. Infill Sewerage Services have been provided in York with three projects completed to date, York 1A, 1B and 2A, York 2A was completed in 2010.

These areas are typically in the centre of town on smaller residential lots.

There are large portions of York which have not been sewered and these are not recognised as high priority infill areas for two main reasons:

1. The remaining areas feature a variety of larger block sizes (typically from 850m² to >4,200m²) which are not the target of the Infill Sewerage Program. Residential wastewater flows are considered small enough to be managed within the average size of these blocks.
2. There are no known problems at a community level arising from septic tank installations. Individual installations are the responsibility of individual owners to maintain.

The Government Sewerage Policy (Draft, November 2016) provides guidance for wastewater management, with the promotion of reticulated sewerage as the best disposal method for sewage. The draft policy provides flexibility for low risk proposals such as subdivision in country towns without a reticulated sewerage scheme, or where a scheme is at capacity and unlikely to be expanded.

Future subdivision and development outside sewered areas in York will need to comply with the requirements of the policy, which determines acceptable lot sizes based on soil conditions.

The policy identifies a sewage sensitive area in the southern portion of the York townsite, in the Balladong area. Additional requirements for on-site sewage disposal will apply to development in this area.

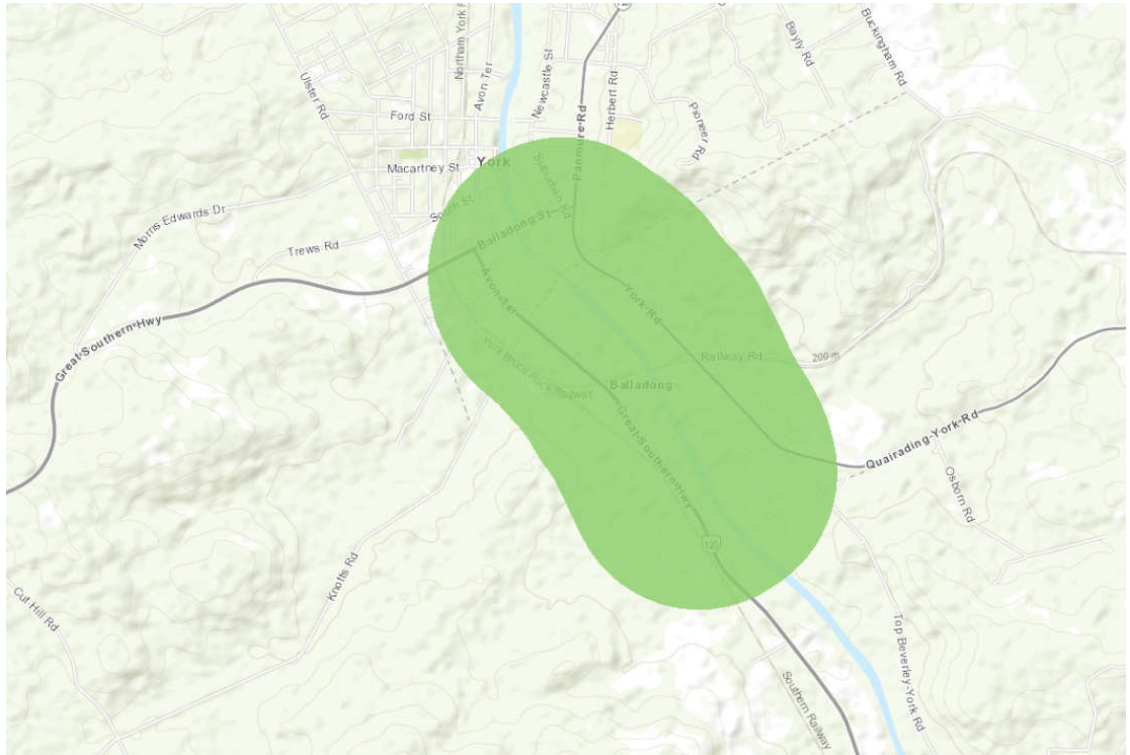


Figure 25: Sewage Sensitive Area, Source Department of Planning, Lands and Heritage

8.4 POWER

The Shire is serviced by the Western Power South West Integrated System (SWIS) which covers most of the Wheatbelt region. Western Power is the sole supplier to the region and power is distributed from the Muja Power Station via 132kV and 66kV power lines via a switch centre in Northam.

Landholdings outside the townsite can receive power supply from Western Power under the terms of the Contributory Extension Scheme (CES) whereby consumers meet connection costs within their property boundary and a rebate is available on a proportional basis.

Renewable energy sources are abundant in the Shire, but the SWIS has limited capacity to receive renewable energy. As such, renewable energy projects are likely to be required for the 'end of the grid' areas or areas without access to the SWIS.

8.5 TELECOMMUNICATIONS

Telecommunications infrastructure is essential to optimising the Shire's economic opportunities, access to NBN services is especially important as the Wheatbelt endeavours to become a digital economy. The Shire has sufficient access to telecommunications infrastructure, with the provision of existing phone towers and NBN connections. However, some community members have identified that coverage is not effective in all locations, for example in more remote and hilly areas around Talbot.

8.6 GAS

The Dampier to Bunbury Natural Gas Pipeline traverses the western part of the Wheatbelt but there is no regional access. To achieve regional access, sufficient demand would need to be demonstrated by a large foundation customer.

Possible options for delivery of gas may include town reticulation from large 'bullets', delivered by road or rail and the potential for an extension of supply from Perth.

8.7 WASTE MANAGEMENT

Community and Council do not support landfill within the Shire due to amenity and environmental concerns. Municipal waste from the Shire is currently managed at a waste management facility, and then relocated to landfill in an adjoining local government area for a fee.

A regional landfill facility has been approved by the State Administrative Tribunal in St Ronans which will accept waste from the Perth Metropolitan Region. Amendment 50 to the Shire of York Local Planning Scheme No. 2 introduced the land use of waste disposal into the scheme as a use not allowed in all zones, thereby facilitating a more appropriate strategic approach to regional facilities through scheme amendments. Additional provisions in the scheme also address an anticipated continued pressure for regional facilities in the Shire as a result of demand and unsuitable land capability on the Swan Coastal Plain.

Summary of key opportunities and constraints

The growth of culture and arts in York provides a key opportunity to support the Shire's economy and lifestyle.

Cultural infrastructure is a key way for government to support expansion of culture and arts

There is a strong history of arts and culture in the Shire of York, the York Society Art and Craft Award, for example, is an annual event which originated with the Craft Awards at the York Fair in 1973. The Award continues to hold an important place in the Western Australian art and craft scene and attracts around 300 entries per year.

The support for arts and culture in the area continues as demonstrated by the success of York Festival and the opening of a commercial art gallery – Gallery 152.

Growth of arts and culture in York contributes to the Shire's economy in key three ways:

- As part of the traded economy – enabling employment and revenue streams for artists residing or choosing to reside in York.
- As part of the traded economy – supporting tourism growth by attracting tourists through artistic experiences.
- As part of the untraded economy – providing access to arts and culture as part of attracting residents that generate local demand for services, retail, and associated employment.

Provision of cultural infrastructure is a key way in which government can support growth and sustainability of the arts and cultural industry. In 2012, the (then) Department of Culture and Arts released its policy *Cultural Infrastructure Directions*. The policy defines cultural infrastructure as more than just places and buildings (such as museums, galleries, and theatres), but as the full range of support required to access and encourage creativity and engagement in culture and the arts in Western Australia (Figure 26).

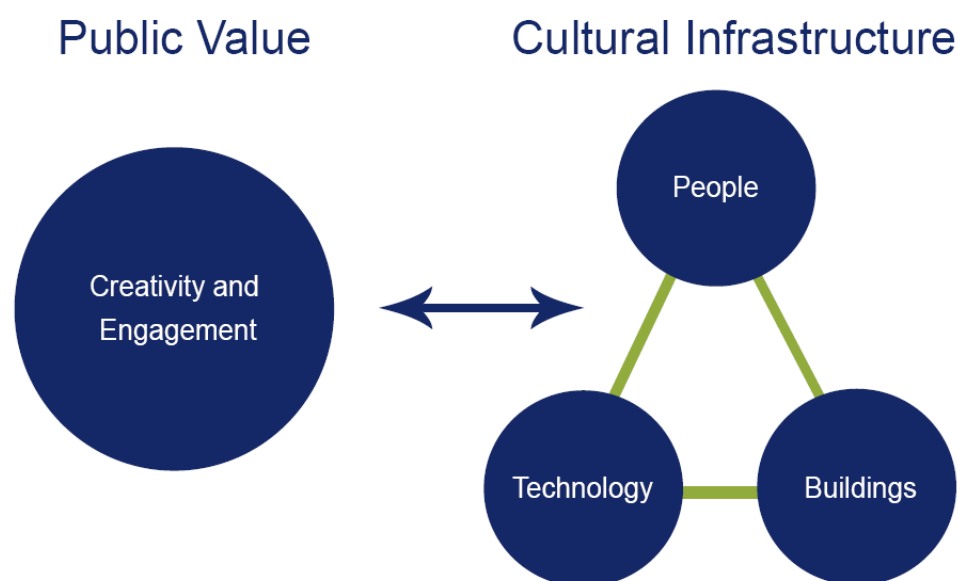


Figure 26: *Cultural Infrastructure Directions*, Source Department of Culture and the Arts

Cultural Infrastructure Directions identifies the soft infrastructure of people and organisations as being critical to growth of arts and culture. Creative people are a key source of cultural content, and provide effective support through strong networks. This is certainly true in York, where key “local champions” are responsible for and/or highly involved in many of the key artistic case studies identified in York (Figure 27).

Technology is another form of infrastructure that is growing in importance. Technology enables innovation and artistic practice, and contributes to creative expression (DCA, 2012). Of particular relevance to the Shire of York is the importance of technology to regional communities; digitisation of cultural material enables engagement with cultural materials and artistic products that may be available only in Perth. For example, simulcasting major performance events is a key way that technology can support the enjoyment of arts and culture in York. Technology is also very important to link arts and cultural creation in York with the wider artistic community, and to promote the opportunities for people to come to York to access local creativity.

Previously mentioned local case studies and the York Festival are summarised in Figure 27 and Figure 28. This represents a snapshot of the culture and arts activities underway and demonstrates the tangible benefits of ongoing and improved support of this sector.

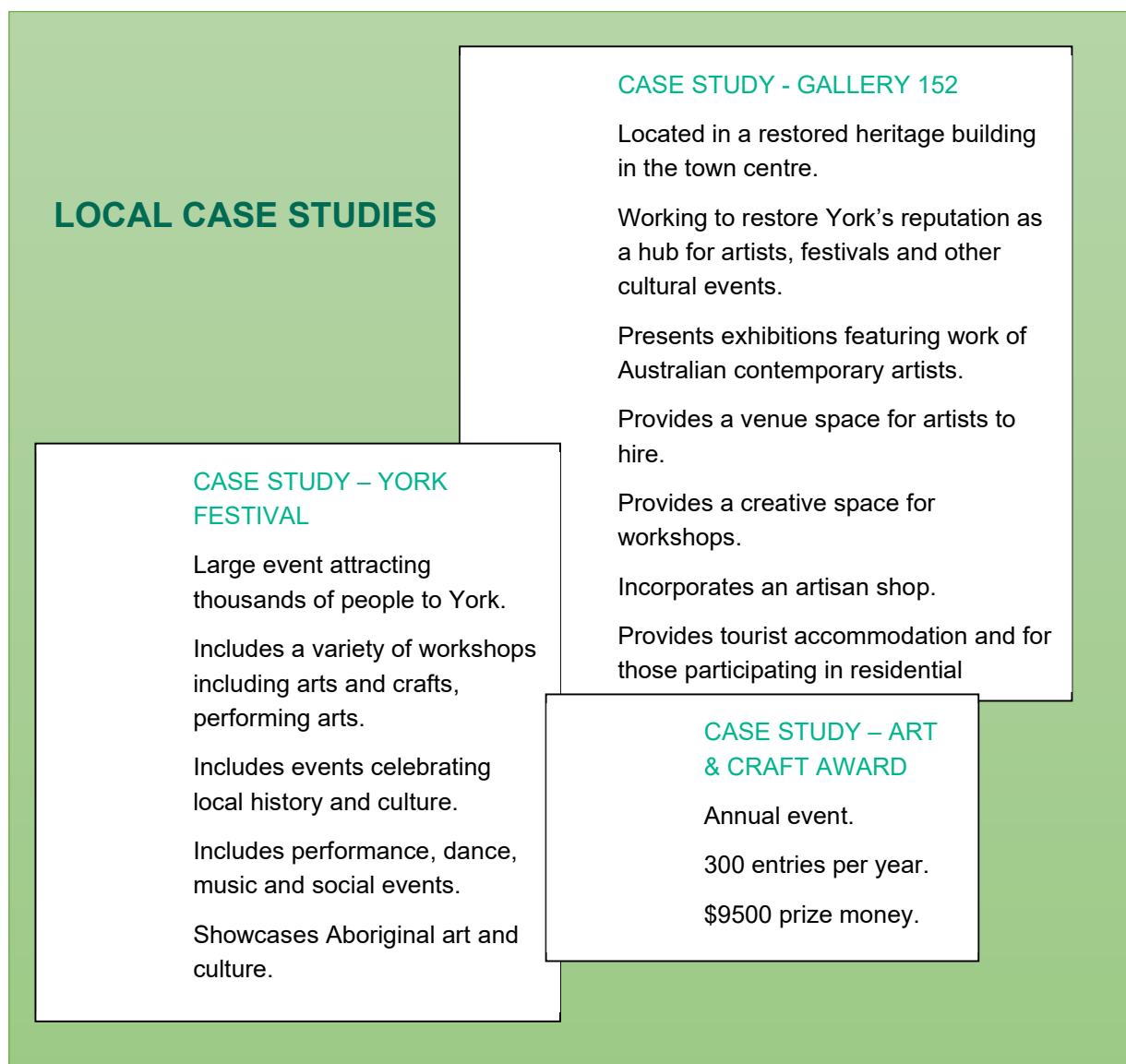


Figure 27: Shire of York – Arts and Culture Case Studies

AUSTRALIAN CASE STUDIES

CASE STUDY – KEW COURT HOUSE

Historic building converted to a performance art space

Associated with the Hawthorn Arts Centre.

Venue home to Kew Historical Society.

Venue home to QArt – providing opportunities to people with a disability.

Venue home to e.motion21 – an innovative dance and fitness program for children and young adults with Down Syndrome.

Outside of the building was part of a visual art display across the City.

CASE STUDY – MARGARET RIVER HUB OF ENTERTAINMENT, ART AND REGIONAL TOURISM

Major redevelopment of the Margaret River Cultural Centre and squash and basketball facilities.

Expands and refurbishes ageing facilities into multipurpose conference, meetings, performance, exhibition and events venues.

Space is currently used for cinema events.

CASE STUDY – DAYLESFORD

Daylesford and the Macedon Ranges has a diverse community of artists exhibiting at galleries and studios throughout the year.

Artist open their doors for studio weekends.

Region includes a number of museums and invites people to share in the character of their local towns.

Figure 28: Australian Arts and Culture Case Studies

Local case studies show that there is local drive for greater arts and culture in the Shire. Comparison against Australian case studies show that there is considerable opportunity for growth in the sector. Examples from other parts of the State such as Margaret River demonstrate the benefits of locating arts and culture facilities together. This creates a 'one-stop-shop' and allows for the sharing of infrastructure and services.

Cultural Infrastructure Directions (DCA, 2012) recommends "places and buildings that are fit-for-purpose and contribute to best practice cultural and artistic work". With the exception of the town hall that supports performing arts and temporary exhibitions, access to fit-for-purpose places and buildings in York can be limited. There is limited access to outdoor performance spaces, exhibition spaces, studio spaces, and workshop spaces. Whilst some facilities are available at the York Recreation and Convention Centre, there is little connection between this area and the York town centre to promote use and to link arts, culture and tourist experiences. Whilst the York Recreation and Convention Centre may be a suitable venue to support some local arts and cultural experiences, it is not suitable as an infrastructure hub for broader tourism and arts/cultural growth that is dependent on the tourist and heritage value of the York town centre.

Another key element to support growth in arts and culture as part of the local economy is through business support for artists, to enable translation of an artistic passion into income

and employment. The York Community Resource Centre (CRC) delivers a range of services that provide economic and business development support to the community. Future economic development strategy will be a key opportunity to expand services delivered by the Shire and the CRC, tailored to establishment of artistic and cultural enterprises in York. A key example is support for local artists to deliver training workshops. Venue, advertisement, public liability insurance, and promotional support enables artists to draw revenue from affordable participation fees, and encourages local residents to engage with local artists and the cultural community of York.

A key opportunity to support arts and culture as part of York's economy is to integrate a local plan for cultural infrastructure into future economic development strategy. This will require a strong focus on partnership – which is a key foundation of *Cultural Infrastructure Directions*. Partnerships between the Shire of York and the Department of Local Government, Sport, and Cultural Industries, local creative people and networks, not-for-profits and private businesses will be key to developing appropriate, local strategy to support artistic growth in York.

The local planning framework cannot deliver on many of the support opportunities for culture and arts in York. However, it is important to consider the areas where the planning framework inadvertently creates a barrier to arts and culture opportunities. Some key issues that have been identified as potential barriers to the growth of arts and culture in York to be considered in the review of the scheme include:

- Heritage controls may influence adapting buildings for cultural purposes.
- Land use controls in York town centre preclude establishment of some artists' studios (in particular sculpture) with the relevant land use (cottage industry) being a prohibited use in the town centre.
- There may be red tape barriers to starting new business in town (such as the need for change of use approvals and car parking requirements which are difficult to meet on heritage properties).
- There is no current recognition or objective in the scheme to promote arts and cultural activities.

Summary of key opportunities and constraints

Rural lifestyle and heritage are key character elements of York valued by the community.

The natural setting and small town atmosphere is valued by the community.

Tourism is considered a key economic driver.

York is an important hub for day to day shopping.

Hamlets are not highly visited.

Landfills, quarries, subdivision, motorsports and clearing of native vegetation are not supported by the community.

Changes supported by the community include:

- * Facilitating tourism across land zonings
- * Shuttle bus services
- * Footpath improvements
- * Provision of a wider variety of activities, especially for youth

It is essential to the success of the local planning strategy and scheme to engage and consult with the community. As the strategy and scheme have developed, ideas and proposals have continually been tested to ensure community aspirations are captured and articulated.

The local planning strategy has been informed by previous community surveys undertaken by the Shire of York in 2015 (222 survey responses received) and March 2017 (22 survey responses received). A summary of community survey results is provided in Appendix C. An additional consultation process for the local planning strategy was undertaken throughout 2017 and early 2018 to:

- Inform the community and stakeholders of the project.
- Communicate the role of the planning strategy and scheme.
- Gain an understanding of the community's aspirations for the future, as relevant to the scope of a local planning strategy and scheme.
- Provide opportunity for the community to provide feedback on scenarios, options, and draft strategies.

The consultation process was undertaken in three key phases:

- Community dialogue - to inform and educate the community about the project and to obtain initial community feedback and ideas, particularly from demographics that have not been well engaged in previous surveys.
- Scenario consultation - to present initial thoughts and ideas for the local planning strategy and scheme, and obtain feedback on those that are supported and not supported.
- Formal advertising – to present the draft local planning strategy and scheme and encourage formal, written feedback.

PHASE 1 – COMMUNITY DIALOGUE

Phase one of the engagement process included:

- An online survey.
- A community drop-in session.
- Direct meetings with local community and business representatives.
- A targeted youth survey undertaken in class by the York District High School.
- Promotion of the project through a flyer sent to all residents in York, media and website information and posters displayed at the Shire offices and library.

Phase one of the engagement process focussed on opening the dialogue with the community to raise awareness of the project and to get ideas for inclusion in the scenario plans that will inform the local planning strategy and scheme.

The key values of York from the perspective of the community (general and York) are shown in

Figure 29 and Figure 30.



Figure 29: Key values of York from the perspective of survey participants

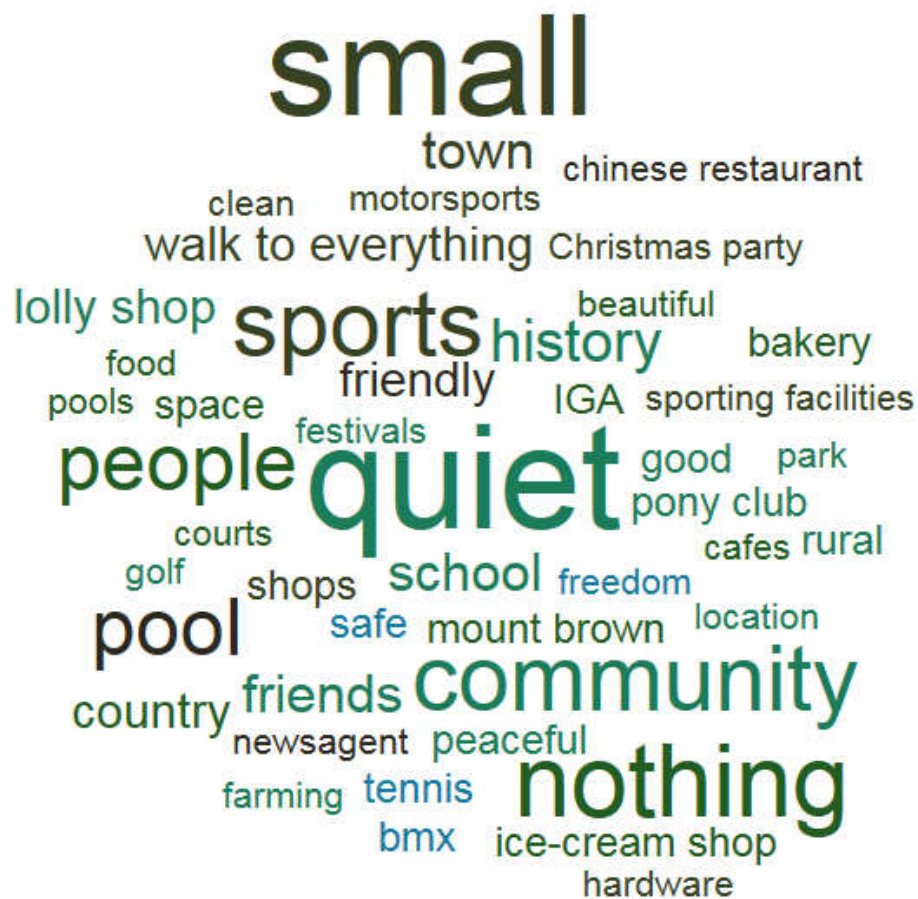


Figure 30: What do you like about York? – Youth responses

PHASE 2 – SCENARIO CONSULTATION

Phase two of the engagement process included:

- Development of land use scenarios.
- A community information stall at the Peace Park Charity Markets (to discuss land use scenarios).
- A follow-up youth survey delivered in class at the York District High School (based on land use scenarios).
- Website information (providing access to land use scenarios).
- Land use scenario posters displayed in the Town Hall and library, with an online survey to record feedback.

Phase two of the engagement process focussed on testing the land use scenario plans (described further in Section 11) with the community to determine support for ideas presented and to ensure important issues are addressed. Generally, respondents supported the strategic priorities and ideas of the scenarios. Some responses are shown in Figure 31.

Figure 31

“Street parking is a habit – moving parking out of the main street could be fine if we get used to it”

“Keep the old world charm”

“Cemeteries would be ok, but prisons, no thanks!”

“Leave it as it is”

“If there was a bus to Perth, I’d be on it, or even just to Midland to catch the train”

“I would lose parking for shade”

“York is a hub. Northam is supposed to be, but York is a much nicer place. More open, more green”.

Quotes from the community information session at the Charity Markets

Figure 31: Quotes from community information session

Results from phases one and two of the consultation activities are summarised in Appendix D.

11 OPPORTUNITIES, CONSTRAINTS AND ISSUES

The following tables bring together the key opportunities, constraints, and associated planning implications/issues from the analysis presented in previous sections. These will require consideration in the local planning strategy.

DEMOGRAPHICS

Key Opportunity / Constraint / Implication

Population growth	The Shire has experienced growth consistent with WA Tomorrow Population Forecast projections, indicating macro-level trends such as peri-urbanisation and “tree change” lifestyle choices across the state are continuing, with York a popular destination.
Age structure	<p>The Shire has an aging population, with young adults under-represented compared to the state average.</p> <p>Future provision of community infrastructure should consider the specialist requirements of an aging population and youth.</p> <p>Planning policies should support greater vibrancy and diverse employment opportunities to retain young adults in York.</p>
Incomes	The community tends to have lower than average incomes, with lesser spending capacity of residents to support local business.
Aboriginal community	The Shire’s Aboriginal community does not follow the same aging trend, however have lower incomes and have less engagement in education than the non-Aboriginal community.
Diversification of housing	The anticipated population profile will require diversification of housing types, with likely increasing demand for lifestyle lots and medium density housing options, to meet the needs of particular demographic groups.

LIFESTYLE, LAND USE AND CHARACTER

Key Opportunity / Constraint / Implication

Rural lands	<p>The majority of the Shire area is agricultural land, contributing to its strong rural character.</p> <p>Wheat continues to be the most prevalent and valuable crop supporting the Shire’s economy.</p>
Housing supply and demand	<p>York townsite is the primary centre, housing 70 percent of residents.</p> <p>Continued diversity of dwelling type will be necessary to provide alternative housing options to retain and meet the needs of key demographics, such as young adults and retirees. York represents an affordable place to live compared to the nearby metropolitan region, providing opportunity to attract new residents looking for affordable, lifestyle lots.</p> <p>There is considerable capacity for housing supply, both in terms of urban and rural living land, within and near the York townsite.</p>

Industrial development	<p>Availability of industrial land in close proximity to the York town site is limited.</p> <p>Future industrial development will require capacity upgrades by Water Corporation and Western Power.</p>
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ECONOMY AND EMPLOYMENT

Key Opportunity / Constraint / Implication

Agriculture	Agriculture will remain the dominant industry within the Shire.
Freight and logistics	The strategic location of York as part of the CBH network positions it as an ideal location for transport and logistics activities.
Opportunities for employment growth	<p>Health and aged care is a growth employment industry.</p> <p>Proximity to Perth coupled with unique heritage and environmental assets positions York as a key tourist destination.</p> <p>The Shire has a low unemployment rate compared to the rest of the State.</p> <p>Tourism, lifestyle and a resultant increase in retail demand are key opportunities for local economic development.</p> <p>Local planning frameworks and policies should facilitate the key opportunities for local economic development.</p>

COMMUNITY INFRASTRUCTURE

Key Opportunity / Constraint / Implication

Community infrastructure	<p>Access to community infrastructure is important to attracting a growing population, and achieving a balanced population.</p> <p>The Shire of York is well serviced by community infrastructure.</p> <p>Provision of enhanced community facilities for target populations should be provided as funding is available, in particular a youth centre and senior citizen's centre.</p>
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ENVIRONMENT AND HERITAGE

Key Opportunity / Constraint / Implication

Aboriginal heritage	There are a number of registered Aboriginal Heritage sites within the Shire.
European heritage	<p>York is the oldest inland town in WA.</p> <p>34 places within the Shire are listed on the State Heritage Register.</p> <p>194 places are listed on the Local Heritage Survey.</p> <p>There are two heritage precincts protected by local planning policy.</p>
Landform	The landform has historically, and will continue to influence land use and development e.g. areas of productive agricultural land, livestock, urban development.

Hydrology – the Avon River and its tributaries	The Avon River is a key environmental feature across the landscape. It has natural beauty for residents and visitors to enjoy. Flood risk influences where and how development can occur.
Vegetation extent	<p>Remaining remnant vegetation across the Shire provides landscape amenity and contributes to the sense of place. It provides important ecological functions that support native fauna and agricultural activities e.g. provides windbreaks and shade for livestock.</p> <p>Much of the remaining vegetation would be considered to be threatened under the <i>Environmental Protection and Biodiversity Conservation Act 1999</i>.</p> <p>Vegetation is a significant factor in bushfire risk.</p>
Rare and threatened species	Many rare and threatened species exist across the Shire's landscape. Protection of these are important to consider as the Shire grows and develops.
Water Management	<p>Access to water is a significant factor in residential expansion. Without access to potable water, areas are unable to develop.</p> <p>Access to water will also be crucial in the diversification of the agricultural sector.</p>
Contaminated sites	Ongoing development may enable the remediation of contaminated sites.
Bushfire risk	The risk of bushfire will be an ongoing consideration to the Shire and will influence growth and development.

INFRASTRUCTURE

Key Opportunity / Constraint / Implication

Road	<p>Future planning for the York Heavy Vehicle Haulage Route (York Bypass) has identified alignment options through the south of York townsite to improve freight movement and to remove heavy vehicle traffic from the Blandstown heritage precinct. Further studies into site constraints of any proposed route will be required. Funding for further planning and implementation of the project has not been identified. A final alignment is yet to be confirmed and is a long term matter.</p> <p>The Shire has identified a need to investigate options for upgrades to the Great Southern Highway between the York townsite and the Lakes as a priority.</p> <p>Land uses and development involving heavy vehicle freight movement will be encouraged to be located in close proximity to primary and regional distributors.</p>
Public transport and active movement	There are opportunities to enhance public transport and pedestrian and cycling infrastructure.
Capacity and infrastructure upgrades	<p>Water and power capacity are potentially limiting factors for major growth and industrial development .</p> <p>Extension of sewer within York as part of the infill sewerage program is a low priority for Water Corporation.</p>

CULTURE AND ARTS

Key Opportunity / Constraint / Implication

Culture and arts growth	<p>The growth of culture and arts in York provides a key opportunity to support the Shire's economy and lifestyle.</p> <p>There are some barriers to investment in culture and arts in the existing planning scheme through restriction of certain land uses in key locations.</p>
Cultural infrastructure	<p>Cultural infrastructure is a key way for government to support expansion of culture and arts.</p>

Within the Shire of York, there is a need for the local planning framework to facilitate economic development to achieve growth and the community vision.

With respect to supporting growth, analysis has identified that there is sufficient land supply to support a growing community in the Shire of York. However, the analysis of opportunities and constraints highlights that there are key challenges to achieving growth in the Shire, in particular providing employment opportunity, attracting and retaining a balanced population, and key servicing constraints.

Outcomes of preliminary community consultation identified a desire for the Shire to focus on proactively attracting investment and economic development as key ways to achieve the desired community vision. A secondary key issue from the perspective of the community is managing inappropriate development, in particular regional facilities on rural land.

In line with a necessary focus on facilitating growth and economic development, a series of scenarios was developed for community consultation that identified key planning priorities to facilitate growth. These priorities were:

- 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.

The scenarios prepared to support the priority areas are provided in Appendix E, and included a collection of strategic ideas in relation to:

- Rural lands.
- Tourism.
- York Town Centre.
- Rural Lifestyle.
- Infrastructure.
- Arts and Culture.
- Industry and Service Employment.

As described in Section 10, community feedback on the scenarios showed general support and the priority planning responses and strategies to support those scenarios has formed the basis of Part 1 of the Local Planning Strategy.

Informed by analysis and community engagement, facilitating growth in the local economy – through tourism investment and attracting new residents to spend and invest in the Shire – is the key priority of the local planning strategy alongside recognising and protecting rural lifestyle, heritage, and agricultural land.

APPENDIX A – INDUSTRIAL LAND FEASIBILITY



Memorandum

25 May 2018

To	Shire Of York		
Copy to	Colleen Thompson		
From	Frederik Mulder	Tel	6222 8151
Subject	Shire of York Site Engineering Scoring	Job no.	6136272

1 Engineering Scoring

GHD has undertaken a high-level review of the six site locations, and assessed each of these locations in terms of the following aspects:

- Water services infrastructure;
- Sewer network;
- Power requirements and availability;
- Hydrology and drainage; and
- Transport/traffic opportunities.

GHD undertook a comparison for each site location against a set of criteria for each of these aspects. The following sections will summarise the outcomes of this comparison. It is worth noting that while the various criteria for each technical aspect is based on available data for each site, the scoring itself is subjective.

1.1 Water

GHD obtained existing water servicing information through the Water Corporation (WC) ESINET portal, and a map of the proposed WC upgrades to York was provided at GHD's request. The majority of the proposed site locations have access to potable water along the frontage of the sites. These water assets vary however in size, capacity and age, which impacts on the suitability of these water mains to support industrial development. Some of the nearby services are either too old to support new development, or lack capacity. At least two of the sites do not have access to water services infrastructure at their boundaries and extensions of mains will be required in order to provide water connections to these sites. Furthermore, where capacity and/or age of adjacent water mains are insufficient, upgrades to the existing system may be required.

The scoring of the water component for each site considers the following:

- Existing water services infrastructure on the lot frontage;
- Distance to the nearest suitable water infrastructure if not on the frontage (or if capacity is insufficient);
- Upgrade requirements for each site, if there are deficiencies;

6136272

- Overview of the static pressure head based on the elevation of the existing WC storage tanks.

WC also provided a planning report from 2013 relating to the York water reticulation system. This report highlights inadequate water pressure at peak instant demand for sites 5 and 6. The report also suggests that there could be storage deficiencies within the existing town network. While it is not clear what these deficiencies are, it is likely that this could impact on each of the proposed site locations. Furthermore, it is possible that any industrial development could trigger the storage upgrades that WC will need to undertake.

A minimum water main diameter of 150 mm will be required to service each of the six sites. A description of the requirements for each site to achieve this requirement, as well as the associated scoring, is provided in the water scoring section. Also attached is a map of the proposed WC upgrades up to 2030. However, with nearly all upgrades planned in the next decade, and with little detail provided, these could significantly change the ranking of the sites. It would be recommended that WC undertake a detailed planning study to see which sites are the most easily served. With the available information from WC, it is therefore hard to predict what impact these upgrades will have on the scoring for each of the sites, if any.

1.2 Sewer

GHD obtained the WC sewer planning map for York (refer to Sewer attachment), which highlights proposed upgrades for the future. It is anticipated that sewer connections will not be required to develop an industrial site at any of the six locations, as it is expected that the proposed industries will be of a “dry” nature, and will not be generating high levels of sewer effluent. In addition, WC indicated that sewage is not usually accepted from industrial areas in country towns, and confirmed that is generally not a requirement for these sites to be sewerred.

No further consideration is given to sewer as part of this assessment, as future proponents of an industrial development can provide suitable on-site sewer treatment options.

1.3 Earthworks

In order to assess the likely earthworks operations that could be applicable to each of the site locations, GHD considered the following criteria:

- Review of the minimum and maximum site elevations and associated level differences, distances between the minimum and maximum site levels, as well as the grades over these distances;
- The contour complexity of each site, taking into consideration that anticipated effort that would be required to apply cut & fill to the site area; a higher rating out of 10 indicates lower complexity. The contour complexity not only considers that grade percentages as shown in the scoring table, but more importantly the actual topography based on the available contour data. Some sites with a reasonable flat grade between the lowest and highest points may have complex features that may require significant earthworks to overcome;
- An imported fill penalty scoring, considering the anticipated imported fill that will be required to raise the site in high-groundwater conditions or to make up material shortfalls where cut & fill may not be sufficient.

It is worth noting that the scoring is based on a subjective assessment based on the review of these criteria, and no concept designs or volume calculations have been undertaken as part of the scoring.

1.4 Power

GHD scored the power component for each site taking into consideration:

- Approximate land area;
- Approximate developable area;
- Required load;
- Feeder feasibility; and
- Load availability.

The power forecast, according to the Western Power Network Capacity Mapping Tool (NCMT), shows that remaining capacity at the Northam Zone Substation (that supplies power to York) is sufficient to support the proposed development of any of the six industrial sites. The actual feeder that supplies the power from the Northam Zone Substation to York (22kV feeder) is the limiting factor, and unlikely to be able to support the anticipated load requirements without upgrading the existing power infrastructure. The scoring for power is based on the anticipated upgrades/augmentation to the existing power network that could be required for each site. A high-level summary of these upgrades has been provided in the attached power scoring table. Due to the shortcomings of the existing York 22kV feeder, the scores are low for all sites because of the main town feeder's limited capacity, but favours those sites that can potentially be serviced with the least localised upgrades.

To achieve a higher level of certainty of the upgrades that could be required, GHD recommends that Western Power Feasibilities be undertaken specific to each site.

1.5 Hydrology and Drainage

In order to assess the site hydrology and potential drainage requirements for each site, the scoring is divided between a surface water/flooding assessment, and a groundwater assessment. Consideration was given to the location of sites within the 100 year ARI floodplain development control area, as well as the flood fringe area for that same event. Whereas development may be undertaken within the floodplain development control area, it is not suitable to develop within the designated flood way area. Please refer to Figure 1 under the drainage scoring attachment highlighting these areas.

Criteria considered for the scoring include:

- Site area in 100 year flood control;
- Site area within 100 year floodplain;
- Land area;
- Estimated 100 year flood levels;
- Site elevation; and
- External drainage catchment areas.

1.6 Transport/Traffic

An assessment was undertaken for each site location based on the following transport criteria:

- Restrictive Access Vehicle (RAV) requirements;
- General site access;
- Adjacent road geometry; and
- Potential safety issues.

A detailed breakdown of the assessments for each site can be found in the Transport Input attachment. Existing roads can provide access to each of the proposed sites, but suitability to support traffic associated with industrial estates varies. Common issues identified during the assessment include:

- Insufficient site distances of existing roads to support safe site access. These would require improvement through additional clearing or alignment upgrades;
- Speed limits of 110/km/h that would need to be reduced to accommodate site use and access;
- Requirement for specific turning-, acceleration- and/or deceleration –lanes;
- Improvement or upgrading of existing adjacent infrastructure may be required (rail crossings, intersections, etc.);
- Limited or no designated paths for cyclists or pedestrians.

1.7 Scoring

The unweighted scoring for each site location based on the relevant assessment components is summarised in Table 1. The maximum score for each component is out of 10. It is worth noting that low scores within a specific component indicate that there are significant issues associated with all of these site locations that will require attention to support future industrial development.

Table 1 Un-weighted Scoring Summary

Site	Water	Drainage	Earthworks	Power	Traffic	Average Score
1	10	2	6	3	6	5.4
2	7	4	3	0	7	4.2
3	8	6	4	1	7	5.2
4	5	0	4	3	6	3.6
5	1	10	6	4	6	5.4
6	1	9	6	1	3	4

The ranking for each location based on the un-weighted scoring is shown in Table 2. To present each of these components in a relevant order that takes into consideration cost, complexity and potential risks to typical industrial projects, and weight has been defined that emphasizes the priority for each of these components.

Table 2 Non-Weighted Ranking

Site	Average Score
1	5.4
5	5.4
3	5.2
2	4.2
6	4
4	3.6

The weighted scoring is highlighted in Table 3, indicates the weight that has been assigned to each component. Please note that the weighting does not represent a score out of 10. In our view, the water and power components are critical to the viability of each of these sites, and are weighted higher accordingly. While drainage is an important component, a suitable solution can generally be engineered, and a weighting factor of 1 has been adopted.

Table 3 Weighted Scoring Summary

Site	Water	Drainage	Earthworks	Power	Traffic	Average Score
1	25	2	9	6	9	10.2
2	17.5	4	4.5	0	10.5	7.3
3	20	6	6	2	10.5	8.9
4	12.5	0	6	6	9	6.7
5	2.5	10	9	8	9	7.7
6	2.5	9	9	2	4.5	5.4
Weight:	2.5	1	1.5	2	1.5	

The resulting weighted ranking is shown in Table 4. It is interesting to note that the resulting ranking for the sites does not change significantly from the un-weighted ranking order (site 5 loses a position), the final average scores more accurately presents the anticipated complexity associated with development of the six sites. It is worth pointing out the low power scores in Table 1; there are significant issues with power capacity in York that will need to be resolved in order provide power for future industrial estates, and the low score considers those.

Table 4 Weighted Ranking

Site	Average Score
1	10.2
3	8.9
5	7.7
2	7.3
4	6.7
6	5.4

Some of the scores are not that far apart, and it is possible that with further investigations and de-risking of sites, the ranking could potentially change. It is worth noting the scoring is done based on the information presented in this section. Sites 5 and 6 scored particularly low as part of the water component assessment, due to the lack of pressure and suitable pipe network in that area to connect to. WC appears to have upgrades planned by 2030 that could resolve these issues, which means that the water ranking for these two sites may improve significantly in the next 10 years or so.

While the scoring assessment produced a ranking of the proposed six site locations, there are potential fatal flaws that could impact on the ultimate feasibility to develop these sites. The overall limited water and power capacity is a potential fatal flaw that will need to be resolved in order to support future industrial development.

While site location 1 ranked the highest of the six sites, a substantial restriction in terms of the size vehicle that can access that site was identified. The assessment shows that RAV access is restricted, indicating that the maximum size vehicle able to access the site will be a 19m semi-trailer. This limits the type of industrial activities that will be supported by that site, unless the roads providing access to the site can be upgraded.

1.8 Recommendation

While the ranking of the sites represents an engineering review of various technical components, it is likely that other factors could be relevant to the ultimate site selection. To increase the resolution of these scores, further investigations and feasibility costings should be undertaken. With the limited capacity in the power feeder from Northam, all of the six sites are currently heavily constrained. GHD recommends that Western Power Feasibilities be undertaken for each of the preferred sites, which would provide a more accurate assessment of the overall power availability.

Although the currently limited water storage and power feeder capacity are highlighted as potential fatal flaws should these sites be developed today, it is important to note that these restrictions could potentially be alleviated within the next few years. WC's planning for water upgrades over the next 10 years is likely based on the anticipated organic growth for York over this period. Through early engagement with WC to highlight the requirements of this proposed industrial development, it could be possible to expedite upgrades to the south-west of York and remove the current development restrictions for sites 5 and 6 in terms of water services infrastructure. At the same time, discussions should be held with WP to develop a strategy to upgrade or augment power infrastructure in York to support industrial development.

As part of a feasibility investigation for each of the preferred sites, we recommend:

- Meeting with WC to confirm capacities, future upgrade details and priorities, and likely solutions for water infrastructure;
- Undertake high-level earthworks concepts based on available contour data;
- Request WP Feasibilities;

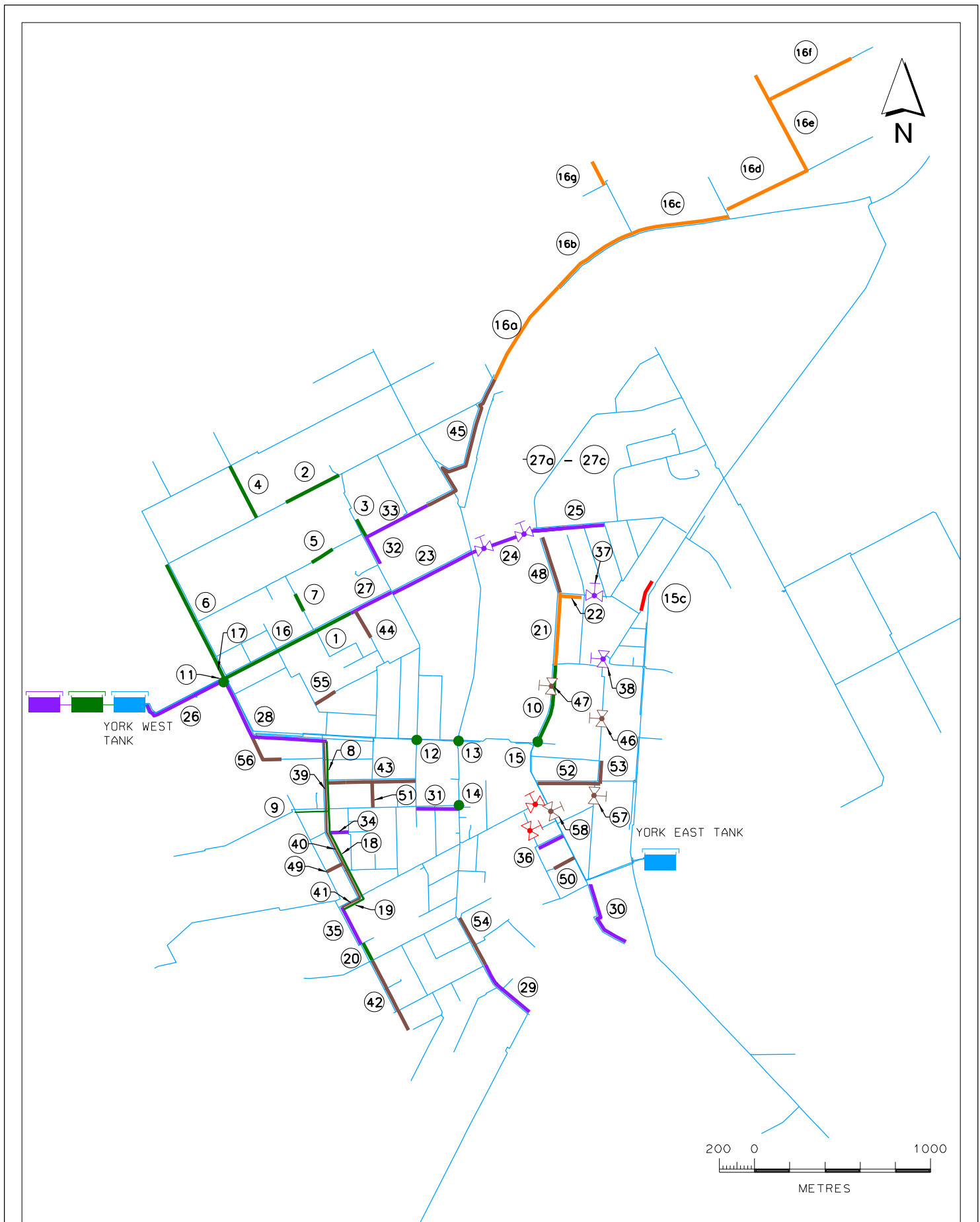
Prepare high-level development estimates considering required water, power, earthworks, drainage and transport infrastructure

Regards

A handwritten signature in blue ink, appearing to read 'Frederik Mulder', with a long horizontal stroke extending to the right.

Frederik Mulder

Attachment A – Water



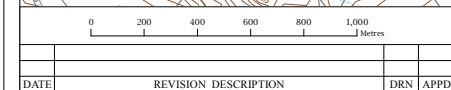
LEGEND				AS SHOWN		PROJECT No: 61-29333		AUTHOR: MITTA CHUA	
EXISTING PIPE		EXISTING SECTION VALVE				GROUP: GHD_Phy_Ltd		DATE: 11-Aug-2011	
NEW PIPE - YEAR 2015		NEW SECTION VALVE - YEAR 2015				<div> CLIENTS PEOPLE PERFORMANCE</div> <div> YORK WATER SUPPLY PLANNING REVIEW PROPOSED UPGRADES IN STAGES</div>			
NEW PIPE - YEAR 2020		NEW SECTION VALVE - YEAR 2030							
NEW PIPE - YEAR 2025		NEW SECTION VALVE - POST 2030							
NEW PIPE - YEAR 2030		TANK							
NEW PIPE - POST 2030		CROSS CONNECTIONS							
<small>COORDINATE SYSTEM: GDA 1994 MGA Zone 52 THE INFORMATION CONTAINED HEREIN IS SUBJECT TO ONGOING REVIEW AND AMENDMENTS AND SHOULD BE READ IN CONJUNCTION WITH THE ASSOCIATED REPORT.</small>									

FIGURE 6.1

SHIRE OF YORK INDUSTRIAL LAND FEASIBILITY - WATER SCORING CRITERIA:

Site	Closest Water Main Size	Distance - existing water to lot	Comment	Average RL of site (m)	Tank RL (m)	Score out of 10
1	350S	0m	Existing water main runs along full frontage of lot on Spencers Brook-York Road. No planned WC upgrades.	173	240	10
2	300S	300m	Existing Water Main runs about 300m near the corner of the lot. No planned WC upgrades.	205	240	7
3	255S	0m	Existing water main runs along frontage of lot on Quairading-York Road. No planned WC upgrades.	200	240	8
4	100P-12	800m	Existing water main (100P-12) is a minimum of 800m away from the lot. WC Water Planning plans to the existing main upgrade by 2030. As the crow flies, the nearest main is a 255S main 400m away on Quairading-York Road. However, this is across the Avon River, which is only a feasible option if boring, or utilising the rail bridge. There is an existing DN 150 PVC sewer that runs along the frontage of the lot on the Great Southern Highway that may be connected to.	175	240	5
5	100P-12	0m	Existing water main (100P-12) runs along full frontage of lot on Knotts Road. WC currently has no plans to upgrade this main. The closest decent size main is 2000m away (150P-12).	206	240	1
6	100AC	0m	Existing 100mm asbestos concrete water main runs along frontage of lot. Current WC planning is to upgrade water main post-2030. The closest decent size water main is a 150P-12 main over 800m away through suburbia at the corner intersection of Great Southern Highway and Avon Terrace	220	240	1

Attachment B – Sewer



NOTATION

SEWER DISTRICT NUMBER

CATCHMENT NODE

CATCHMENT '7001 - 121'

R15 - 108.4 @75% (W)

R' CODE

ZONING

GROSS AREA (ha)

% OF LAND DEVELOPMENT

(W) - WET CONDITIONS
(D) - DRY CONDITIONS



AQUA No.
4148319
AQUA VERSION
V2

WASTEWATER SCHEME PLANNING SERIES

YORK - SD188

CONCEPTUAL PLANNING LONG TERM SCHEME

Attachment C – Earthworks

SHIRE OF YORK INDUSTRIAL LAND FEASIBILITY - EARTHWORKS SCORING CRITERIA

Site	Min Elevation	Max Elevation	Δ Elevation	Distance between max and min height (m)	Grade between max and min height	Grade as percentage	Contour complexity Score	Fill Penalty Score	Average Score (out of 10)
1	172	180	8	200	0.040	4%	8	3	6
2	170	230	60	2400	0.025	3%	2	4	3
3	175	220	45	1500	0.030	3%	3	5	4
4	175	180	5	230	0.022	2%	7	0	4
5	185	240	55	460	0.120	12%	3	8	6
6	180	260	80	850	0.094	9%	3	8	6

Attachment D – Power

SHIRE OF YORK INDUSTRIAL LAND FEASIBILITY - POWER SCORING CRITERIA

Option	Approximate land area (ha)	Approximate Developable Area (ha)	Load Requirement (kVA, @ 200kVA/ha) - Shown in MVA	Criteria 1 - Feeder Feasibility	Criteria 2 - Load Availability	Scoring (out of 10)
1	43	32.25	6.45	NCMT (Network Capacity Mapping Tool) shows the forecast remaining capacity at the Northam Zone Substation of (10MVA<-x<20MVA - for years 2018 to 2025) and then reduces by 5MVA in Year 2026. However, the actual York 22kV feeder (NOR 540.0) that supplies York is the limiting factor and as such unlikely to have the capacity to supply this additional load; certainly not without network augmentation such as additional voltage regulators or perhaps a new 22kV feeder. Worth noting, that typical 22kV feeder is capable of servicing 20MVA; however this size load reduces significant over distance. This potential York developments site is some 34km from the nearest Zone Substation located at Northam.	The existing power line adjacent to this LA Option 1 area is 12.7kV Single Phase and will need 22kV three phase cable to extend into this area. Capacity at the Northam Zone Substation, however it is unlikely the existing 22kV feeder that services York, would have the capacity to service the estimated 6.5MVA. The initial stages could be supplied off the existing 22kV network, but GHD recommends the client requests via GHD, Western Power feasibility study.	3
2	423	317.25	63.45	Initial stage could be supplied, if the load is less than 5MVA; however the ultimate potential load would require a 132/22kV zone substation solution with associated 132kV transmission and 22kV distribution networks. It is GHD's opinion that it would therefore not be feasible cost wise i.e. zone substation is approx. \$25 - \$30M in today's dollars.	Existing 22kV powerlines within this land area will need to be removed and replaced with underground type assets. Recognising it would take years to develop this size development, it would still be an expensive option as the load will eventually trigger significant and prohibitively expensive substation, transmission and distribution networks.	0
3	108	81	16.2	NCMT (Network Capacity Mapping Tool) shows the forecast remaining capacity at the Northam Zone Substation of (10MVA<-x<20MVA - for years 2018 to 2025) and then reduces by 5MVA in Year 2026. However, the actual York 22kV feeder (NOR 540.0) that supplies York is the limiting factor and as such unlikely to have the capacity to supply this additional load; certainly not without network augmentation such as additional voltage regulators or perhaps a new 22kV feeder. Worth noting, that typical 22kV feeder is capable of servicing 20MVA; however this size load reduces significant over distance. This potential York developments site is some 34km from the nearest Zone Substation located at Northam.	Capacity at the Northam Zone Substation, however it is unlikely the existing 22kV feeder that services York, would have the capacity to service the estimated 16.2MVA. The initial stages could be supplied off the existing 22kV network, but GHD recommends the client requests via GHD, Western Power feasibility study.	1
4	51	38.25	7.65	NCMT (Network Capacity Mapping Tool) shows the forecast remaining capacity at the Northam Zone Substation of (10MVA<-x<20MVA - for years 2018 to 2025) and then reduces by 5MVA in Year 2026. However, the actual York 22kV feeder (NOR 540.0) that supplies York is the limiting factor and as such unlikely to have the capacity to supply this additional load; certainly not without network augmentation such as additional voltage regulators or perhaps a new 22kV feeder. Worth noting, that typical 22kV feeder is capable of servicing 20MVA; however this size load reduces significant over distance. This potential York developments site is some 34km from the nearest Zone Substation located at Northam.	The existing power line adjacent to this LA Option 2 area is 12.7kV Single Phase and will need 22kV three phase cable to extend into this area. Capacity at the Northam Zone Substation, however it is unlikely the existing 22kV feeder that services York, would have the capacity to service the estimated 7.65MVA. The initial stages could be supplied off the existing 22kV network, but GHD recommends the client requests via GHD, Western Power feasibility study.	3
5	30	22.5	4.5	NCMT (Network Capacity Mapping Tool) shows the forecast remaining capacity at the Northam Zone Substation of (10MVA<-x<20MVA - for years 2018 to 2025) and then reduces by 5MVA in Year 2026. However, the actual York 22kV feeder (NOR 540.0) that supplies York is the limiting factor and as such unlikely to have the capacity to supply this additional load; certainly not without network augmentation such as additional voltage regulators or perhaps a new 22kV feeder. Worth noting, that typical 22kV feeder is capable of servicing 20MVA; however this size load reduces significant over distance. This potential York developments site is some 34km from the nearest Zone Substation located at Northam.	Capacity at the Northam Zone Substation, however it is unlikely the existing 22kV feeder that services York, would have the capacity to service the estimated 4.5MVA. The initial stages could be supplied off the existing 22kV network, but GHD recommends the client requests via GHD, Western Power feasibility study.	4
6	70	52.5	10.5	NCMT (Network Capacity Mapping Tool) shows the forecast remaining capacity at the Northam Zone Substation of (10MVA<-x<20MVA - for years 2018 to 2025) and then reduces by 5MVA in Year 2026. However, the actual York 22kV feeder (NOR 540.0) that supplies York is the limiting factor and as such unlikely to have the capacity to supply this additional load; certainly not without network augmentation such as additional voltage regulators or perhaps a new 22kV feeder. Worth noting, that typical 22kV feeder is capable of servicing 20MVA; however this size load reduces significant over distance. This potential York developments site is some 34km from the nearest Zone Substation located at Northam.	The existing power line adjacent to this LA Option 6 area is 12.7kV Single Phase and will need 22kV three phase cable to extend into this area. Capacity at the Northam Zone Substation, however it is unlikely the existing 22kV feeder that services York, would have the capacity to service the estimated 10.5MVA. The initial stages could be supplied off the existing 22kV network, but GHD recommends the client requests via GHD, Western Power feasibility study.	1

Attachment E – Drainage

LEGEND

Options
External catchment
100yrARI Floodplain Development Control Area

100yrARI Floodway and Flood Fringe
100yrARI Floodway and Flood Fringe Line

Roads
Rivers
Land contours



Map Projection: Transverse Mercator
Horizontal Datum: GDA 1994
Grid: GDA 1994 MGA Zone 50

Shire of York
Project Name

100 year Flood Zone and Catchment Area

Job Number	61-36272
Revision	A
Date	19 Dec 2017

Figure 1

SHIRE OF YORK INDUSTRIAL LAND FEASIBILITY - DRAINAGE/HYDROLOGY ASSESSMENT CRITERIA:

SURFACE WATER/FLOODING ASSESSMENT

Option	Area in 100yr flood control (ha)	Area in 100 yr floodplain	Approximate land area (ha)	% in 100yr flood control area	% in 100 year floodplain	Estimated 100 yr flood level (mAHD)	Elevation (mAHD)	External catchment area (ha) (for internal drainage management)	Comments	Surface water Score
1	37	3.8	43	86%	9%	172-175	180-172	160	Majority of site in 100 year flood zone of Avon River	1
2	81	18.3	423	19%	4%	170-175	230-170	361	Also large external catchment to manage, and 19% of site in 100 year flood zone	2
3	27	0.6	108	25%	1%	180	220-180	424	Large external catchment to manage relative to the size of the site. 25% of site is also in flood zone	3
4	51	31	51	100%	61%	178-180	180-175	514	Entire site in 100 year flood zone of Avon River	0
5	0	0	30	0%	0%	NA	250-180	0	On a high point near the top of subcatchment, with limited external catchment.	5
6	0.3	0	70	0%	0%	NA	225 - 190	83	Will require flood protection for Bland Brook running adjacent to the south of the site	4

GROUNDWATER ASSESSMENT

Option	GW level (mbgl)	GW Score
1	<1.5	1
2	<1.5-3	2
3	1.5-2.2	3
4	<1.5	0
5	3	5
6	3	5

Best GW levels data found at below references which reported GW near Avon River to be <1.5m bgl, and away from Avon to be 3m or up to 4.5mbgl.

Ref 1) Groundwater study of the York townsite. Department of Agriculture and Food (2004)

2) Local water management strategy York (For Daliak development). Cardno 2014

TOTAL SCORE

Option	Total score
1	2
2	4
3	6
4	0
5	10
6	9

Attachment F – Transport



Memorandum

1 December 2017

To John Kotula

Copy to

From Stephen McDermott

Tel 6222 8514

Subject Shire of York Local Planning Strategy and Scheme
Review - Transport Input

Job no. 61/36272

John

Please see transport assessment below.

Project description: Prepare a local planning strategy and local planning scheme for the Shire of York local government area.

Discipline role/objective: Undertake industrial land feasibility study to inform local planning Strategy.

An assessment has been undertaken for each potential industrial development location based on the following transport criteria:

RAV access

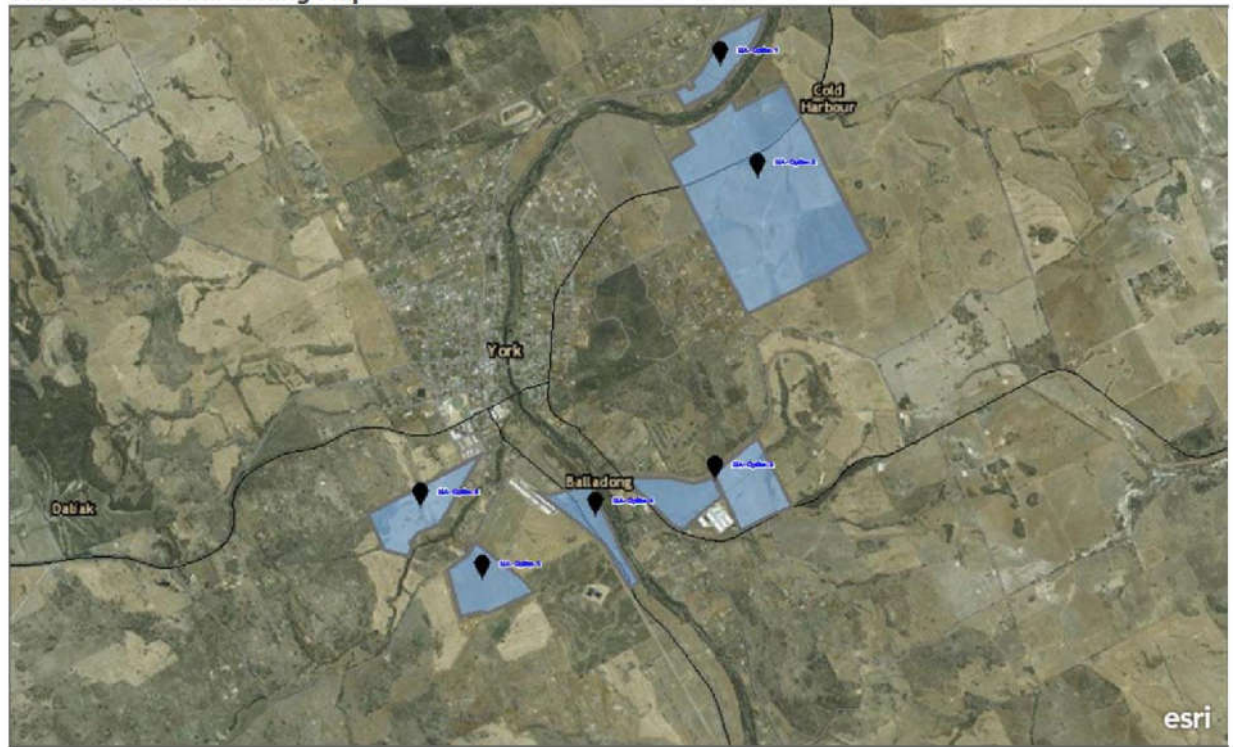
Site Access

Adjacent road geometry

Safety Issues

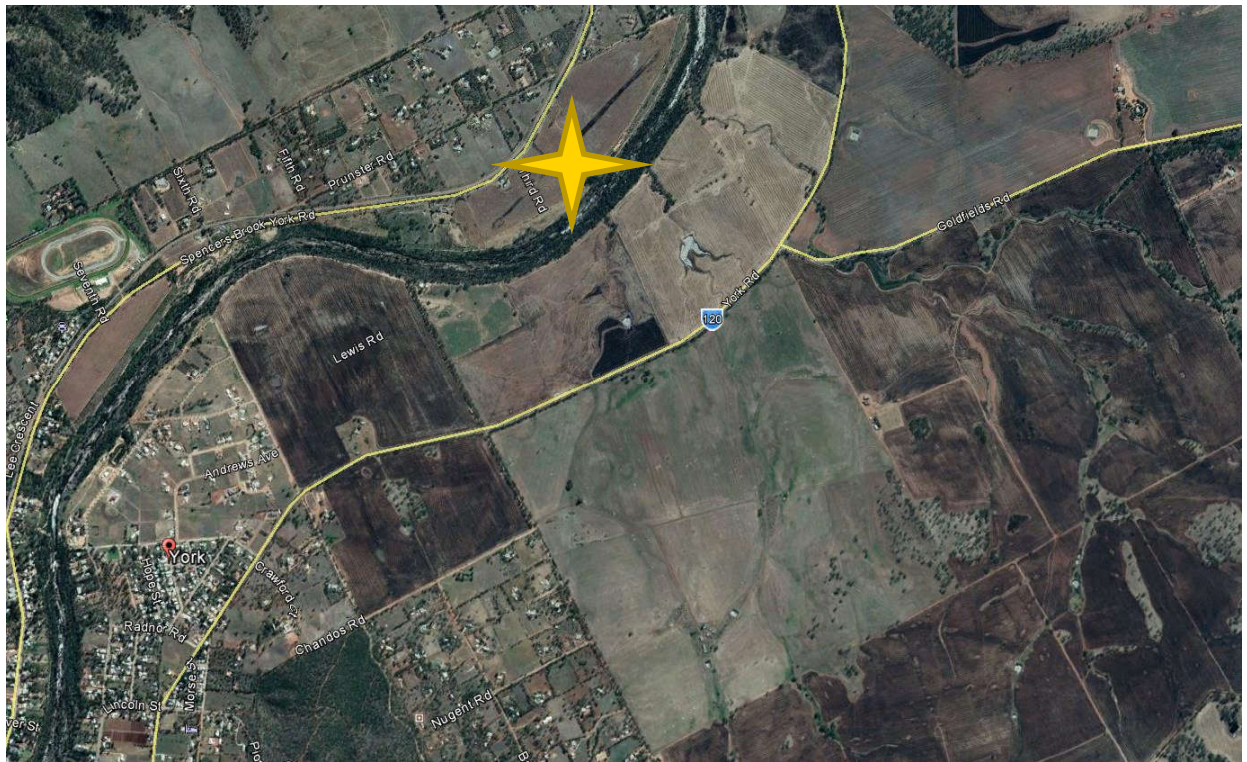
Overall site locations are shown as follows:

Shire of York Data Editing Map



The following tables provide a summary of the assessment. For the preferred site locations for further investigation, the considered road network upgrades/improvements are highlighted.

Option 1 Spencer Brook York Road




Restricted Access Vehicle (RAV) access	Site Access	Adjacent road geometry	Safety Issues
Has no RAV access along Spencer Brook York Road. Therefore limits truck access to site.	<p>Some clearing required to achieve sight distance at access locations.</p> <p>No designated paths for cyclists or pedestrians.</p> <p>Good accessibility to residential area.</p> <p>Close proximity to rail line adjacent to Spencer Brook York Road.</p> <p>Will likely require right turn lane in major road at site access.</p>	<p>Site adjacent to Spencer Brook York Road which is classified as a Regional Distributor. Appears to be around 6m wide.</p> <p>Relatively flat.</p> <p>Traffic volumes around 750vpd (9% heavy) in 2012/13. Well within capacity of road.</p>	<p>Spencer Brook York Road adjacent to site. Two run off road type collisions in 5 years (1 medical, 1 property damage only major). No significant safety issues apparent.</p> <p>Speed limit 110/km/h, would need to be reduced to accommodate site use and access.</p> <p>Trees and waterpipe within clearzone on north side of Spencer Brook York Road.</p>

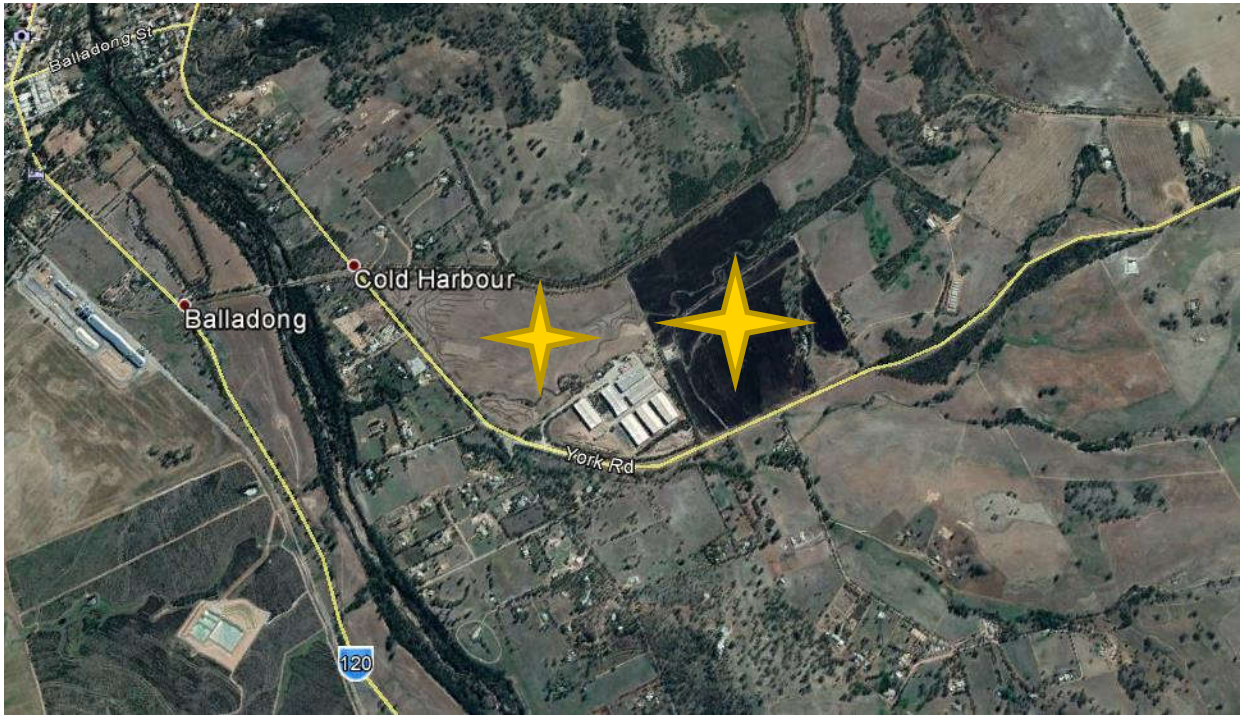
			Likely to direct industrial traffic through the town.
--	--	--	---


Option 2 Northam York Road



Restricted Access Vehicle (RAV) access	Site access and accessibility	Adjacent road geometry	Safety Issues
<p>Has RAV access along Northam York Road for Network 4 vehicles. (27.5m length)</p> 	<p>Some clearing required to achieve sight distance at access locations.</p> <p>No designated paths for cyclists or pedestrians.</p> <p>Good accessibility to residential area.</p> <p>Will likely require right turn lane in Northam York Road</p>	<p>Site adjacent to Northam York Road which is classified as a Primary Distributor under control of Main Roads WA. Appears to be around 6m wide.</p> <p>Relatively flat.</p> <p>Traffic volumes around 1500vpd</p>	<p>Crash data not located.</p> <p>Speed limit 110/km/h, would need to be reduced to accommodate site use and access.</p> <p>Trees within clearzone on both sides of Northam York Road.</p> <p>Protection or</p>

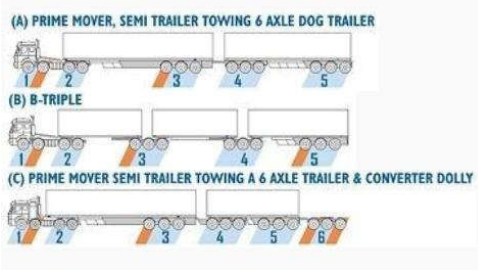
	<p>at site access to southern site and left turn lane to northern site.</p> <p>Main Roads approval required for access.</p>	<p>(13% heavy) in 2013/14 on Northam York Road. 237vpd (17% heavy) in Goldfields Road 2011/12. Both roads are well within capacity.</p> <p>Barrier line restricting overtaking therefore restricted sight distance.</p>	<p>clearing may be required.</p>
--	---	---	----------------------------------

Option 3 Quairading York Road			
			
Restricted Access Vehicle (RAV) access	Site access and accessibility	Adjacent road geometry	Safety Issues

<p>Has RAV access along Quairading York Road for Network 4 vehicles. (27.5m length)</p> 	<p>Some clearing required to achieve sight distance at access locations.</p> <p>No designated paths for cyclists or pedestrians.</p> <p>Good accessibility to residential area.</p> <p>Will likely require left turn lanes in major road at site access.</p> <p>Main Roads approval required for access.</p> <p>Adjacent intersections to be considered when siting access.</p>	<p>Site adjacent to Quairading York Road which is classified as a Primary Distributor under control of Main Roads WA. Appears to be around 6-6.5m wide.</p> <p>Relatively flat, but some level difference with site at east end.</p> <p>Traffic volumes around 890vpd (25% heavy) in 2013/14 on Quairading York Road. Well within capacity of road.</p> <p>Barrier line restricting overtaking therefore restricted sight distance, at east end and adjacent to west side.</p>	<p>Crash data not located.</p> <p>Speed limit 90/km/h to west and 110km/h to south, would need to be reduced to accommodate site use and access.</p> <p>May be sight distance issues due to geometry to east on Quairading York Road.</p> <p>Above ground water pipe on east side of Quairading York Road to west of site.</p>
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Option 4 Great Southern Highway



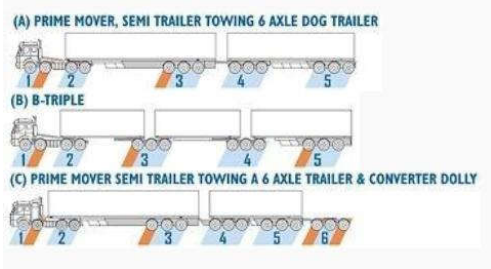

Restricted Access Vehicle (RAV) access	Site access and accessibility	Adjacent road geometry	Safety Issues
<p>Has RAV access along Great Southern Highway for Network 6 vehicles. (up to 36.5m length)</p> 	<p>Some clearing required to achieve sight distance at access locations.</p> <p>No designated paths for cyclists or pedestrians.</p> <p>Good accessibility to residential area.</p> <p>Will likely require left turn lanes in major road at site access.</p> <p>Main Roads</p>	<p>Site adjacent to Great Southern Highway which is classified as a Primary Distributor under control of Main Roads WA. Appears to be around 6-6.5m wide.</p> <p>Relatively flat.</p> <p>Traffic volumes around 730vpd (10% heavy) in</p>	<p>Crash data not located.</p> <p>Speed limit 110km/h on Great Southern Highway, would need to be reduced to accommodate site use and access.</p>

	<p>approval required for access.</p> <p>Difficult to locate site access.</p>	<p>2011/12 on Great Southern Highway.</p> <p>Well within capacity of road.</p> <p>Barrier line restricting overtaking therefore restricted sight distance.</p>	
--	--	--	--

Option 5 Knott Road



Restricted Access Vehicle (RAV) access	Site access and accessibility	Adjacent road geometry	Safety Issues
Has RAV access along Great Southern Highway for Network 6 vehicles. (up to 36.5m length) and Network 4 vehicles (conditional) along Knott Road (27.5m length.)	<p>No designated paths for cyclists or pedestrians.</p> <p>Good accessibility to residential area.</p> <p>Will likely require left turn lane in Knotts Road at site access.</p>	<p>Site adjacent to Knott Road which is classified as an Access Road under control of the Shire of York. Appears to be around 6-6.5m wide.</p> <p>Relatively flat.</p> <p>Bend along Knott Road may impact</p>	<p>No reported crashes on Knott Road over 5 years between Great Southern Highway and adjacent to the site or at the intersection with Gret Southern Highway.</p> <p>Speed limit 110km/h on Knott Road adjacent to the site, would need to be</p>

<p>Network 6</p>  <p>Network 4</p> 		<p>access location.</p> <p>Intersection of Knott Road/Great Southern Highway will likely need to be upgraded to include right turn lane in Great Southern Highway.</p> <p>Rail crossing on Knott Road may need to be improved.</p> <p>Traffic volumes around 170vpd (10% heavy) in 2011/12 on Knotts Road. Well within capacity of road.</p>	<p>reduced to accommodate site use and access.</p> <p>Trees in close proximity to Knott Road on either side, some clearing and widening may be required.</p>
--	--	--	--

Option 6 Spices Road



Restricted Access Vehicle (RAV) access	Site access and accessibility	Adjacent road geometry	Safety Issues
Has no RAV access along Fisher Street or Spices Road. Therefore limits truck access to site.	<p>No designated paths for cyclists or pedestrians.</p> <p>Poor accessibility to residential area.</p> <p>Will require extensive road construction to access the site either the extension of Spices Road and or</p>	<p>Site adjacent to Fisher Street to the north (approximately 230m long) and Spices Road to the south. Spices Road is unmade. Fisher Street is an industrial road connecting via Main Camp Road</p>	<p>No reported crashes over 5 years adjacent to the site.</p> <p>Speed limit 50km/h on both Fisher Street and Spices Road adjacent to the site.</p> <p>Likely significant increase in intersection</p>

	<p>new road west of Fisher Street.</p> <p>Likely impacts to existing network requiring TIA to confirm road and intersection upgrades.</p>	<p>and Wheeler Street to Avon Terrace.</p> <p>Both Fisher Street and Spices Road are classified as Access Roads under the control of the Shire of York. Fisher Street appears to be 6.5m to 7m wide.</p> <p>Some significant grades if Fisher Street extended west. Grade issues for western end of Spices Road.</p> <p>No traffic data available.</p>	<p>movements, requiring upgrade.</p> <p>Increase in level crossing activity on Wheeler Street, requiring upgrade.</p>
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Site Ranking

Site Number	RAV Access	Site access and accessibility	Adjacent road geometry	Safety Issues	Total Score
1	1	4	3	3	11
2	4	4	3	3	14
3	4	3.5	3	3	13.5
4	5	*2.5	2	3	12.5
5	3	4	2	3	12
6	1	1	1	3	6

Note:

Each site is ranked for the various criteria, 1 Poor to 5 Good

*Whilst site 4 scores high, careful consideration needs to be given to achieving suitable access location to the site.

Sites 2, 3 and 5 I believe would warrant further investigation.

Should you require anything further please let me know.

Regards

Steve McDermott

Principal Traffic Engineer

SHIRE OF YORK INDUSTRIAL LAND FEASIBILITY - TRANSPORT/TRAFFIC ASSESSMENT CRITERIA:

Site Number	RAV Access	Site access and accessibility	Adjacent road geometry	Safety Issues	Total Score(out of 20)	Total Score(out of 10)
1	1	4	3	3	11	6
2	4	4	3	3	14	7
3	4	3.5	3	3	13.5	7
4	5	2.5	2	3	12.5	6
5	3	4	2	3	12	6
6	1	1	1	3	6	3

Refer to the attached memo for a detailed assessment.

APPENDIX B – REGISTERED ABORIGINAL SITES

ID	Name	File Restricted	Boundary Restricted	Restrictions	Status	Type	Knowledge Holders	Coordinate	Legacy ID
3350	Frieze Cave/Far Cave	No	No	No Gender Restrictions	Registered Site	Artefacts/ Scatter, Painting, Arch Deposit, BP Dating: 3090, Camp, Other: NE, Proposed PA 123	*Registered Knowledge Holder names available from DAA	480840mE 6464549mN Zone 50 [Reliable]	S00089
3431	Little Darkin Swamp	No	No	No Gender Restrictions	Registered Site	Modified Tree	*Registered Knowledge Holder names available from DAA	453840mE 6452799mN Zone 50 [Reliable]	S02733
3479	Quellington: Morialta	No	No	No Gender Restrictions	Registered Site	Artefacts/ Scatter	*Registered Knowledge Holder names available from DAA	483640mE 6487649mN Zone 50 [Unreliable]	S02648
3480	Quellington: Morialta	No	No	No Gender Restrictions	Registered Site	Artefacts/ Scatter	*Registered Knowledge Holder names available from DAA	484640mE 6487649mN Zone 50 [Unreliable]	S02649
3499	Gunapin 1 & 2	No	No	No Gender Restrictions	Registered Site	Engraving, Man-made structure	*Registered Knowledge Holder names available from DAA	460290mE 6450899mN Zone 50 [Unreliable]	S02567
3536	Swan River	No	No	No Gender Restrictions	Registered Site	Mythological	*Registered Knowledge Holder	446787mE 6461614mN	S02548

							names available from DAA	Zone 50 [Reliable]	
3758	Helena River	Yes	Yes	No Gender Restrictions	Registered Site	Ceremonial, Mythological, Repository/ Cache	*Registered Knowledge Holder names available from DAA	Not available when location is restricted	S02148
3846	Dales Cave	No	No	No Gender Restrictions	Registered Site	Engraving, Mythological, Painting, Other: NE, Proposed PA 124	*Registered Knowledge Holder names available from DAA	481040mE 6464249mN Zone 50 [Reliable]	S02008
3847	Joannes Cave	No	No	No Gender Restrictions	Registered Site	Artefacts/ Scatter, Painting, Arch Deposit	*Registered Knowledge Holder names available from DAA	481240mE 6464449mN Zone 50 [Reliable]	S02009
3848	Cave Hill	No	No	No Gender Restrictions	Registered Site	Artefacts/ Scatter	*Registered Knowledge Holder names available from DAA	480590mE 6463949mN Zone 50 [Reliable]	S02010

APPENDIX C – PREVIOUS COMMUNITY CONSULTATION



Shire of York Local Planning Strategy

Community Survey Summary Report

Shire of York

Prepared by:

Hames Sharley (WA) Pty Ltd

ABN 42 009 073 563

43213

January 2016

REVISION SCHEDULE

No.	Date	Details	CM
1	22/01/16	Draft for client review	CW

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Contents

1. Introduction	4
1.1. <i>Research Method.....</i>	<i>4</i>
1.2. <i>Survey Participant Overview</i>	<i>4</i>
2. Personal View of York.....	6
2.1. <i>Question 6 - What are three things that you love about York?.....</i>	<i>7</i>
2.2. <i>Question 7 - What are three things that you would do to improve York?.....</i>	<i>8</i>
2.3. <i>Question 8 - What are three key challenges facing York?.....</i>	<i>10</i>
2.4. <i>Question 9 – What is your future vision for the York community?</i>	<i>11</i>
2.5. <i>Personal view summary.....</i>	<i>13</i>
3. Social and Community Aspects.....	14
3.1. <i>Question 10 – Do you think York is a safe place to live?.....</i>	<i>15</i>
3.2. <i>Question 11- Do you think York is a desirable place to live?.....</i>	<i>16</i>
3.3. <i>Question 12- Are there enough community facilities in York?.....</i>	<i>17</i>
3.4. <i>Question 13 – Do you participate in any community activities?.....</i>	<i>18</i>
3.5. <i>Question 14 – Do you volunteer in the community?.....</i>	<i>19</i>
3.6. <i>Question 15 – Are you affiliated with any clubs, groups or societies?.....</i>	<i>20</i>
3.7. <i>Question 16 – Are there enough sport and recreation facilities in York?</i>	<i>21</i>
3.8. <i>Question 17- Is there enough housing choice in York?</i>	<i>22</i>
3.9. <i>Question 18- Can you suggest ways younger people can be encouraged to stay in York?.....</i>	<i>23</i>
4. Economy	24
4.1. <i>Question 19- What are the key business and/or economic opportunities for York?</i>	<i>25</i>
4.2. <i>Question 20 – Is there enough support for local businesses within York?.....</i>	<i>27</i>
4.3. <i>Question 21 – What measures could be taken to improve support for local businesses?.....</i>	<i>29</i>
4.4. <i>Question 22 – Why do you think people visit York?</i>	<i>30</i>
4.5. <i>Question 23 – What needs to change in York to attract more visitors?.....</i>	<i>31</i>
4.6. <i>Question 24 – Do you think that York would benefit from more overnight visitors?.....</i>	<i>32</i>

4.7. Economy summary	33
5. Natural Environment.....	34
5.1. Question 25 – What features of York’s natural environment are important to you?	34
5.2. Question 26 – How important is York’s natural environment for the future of York?.....	35
5.3. Question 27 – How important is it to preserve York’s natural environment for future generations?	35
5.4. Natural environment summary.....	35
6. Built Environment.....	36
6.1. Question 28 – What features of York’s built environment are important to you?.....	36
6.2. Question 29 – How important is York’s built environment for the future of York?	37
6.3. Question 30 – How important is it to preserve York’s built environment for future generations?.....	37
6.4. Built environment summary.....	37
7. Cultural Aspects.....	38
7.1. Question 31 – How significant is York’s European and Aboriginal Heritage?	38
7.2. Question 32 – How significant is York’s Rural Identity?.....	38
7.3. Question 33 – What aspects of York’s culture need to be highlighted to improve the local economy?.....	39
7.4. Question 34 – What local events have you attended in the last two years?	40
7.5. Culture summary	40
8. Additional Comments	41
9. Conclusion	43
9.1. Recommendations	45

1. INTRODUCTION

This report presents the results and analysis on a Shire-wide survey conducted on behalf of the Shire of York, held in April 2015. The survey was instigated as part of the Shire's planning process to inform the review and development of the Shire's Local Planning Strategy and Strategic Community Plan.

The main objective of the survey was to understand community views and perceptions of the Shire with respect to aspects such as; social and community, economy, natural environment, built environment and culture. This information provides an insight into community views and opinions and is intended to underpin future planning decisions in the Shire.

The survey was targeted at all members of the community including residents, business owners and visitors. All members of the Shire's community were invited to participate in the survey, through Survey Monkey an online survey system or encouraged to hand in hard copies to Shire offices.

A total of 222 surveys were received. Of these, 157 surveys were completed in full.

The purpose of this report is to communicate the analysis and findings of the surveys through the identification of common themes which will underpin and inform the Shire's strategic planning process.

1.1. Research Method

To gain a better understanding of community views, a mixed method research approach was undertaken. This research methodology involves collecting, analyzing and integrating qualitative and quantitative research and data. The benefit of undertaking a mixed method approach is that a combination of qualitative and quantitative data provides a better understanding of community views and opinions than either research method alone.

Qualitative research is primarily exploratory. These survey questions were tailored to gain an understanding of the survey participants underlying opinions and motivations, they provide insights into potential issues and ideas to address to address them. Qualitative research also helps in the development of themes, it allows survey responses to be grouped and analysed collectively. Alternatively, quantitative research emphasises statistical or numerical analysis of data. Quantitative questions enable the survey responses to be gathered and the results generalised to provide a representation of the survey participants.

1.2. Survey Participant Overview

In total 222 surveys were received, however, only 157 surveys were completed in full. The Shire of York's resident population is 3,396 (ABS, 2011) as such, this represents a sample size of 6.5% of total participants and 4.6% of those who completed the survey.

The demographic profile provides an overview of the characteristics of the survey participants. A cross reference of this profile can be undertaken with ABS data to understand how the sample size resembles the Shire's community.

Figure 1 illustrates that majority of the respondents were local residents and/or business owners (some were both), demonstrating that the survey data is predominantly representative of the views of members of the local community.

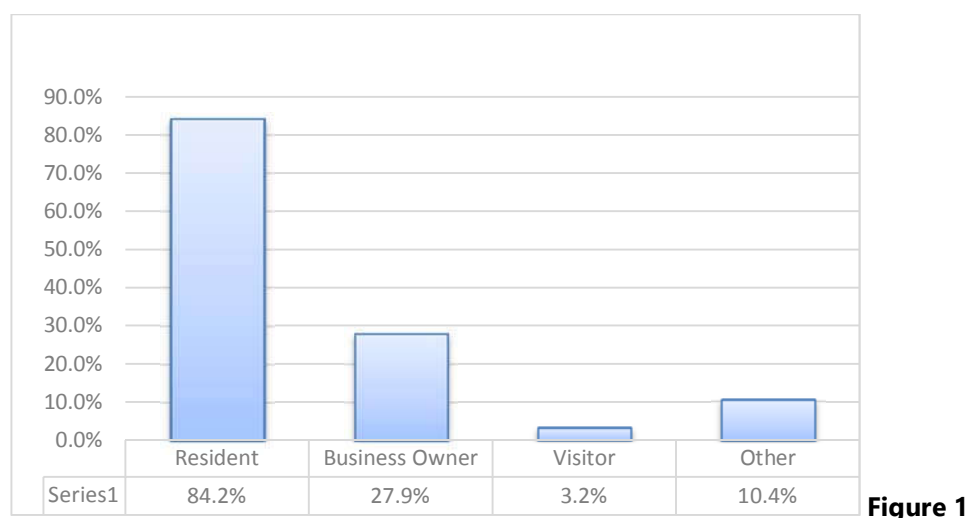


Table 1 provides a comparative analysis of the survey respondent profile and the Shire of York community profile. It illustrates how the sample size represents the total Shire of York population.

Table 1

Gender	Total	Percentage of total responses	Shire of York	Difference
Male	87	39.2%	49.9%	-10.7%
Female	135	60.8%	50.1%	+10.7%
Indigenous Status	Total	Percentage of total responses	Shire of York	Difference
Indigenous	6	2.7%	3.5%	-1.2%
Non-Indigenous	214	97.3%	96.5%	+0.8%
Age	Total	Percentage of total responses	Shire of York	Difference
Under 14 Years	0	0.0%	18.1%	N/A
15-17 Years	0	0.0%	3.4%	N/A
18-24 Years	5	2.3%	5.3%	-3%
25-34 Years	13	5.9%	8.0%	-2.1%
35-44 Years	26	11.7%	11.6%	+0.1%
45-54 Years	59	26.6%	16.1%	+10.5%
55-64 Years	55	24.8%	18%	+6.8%
65-74 Years	46	20.7%	11.8%	+8.9%
75-84 Years	16	7.2%	6.1%	+1.1%
85 Years and over	2	0.9%	1.4%	-0.5%

- There was a much higher representation of females than males, when compared to Shire averages.
- People aged between 45 and 74 comprised majority of the survey participants, with much higher averages than the Shire.
- Indigenous persons had a slightly lower representation than the Shire average.
- Persons aged 18-34 had a slightly lower representation.

2. PERSONAL VIEW OF YORK

Questions 6-9 of the survey seeks responses that relate to respondents personal view of York. The questions referred to in this section are:

6. What are three things that you love about York?
7. What are three things that you would do to improve York?
8. What do you think three key challenges facing York are?
9. What is your future vision for the York Community

These questions were structured to provide qualitative responses regarding positive aspects, improvements and challenges required in future planning for the Shire of York and their future vision.

To provide meaningful outcomes from analysis, responses have been grouped into themes to draw out similarities, consistent messaging and values.

2.1. Question 6 - What are three things that you love about York?

Outcomes for Question 6 of the survey have been summarised on **Error! Reference source not found..**

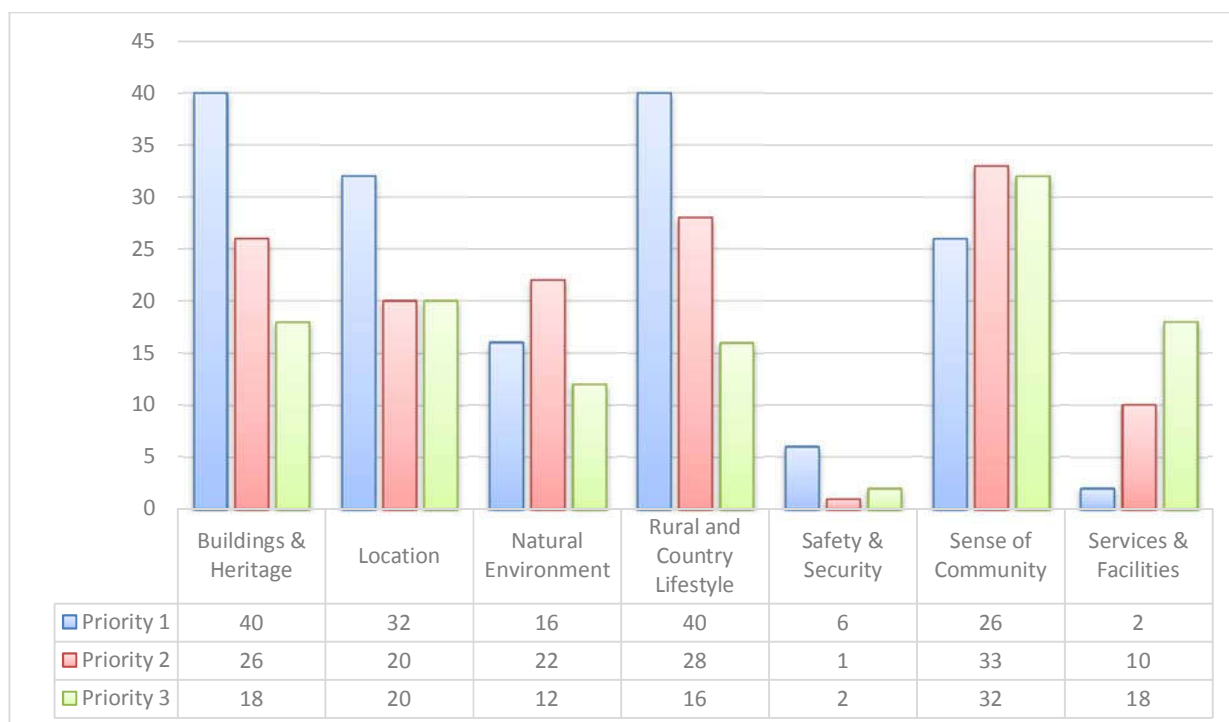


Figure 2: Question 6 Summary

Key findings:

Heritage, buildings and rural lifestyle

- York's buildings and heritage along with the rural lifestyle are the two defining qualities of York. The sentiment behind each theme is linked and preservation of these elements is identified as significant importance to respondents.

Sense of community

- Sense of community was the most identified theme. However, it was not as strong a priority as buildings, heritage and lifestyle. Sense of community and friendliness of community members was raised as a positive aspect, as well as the role community groups play in creating a sense of belonging and fostering a safe community.

Location and proximity to other centres

- The Shire's location and proximity to major centres such as Midland and Northam was identified as a positive aspect. Offering local residents the benefit of the rural and country lifestyle, in close proximity to the Perth metropolitan region.

Environment and natural features

- Many of the Shire's natural and environmental features such as the Avon River, Mt Brown, Mt Bakewell, the rolling hills and nature reserves were identified as significant contributors to the Shire's unique and scenic setting.

2.2. Question 7 - What are three things that you would do to improve York?

Outcomes for Question 7 of the survey have been summarised on **Error! Reference source not found..**

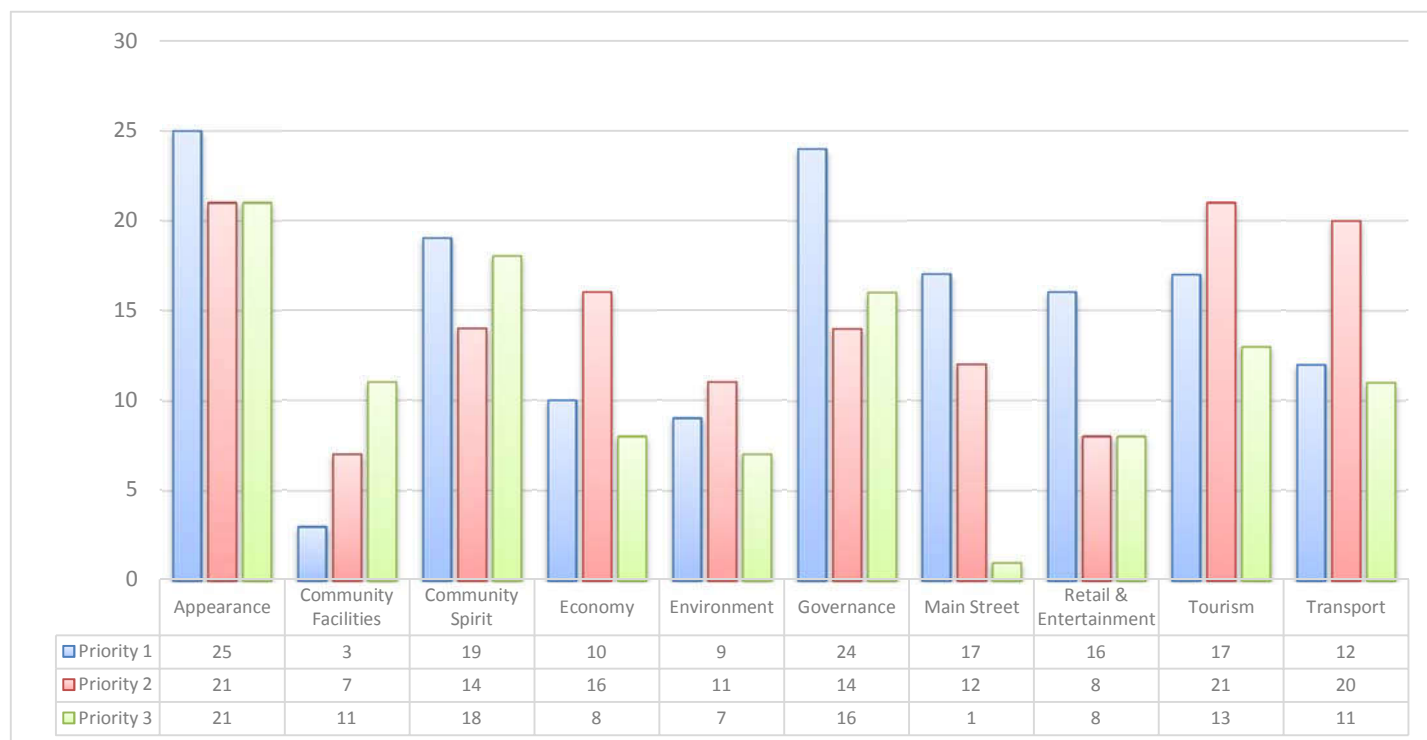


Figure 3: Question 7 Summary

Key findings:

Visual appearance of the town and upgrades

- Improving the visual appearance of the town was the most popular priority for respondents. Respondents identified methods to address this issue including improvements to building facades and street frontages on Avon Terrace, street tree planting, better maintenance of parks and the Avon River foreshore and Avon Terrace to be closed on weekends to improve the pedestrian environment and allow for events to take place.
- Creating an entry statement into the town was also mentioned and would assist with further promotion of the town as a destination.

Shire governance and community confidence

- The second priority for respondents was to improve the Shire's governance mechanisms. Survey sentiment indicated the relationship between the Shire and its community was impacted in recent years and restoration of this relationship through open and honest communication would be supported.

Community spirit and cohesiveness

- Addressing community issues and spirit the third priority for respondents, specifically addressing the current divide between local community members. There is a strong desire to see community spirit improved through support for community groups and more community events. There is a strong link to community confidence with the Shire (see above).

Economic Development

- Tourism was identified as a mechanism to stimulate economic growth, providing opportunity for additional retail, food outlets and accommodation. There a focus on the event and festival market.

- Improving the Shire's retail offering for visitors and residents was identified, with survey responses indicating a current lack of options. Responses identified interest in seeing more shops, restaurants and cafes provided to improve York's retail offering.
- Improved promotion and support for local businesses was raised, with business survival strongly linked to tourism development. Suggestions included capitalising on events to help stimulate business growth and supporting start-up and small businesses to capitalize on opportunities.

Transport

- Improving transport in the York townsite and rural areas was identified by respondents. There is a desire to see roads in the Shire improved, particularly to address the safety of unsealed roads in rural areas. The lack of public transport is also identified as a constraint, with reinstating passenger rail services identified as an opportunity to improve regional accessibility.

2.3. Question 8 - What are three key challenges facing York?

Outcomes for Question 8 of the survey have been summarised on Figure 4.

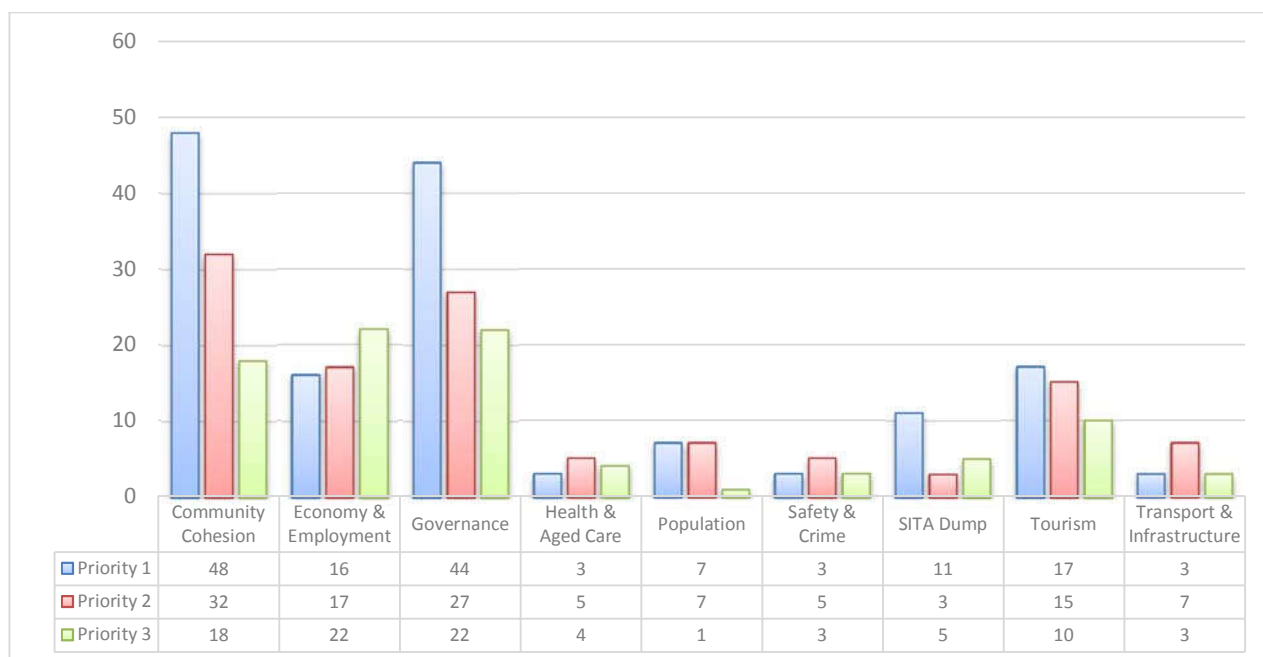


Figure 4: Question 8 Summary

Key findings:

Community spirit and cohesiveness

- Highlighted as the most significant priority for York. A number of negative responses were identified and linked to other issues, specifically dwindling tourist numbers and business closures.
- Responses perceived a lack of support and drive to see local businesses succeed as having adverse effects on the local economy and community spirit. Respondents indicated a desire for improved communication between community groups to manage negativity and work toward a common goal.

Shire Governance and community confidence

- Effective and stable governance was identified as the second highest priority. Lack of stability was expressed as impacting community belief and trust in the government to make effective planning decisions for the betterment of the town.

Economic Development

- A number of economic challenges were identified by respondents, specifically sustainability and viability of businesses and lack of employment opportunities. The number of business closures is a concern for respondents and was identified as effecting the ability to invest back into the local economy. Additionally, the lack of employment opportunities forces residents to seek work elsewhere or leave the Shire.
- Reduced tourism numbers are attributed to the general lack of promotion and activities on offer in town. Respondents expressed there was negativity from tourists regarding lack of variety and poor appearance of the town.

SITA Landfill

- The proposed SITA Landfill site is a contentious issue. Respondents expressed that placing a "city-dump" in the Shire compromises its rural and agricultural identity.

2.4. Question 9 – What is your future vision for the York community?

Outcomes for Question 9 of the survey have been summarised in **Error! Reference source not found..** Responses have been grouped by theme to simplify the analysis. Examples that best capture the overall community vision for York are:

"A vibrant, friendly town that that is community focused and provides opportunities for employment, education and recreation"

"A cohesive community that works collaboratively to improve and promote York as a destination and wonderful place to live"

"A vibrant agricultural and tourist town that is visually appealing and has a robust and efficient local government"

Table 2: Question 9 Summary

Theme Area	Sub Theme	Vision
Community	Vibrant community	<ul style="list-style-type: none"> To have a vibrant, safe and inclusive community.
		<ul style="list-style-type: none"> A community that supports events which will add vibrancy and vitality to the town, particularly at night time.
	Cohesive community	<ul style="list-style-type: none"> To have a cohesive community that works together to improve and promote York
		<ul style="list-style-type: none"> A community that takes pride in the town.
		<ul style="list-style-type: none"> A community that is involved and supportive of community projects and one that works together not against each other.
		<ul style="list-style-type: none"> A community that has pride in its town and encourages visitors to come and enjoy the unique history of York, while still respecting the traditional role of York as a service centre for the surrounding farming communities.
Governance	Unified Council	<ul style="list-style-type: none"> To have an integrated Shire Council who have a common goal of serving York as opposed to private interests.
		<ul style="list-style-type: none"> A unified Council that works and implements the desires of the community not minority groups with self-interest.
	Council and community cohesion	<ul style="list-style-type: none"> An environment where the Council respects the community and is prepared to listen. The community needs to have a greater say in what happens.
		<ul style="list-style-type: none"> To see community and Council working together in unison without bickering and in-fighting.
	Shire assistance	<ul style="list-style-type: none"> To have a Shire that assists people and projects rather than preventing progress.
		<ul style="list-style-type: none"> For the Shire to provide more investment and improvements for local residents, with less focus on visitors.
Tourism	To be WA's Preeminent tourist town	<ul style="list-style-type: none"> To be an icon in country Western Australia capitalising on its history and proximity to Perth.
		<ul style="list-style-type: none"> To become the Hahndorf of Western Australia.
	More investment in tourism	<ul style="list-style-type: none"> Transition York back to its former status as a thriving tourist town through targeted investment in tourism and retail activities that will attract visitors.
		<ul style="list-style-type: none"> Improve the standard of facilities and the visitor experience.
		<ul style="list-style-type: none"> To see more weekday visitors as York currently relies too heavily on weekend 'day trippers'.

	Festivals events	<ul style="list-style-type: none"> • More festivals and events in town to stimulate tourist activity. • To attract large events and festivals and get previous ones e.g. the York Jazz Festival back up and running.
Identity and Character	Retain rural identity	<ul style="list-style-type: none"> • To continue operating as a rural farming community, rich in history. • Vibrant rural community that showcases its agricultural roots through a variety of food, art and cultural events.
	Protect and preserve heritage buildings	<ul style="list-style-type: none"> • Protect York's heritage buildings to attract tourists and retain York's unique identity as a historic town. • Retain and protect York's history to stimulate tourist growth.
	Create an entry statement	<ul style="list-style-type: none"> • To create an entry statement into the town and on Avon Terrace to make visiting the town memorable.
Vibrant Town	Vibrant and attractive town	<ul style="list-style-type: none"> • York to be a vibrant and friendly town that provides employment, education and leisure opportunities. • To be a vibrant and active centre that attracts both weekday and weekend visitors.
	More restaurants and eateries	<ul style="list-style-type: none"> • To have more dining options than what are currently on offer for residents and visitors. • To establish the former pubs to help provide more options for eating and drinking.
	Diversify retail offering	<ul style="list-style-type: none"> • Overhaul of the town's retail offering, with the addition of new boutiques, gift shops and cafes.
Economy and Employment	Economic sustainability	<ul style="list-style-type: none"> • An economically stable and sustainable community. • A robust and growing economy based on agriculture, tourism and local business.
	Employment opportunities	<ul style="list-style-type: none"> • To have a growing and thriving economy with a number of employment opportunities, particularly for the younger generation. • A great place to get an education with more opportunities for apprenticeships and traineeships for our youth.
	Support local business and industry	<ul style="list-style-type: none"> • Greater use and support of existing small business by the Shire, community and other local businesses.
Health and Wellbeing	Aged care / retirement facilities	<ul style="list-style-type: none"> • To provide services and facilities for the aged, creating a retirement hub for the surrounding rural areas and districts, providing quality medical care and providing ease of access to the new Midland hospital.
Population	Stimulate steady growth	<ul style="list-style-type: none"> • York's population and housing market to steadily grow and increased improving the local economy and making it a better place to live.
Sport and Recreation	Promote non-traditional sports	<ul style="list-style-type: none"> • To see more investment and support for sports such as mountain biking, paragliding and horse riding.
Main Street	Main Street Mall	<ul style="list-style-type: none"> • Avon Terrace to be 'car-free' for pedestrians between Castle Hotel and York Hotel on weekends to create a more pedestrian friendly environment.
	Attractive Main Street	<ul style="list-style-type: none"> • To have a vibrant an attractive main street and to see a much cleaner York with regular maintenance of streets and verges. • To see the streets greened and lined with trees.
Natural Environment	Environmental sustainability	<ul style="list-style-type: none"> • A progressive, yet green and environmentally sustainable community.

2.5. Personal view summary

Key themes were prevalent in the analysis of the questions posed in this section. Generally respondent responses were consistent, with a number of specific elements highlighted as outstanding issues and opportunities.

Key opportunities identified include:

- The buildings, heritage and rural setting;
- York's strategic location as a rural location in close proximity to services and facilities in Perth and surrounding satellite towns;
- The York community and sense of belonging;
- The natural environment and setting; and
- Interest in economic development and vitality of York.

Key challenges identified include:

- A segregated community based on differing perspectives about the future of York and its purpose;
- A perceived lack of support by the government and a lack of trust and confidence in the government to act in the best interests of the town and community;
- Uncertainty about the ongoing economic viability and sustainability of York, including the mechanisms to support this;
- Physical condition of the York township and the perception to tourists and visitors;
- The SITA Landfill and its impact on the natural and rural environment.

3. SOCIAL AND COMMUNITY ASPECTS

Questions 10-18 of the survey seek responses in relation to the social and community fabric of York. Specifically, it provides an overview of respondents involvement and participation in community groups and events.

Questions involved in section:

10. Do you think York is a safe place to live?
11. Do you think York is a desirable place to live?
12. Are there enough community facilities and services in York?
13. Name any community activity that you participate in
14. Do you volunteer in the community?
15. Are you involved in any community clubs or groups?
16. Are there enough sport and recreation facilities and services in York?
17. Is there enough housing choice in York?
18. Can you suggest ways younger people could be encouraged to stay in York?

To provide meaningful outcomes from analysis, responses have been grouped into themes to draw out similarities, consistent messaging and values.

3.1. Question 10 – Do you think York is a safe place to live?

The survey participants were asked about their perception of safety in York. Question 10 was a yes / no format with an option for comment and outcomes have been summarised on **Error! Reference source not found..**

The survey questions recognises that the interpretation of safety varies for each individual. However, it is generally perceived that a safe place is one in which people are able to live without fear of crime that may impact quality of life.

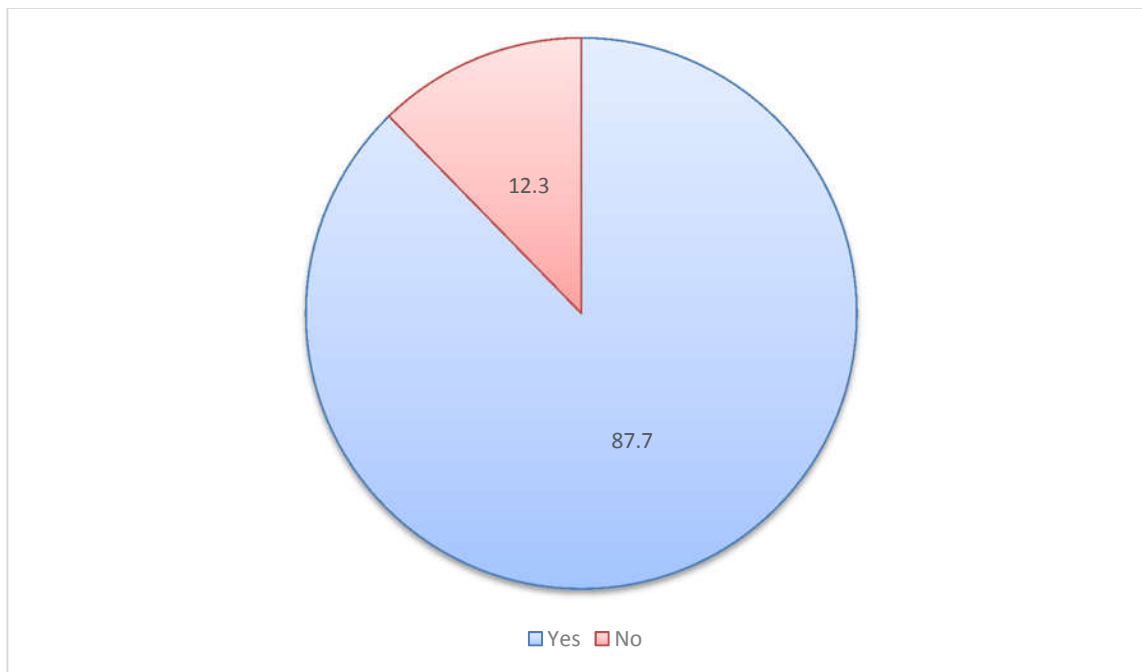


Figure 5: Question 10 Summary

The majority of respondents (87.7%) indicated York to be a safe place to live. Of the 12.3% who did not believe York to be safe gave the following rationale:

- Increasing prevalence of crime and vandalism e.g. breaks-ins;
- Presence of drugs and drug related crime; and
- The need for a larger police presence to alleviate crime and improve safety.

Analysis of available police data may be useful to determine whether crime rates are increasing or there is a safety perception issue for some respondents.

3.2. Question 11- Do you think York is a desirable place to live?

Question 11 seeks to garner an understanding of respondents' perception of quality of life in York. The question was in a yes o/ no format with an option for comment and outcomes have been summarised on Figure 6.

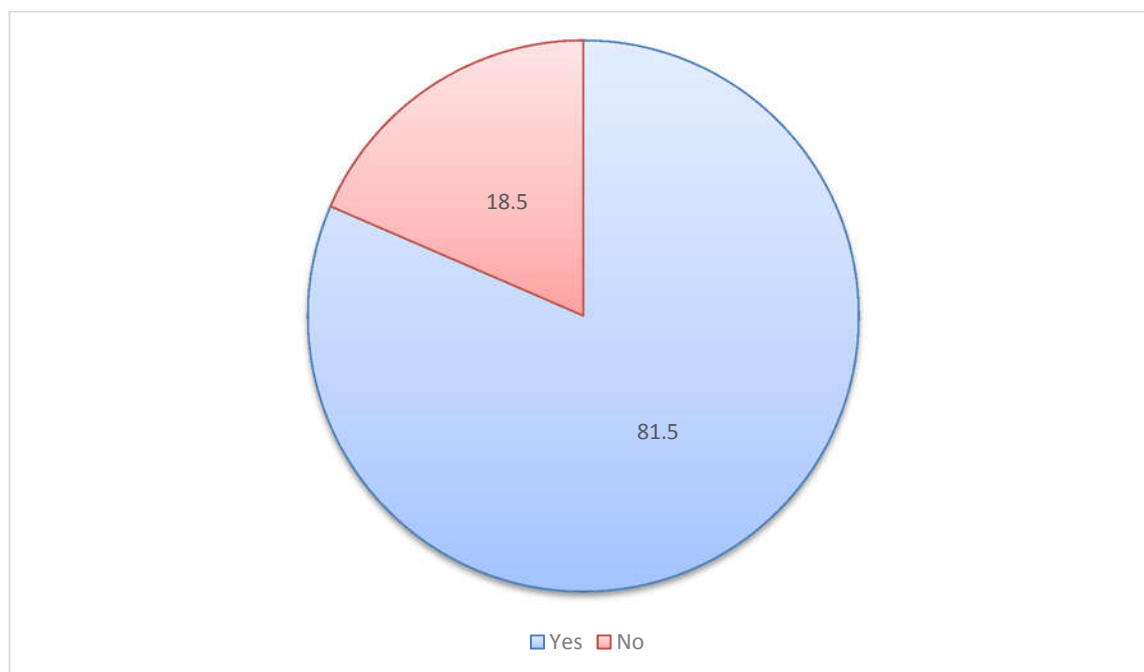


Figure 6: Question 11 Summary

The majority of respondents (81.5%) indicated York to be a desirable place to live, particularly based on its locational benefits and opportunities. Of the 18.5% who did not believe York to be desirable, the following rationale was given:

- Lack of business, employment and education opportunities, suitable for young families and retirees;
- Lack of vibrancy in the town due to numerous business closures; and
- Governance issues that have occurred over the years.

Furthermore, some respondents indicated York's desirability was diminishing due to the factors listed above.

3.3. Question 12- Are there enough community facilities in York?

Question 12 seeks to identify if there are any gaps in community facility provision in York. The question was a yes / no format with an option for comment and outcomes have been summarised on **Error! Reference source not found..**

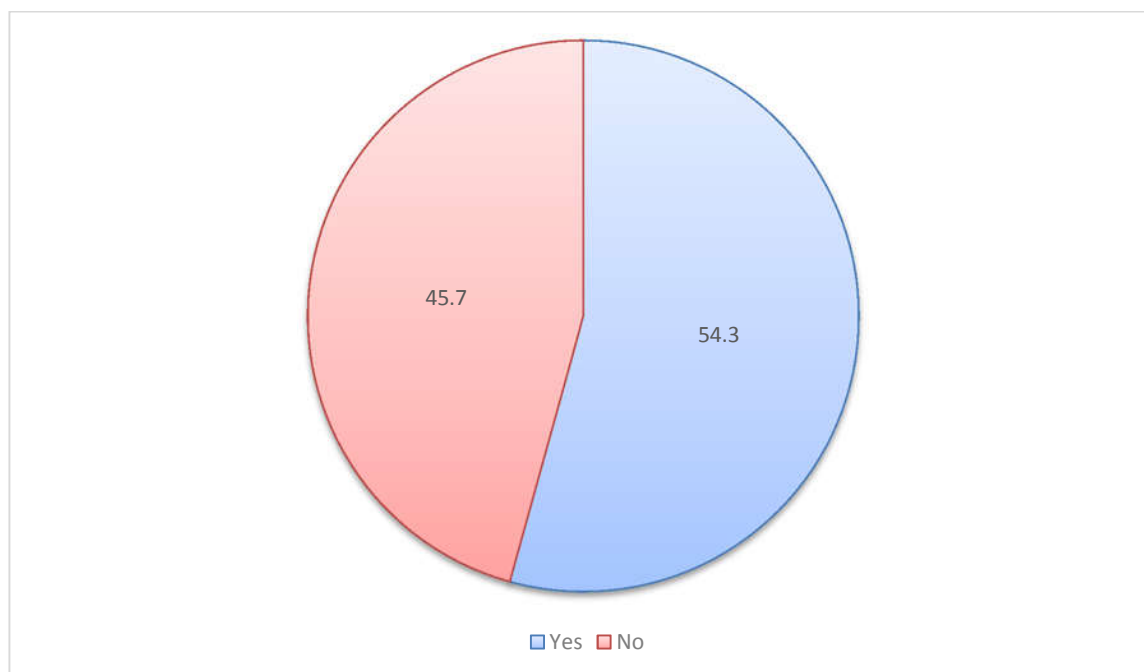


Figure 7: Question 12 Summary

Just over half of respondents (54.3%) stated that York currently has enough community facilities.

Of the 45.7% who did not believe that York had sufficient community services, the most common gaps identified were:

- Lack of dedicated youth services and facilities;
- Requirements for a doctor at the hospital;
- Improvement to pools required including year round access and heating;
- A need for a dedicated community centre with flexible spaces for community groups; and
- A need for aged care facilities.

The responses identified a range of gaps across a number of community and social sectors including health and aged care, youth and recreation. It is suggested that a community needs assessment could be undertaken to quantify the need, determine any gaps and strategic to address the shortfall of infrastructure.

3.4. Question 13 – Do you participate in any community activities?

The survey respondents were asked if they participated in any community activities, the question was optional as it was noted that not everyone participates in community activities. The common responses are outlined below:

- Sport including football, hockey, tennis, badminton, cricket and netball;
- Church groups;
- York Agricultural Society;
- Garden Club;
- Bowling clubs;
- Fitness and recreation including swimming, gym (recreation centre) and yoga;
- Arts and craft;
- Dancing groups;
- Book club;
- RSL; and
- Men's Shed.

The responses outline that majority of the activities on offer are sport and recreation based, which is typical of regional areas.

3.5. Question 14 – Do you volunteer in the community?

Question 14 seeks to understand the level of community interest and activity. The question was a yes / no format with option for comment and outcomes have been summarised on **Error! Reference source not found..**

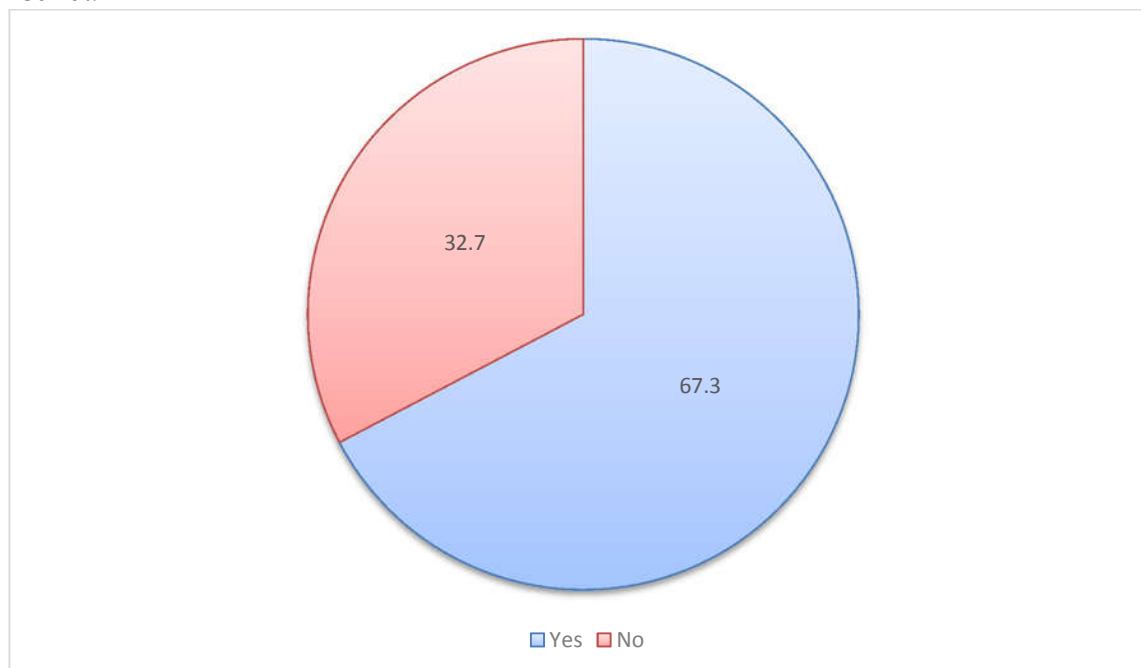


Figure 8: Question 14 Summary

The majority of respondents (67.3%) were actively involved in the local community. This demonstrates that the survey participants are generally actively involved in their local community by committing their time in a volunteer capacity¹.

Respondents who indicated they did not volunteer in the community (32.7%) identified barriers to participation as:

- Time and availability constraints as a result of personal commitments such as family, work and property management (for community members on large properties);
- A 'them versus us' attitude highlighting the difficulties in joining groups due to the uninviting nature of some networks, particularly for people new to the community;
- Lack of information, some respondents were unsure where to source information on how/what to volunteer for; and
- Age was identified as a constraint for elderly members.

Information sharing may be easily addressed through updating information on Shire websites and community notice boards to inform existing and new community members. Other barriers may require behavior change strategies to address.

¹ It is noted that there is likelihood that a correlation of survey respondents and active community volunteers may exist as active community members are more likely to participate in a Shire survey. This may result in results reporting a higher proportionate amount of volunteers.

3.6. Question 15 – Are you affiliated with any clubs, groups or societies?

Question 15 seeks to understand community involvement in clubs, groups or societies that exist in York. The question was in a yes or no format with an option for comment and outcomes have been summarised on **Error! Reference source not found.**

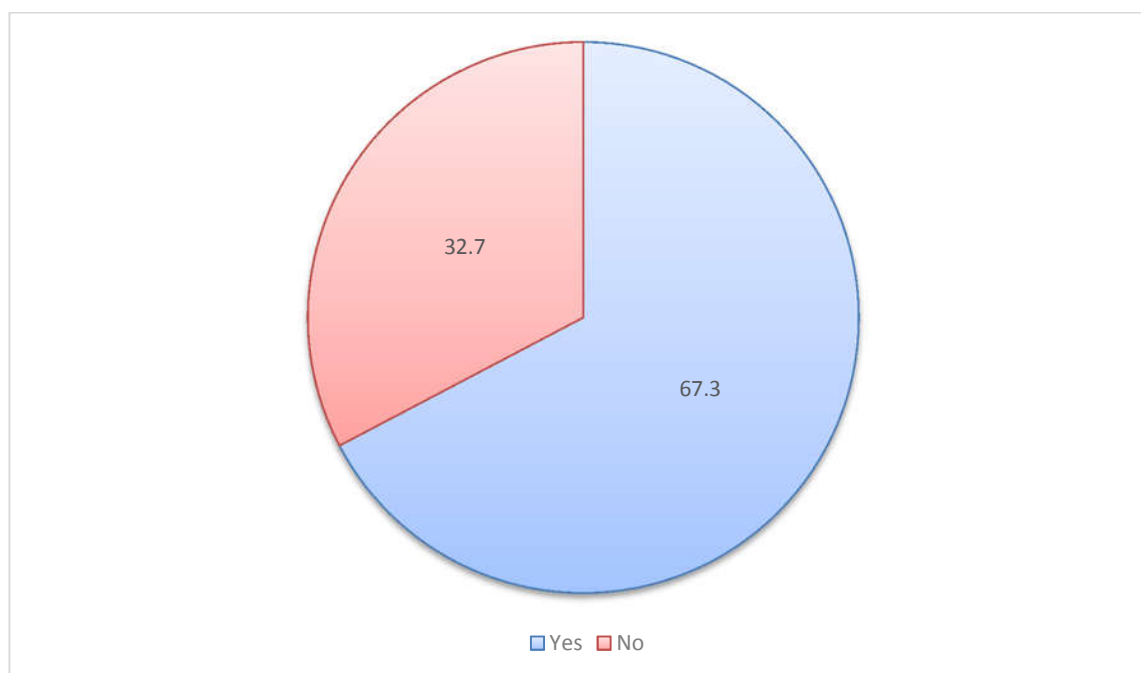


Figure 9: Question 15 Summary

The majority 67.3% of respondents were involved or affiliated with a local club, group or society. This demonstrates that the survey participants are actively involved in local activities on offer within the Shire².

There is a direct correlation between the responses in Question 13 and Question 15, generally the community activities undertaken by the survey respondents are associated with the clubs, groups or societies they belong to. Some of the common responses are outlined below:

- Sporting clubs and recreation/fitness groups;
- York Agricultural Society;
- Church groups;
- Dancing groups;
- York Race Club;
- York Garden Club;
- Women's Hub
- RSL; and
- Men's Shed.

² It is noted that there is likelihood that a correlation of survey respondents and active members of clubs, groups or societies as active community members are more likely to participate in a Shire survey. This may result in results reporting a higher proportionate amount of volunteers.

3.7. Question 16 – Are there enough sport and recreation facilities in York?

Question 16 seeks to determine whether there are any gaps in the provision of sport and recreational facilities in York. The question was a yes / no format with option for comment and outcomes have been summarised on **Error! Reference source not found..**

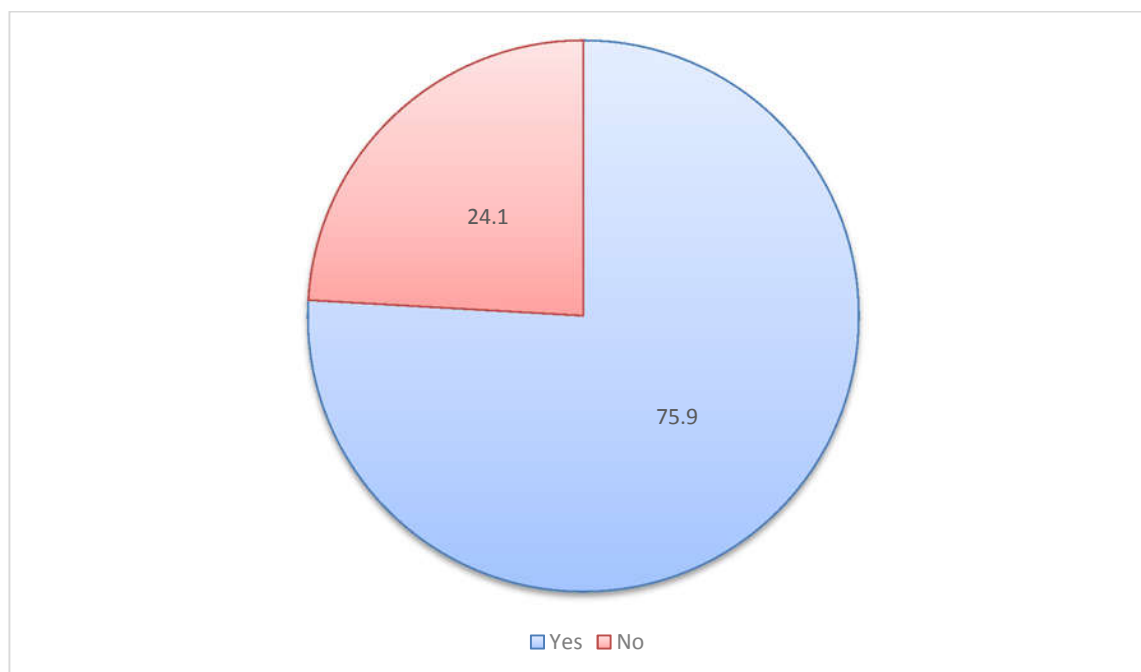


Figure 10: Question 16 Summary

The majority (75.9%) of respondents indicated that there were sufficient sport and recreation facilities. However, from responses that indicated there was a lack of sport and recreation facilities, the following gaps were identified:

- Pool upgrades – Enable comfortable use throughout the year including a heated and/or indoor swimming pool. This would allow classes to be held and provides health benefits, particularly for the elderly.
- Gym upgrades – The current size and facilities offered at the gym are basic, there is a desire to see more classes e.g. pilates, yoga, fitness to diversify the current offering.
- A regional equestrian centre.
- A 'regional hockey' centre – Investment in a hockey turf to provide an opportunity to match the Avon Association with facilities provided at Merredin, Bruce Rock and Narrogin;
- Increased teams for kids.
- Enhanced advertisement of sporting clubs/facilities to enable easier access to clubs for new residents.
- The new recreation centre is too sport-centric, which is not relevant to residents without a sporting affiliation. Suggestions include studio space for dance and a live music venue (that is not located at a pub).

3.8. Question 17- Is there enough housing choice in York?

Question 17 seeks to determine whether there are any gaps housing provision in York. The question was a yes / no format with option for comment and outcomes have been summarised on **Error! Reference source not found..**

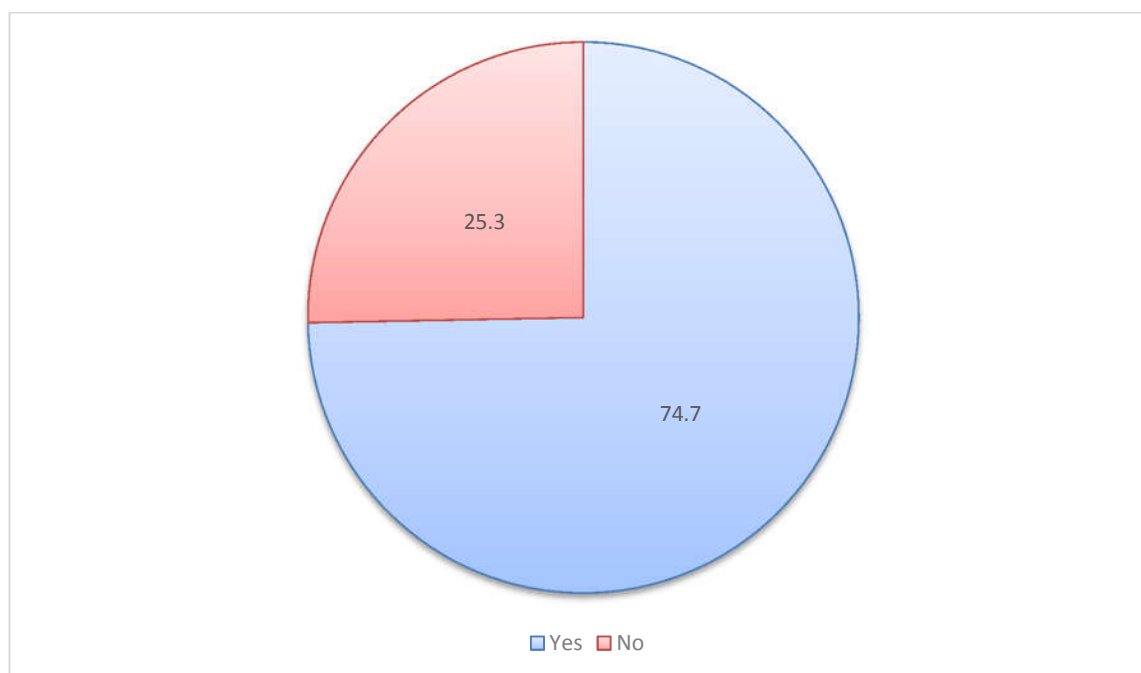


Figure 11: Question 17 Summary

The majority of respondents (74.7%) believed that there is enough housing York. However, the following comments were made about housing choice and provision in York:

- Due to the Shire's high proportion of ageing and elderly residents there is a desire to see more modern and affordable housing options for over 55's, suggestions include reasonably priced independent living units or small houses and retirement village living options.
- The housing market in York is sufficient for its current population but there is not enough diversity to attract more residents. Due to the limited job opportunities in the Shire there needs to be more reasonably priced 1-2 bedroom flats and units to help attract residents. However, they must be in keeping with York's rural and heritage character. Additionally, it needs to be marketed and promoted by the Shire.
- Housing prices are in general too high, making purchasing a home difficult, specifically for young home buyers. In combination with the lack of job opportunities there is little reason for young people to stay or move to York.
- There are a shortage of rentals and rentals that do exist lack diversity and prices are too high.
- There is too much government housing in York with undesirable tenants.

A housing needs assessment may provide quantifiable evidence for the housing need based on type and quantum of housing.

3.9. Question 18- Can you suggest ways younger people can be encouraged to stay in York?

Question 18 seeks to determine opportunities for retention of community members in York. Like many regional towns and Shire's there is currently a gap in the younger population as many leave in search of greater education and employment opportunities. The survey participants were asked to provide ideas and incentives that they believed would help encourage and retain the Shire's younger population.

The outcomes of Question 18 have been summarised on **Error! Reference source not found..**

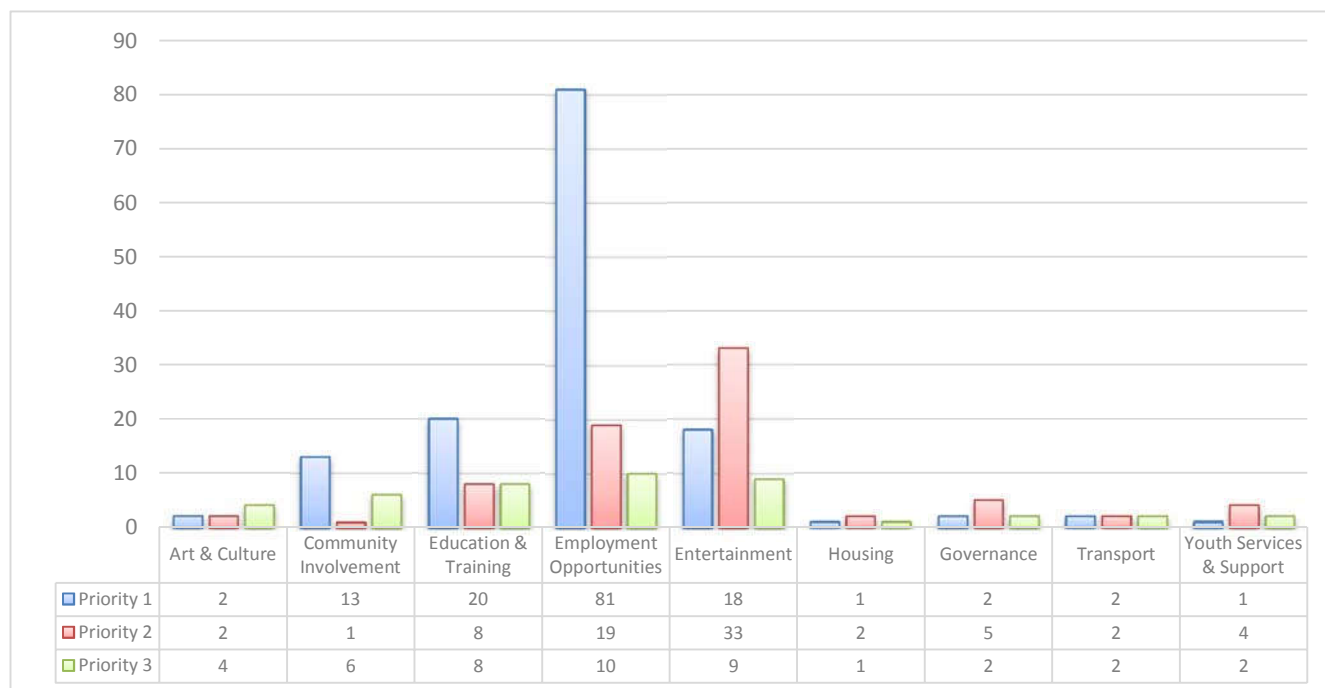


Figure 12: Question 18 Summary

Key findings:

- The key factor for retaining young people was determined to be the provision of local employment opportunities. The two most common areas of growth identified were:
 - Increased investment in tourism to attract stable employment opportunities that have more permanency and are not reliant on seasonal travel;
 - Growth in local industry providing localised employment opportunities.
- As a secondary focus was the need for events, activities and entertainment facilities for young people in York. Respondents stated that there is not much on offer for young people and the following suggestions were provided:
 - More events and better hospitality facilities tailored to young people including night time entertainment options such as bars, cafes and a cinema;
 - New skate-park for younger children and teens;
 - Improved shopping facilities and a meeting place i.e. a small shopping mall.
- Community involvement and educations and training were also identified as important aspects of retention by respondents. However, these were considered of less importance than the two aspects raised above.

4. ECONOMY

Questions 19-24 of the survey seeks responses that relate to the economic context of the Shire. The questions referred to in this section are:

19. What are the key business and/or economic opportunities for York?
20. Is there enough support for local businesses within York?
21. What measures could be taken to improve support for local businesses?
22. Why do you think people visit York?
23. What things need to change in York to encourage more visitors?
24. Do you think York would benefit from attracting more overnight stay visitors?

These questions were structured to provide qualitative responses regarding opportunities and challenges with regard to the Shire's economy and business environment. The questions prompt responses that help to shape strategies and actions for further economic development and targeted direction.

4.1. Question 19- What are the key business and/or economic opportunities for York?

Outcomes for Question 19 have been summarised on Figure 13.

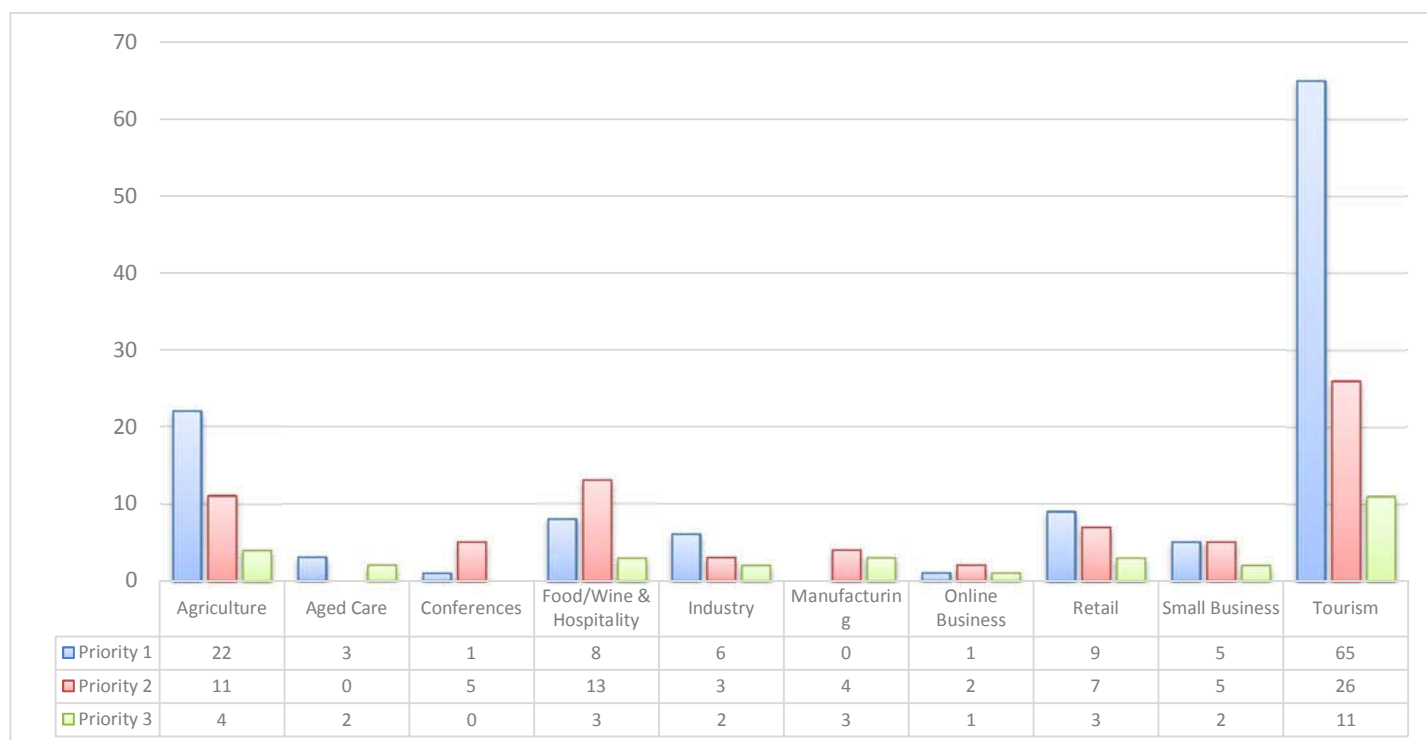


Figure 13: Question 19 Summary

Key findings:

Tourism:

- Tourism was highlighted as the key economic opportunity for the Shire receiving significantly more responses than any other answer. Specific initiatives included heritage based tourism and targeting more festivals and events.

Agriculture:

- Agriculture was the second most popular response, the survey participants believe investment should be focused on supporting the Shire's agriculture industry by providing support industries.
- Diversifying agricultural pursuits was also supported with a focus on horticultural pursuits.

Food/Wine & Hospitality:

- Exploring food and wine tourism was identified as a viable economic pursuit with a focus on showcasing local produce at food and wine festivals. This industry could be supported by an increase in bars, cafes and restaurants which would provide much needed diversity for residents and visitors.

Retail:

- Investment in retail businesses would provide a boost to the local economy by providing the community with more incentive to shop locally. Suggestions include developing a small shopping centre or mall to concentrate retail activity which would improve investment opportunities.

Industry:

- A percentage of survey respondents recognise the need to diversify the economy and see industry and light industry as a viable opportunity to achieve this due to the availability of land in the Shire.

Small Business:

- Despite the lack of new businesses within the Shire there is an opportunity to improve support for small businesses in the Shire. Small businesses create localised employment opportunities, however, for them to remain viable there needs to be support systems in place e.g. Shire support to encourage promotion of local businesses.

Online Business:

- Transitioning into the digital economy would provide significantly more opportunities for businesses in York. There is much needed investment required such as improved access to broadband which would enable local businesses and residents to enter the online market.

4.2. Question 20 – Is there enough support for local businesses within York?

This question was in a yes / no format, with respondents encouraged to provide rationale for their answer. A mix of quantitative and qualitative data was obtained.

Error! Reference source not found. summarises the yes / no responses, with almost 70% of respondents indicating there was not enough support for local businesses.

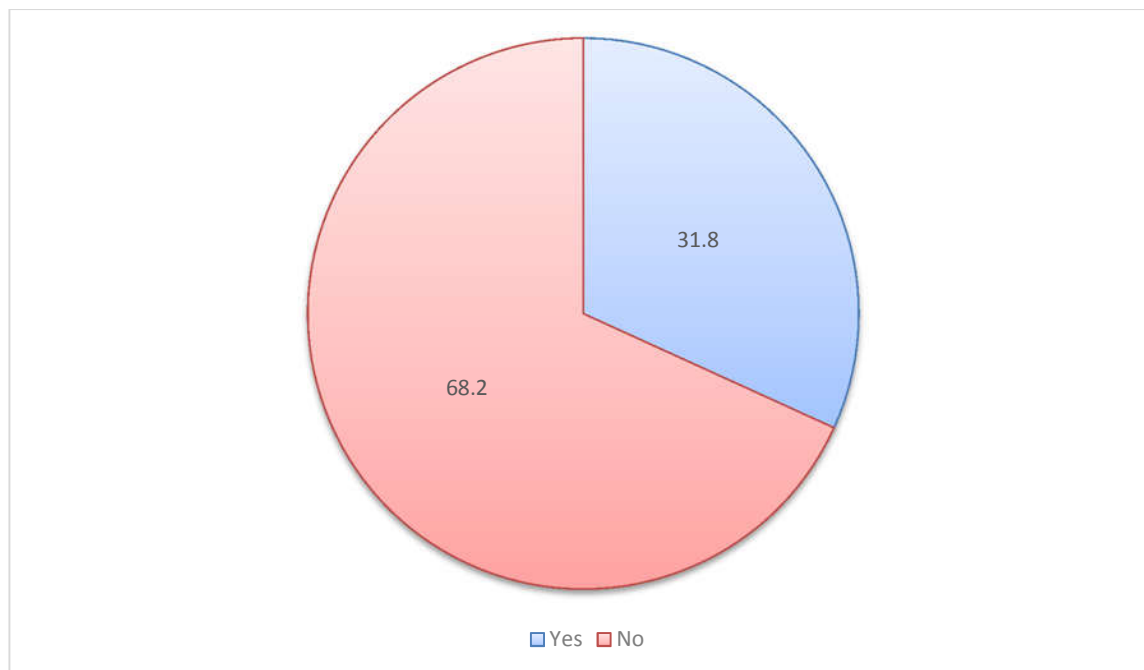


Figure 14: Question 20 Summary

Review of written responses identified the following reasons for the “no” response:

Competition

- Local residents travel out of town for their goods and services due to the price of local produce; proximity to larger centres such as Midland and Northam; and the quality of goods and services provided in York compared to other areas.

Governance

- Local Government imposes restrictions which discourage new and existing businesses.

Business sustainability

- The costs associated with running a business i.e. rent and rates prices are too high for businesses to remain viable.

Community cohesiveness

- The divide between community members and local businesses.

Responses are grouped and summarised in Error! Reference source not found., they provide a strong basis for how support for local businesses could be improved. An economic development strategy will be required and a key focus of this strategy should be to provide mechanisms that will facilitate and improve support for local businesses.

Table 3: Question 20 Summary

Theme Area	Sub Theme	Reasons
Residents shop out of York	Prices	<ul style="list-style-type: none"> Prices of goods in York are too high for what is on offer, residents can travel to larger centres such as Northam and Midland for better quality goods and services at a cheaper price.
	Proximity to larger centres	<ul style="list-style-type: none"> Proximity to larger centres (e.g. Northam and Midland) means many residents travel to other centres for their shopping.
	Quality of goods and services	<ul style="list-style-type: none"> Shops and businesses do not always stock what residents require. Businesses need to provide a better service to attract locals. The lack of variety forces locals to source their goods from out of town.
	Visual appearance	<ul style="list-style-type: none"> The visual appearance of the CBD is not inviting, it is not a pleasant place to shop. Shire needs to become actively involved in improving the appearance of the CBD and main street.
Local Government involvement	Restrictions	<ul style="list-style-type: none"> The Shire imposes too many restrictions and does not provide enough support for new businesses, making it difficult for them to remain viable. Difficult to obtain planning approval, often there is too much red tape.
	Shire support	<ul style="list-style-type: none"> Need more incentives and support from the Shire to encourage existing and new businesses. The CBD looks run down, the Shire needs to provide incentives for business owners to maintain the attractiveness of their properties. Lack of support from local government, everything seems to be community driven. Shire discourages businesses through rigid application of rules.
	Lack of investment	<ul style="list-style-type: none"> No incentive in encouraging local business to improve presentation, no support for services such as business development, mentoring or coaching. Need to re-establish the Chamber of Commerce, Avon Tourism INC supports tourism operators, but non-tourism businesses have nothing.
Business Costs	Rental prices	<ul style="list-style-type: none"> Rents are too high which forces businesses to close down. Property owners impose high rental costs.
	Rates	<ul style="list-style-type: none"> Shire rates and fees are too high and discourage businesses.
Business support	Not enough visitors	<ul style="list-style-type: none"> There are not enough visitors who are prepared to stay overnight and buy locally.
	Business uncertainty	<ul style="list-style-type: none"> Difficult to be 'loyal' and support local businesses when they are constantly shutting down.
	Size of community	<ul style="list-style-type: none"> The community is too small and many farming families only visit once a week which means there is a heavy reliance on visitors.
Community involvement	Community cohesion	<ul style="list-style-type: none"> The community is quite divided and critical of new efforts, a cultural change is needed among community members.
		<ul style="list-style-type: none"> No desire by locals to invest in the town.
		<ul style="list-style-type: none"> Businesses are more interested in supporting visitors, rather than locals.

4.3. Question 21 – What measures could be taken to improve support for local businesses?

Question 21 is linked to Question 20. **Error! Reference source not found.**5 summarises the key responses provided.

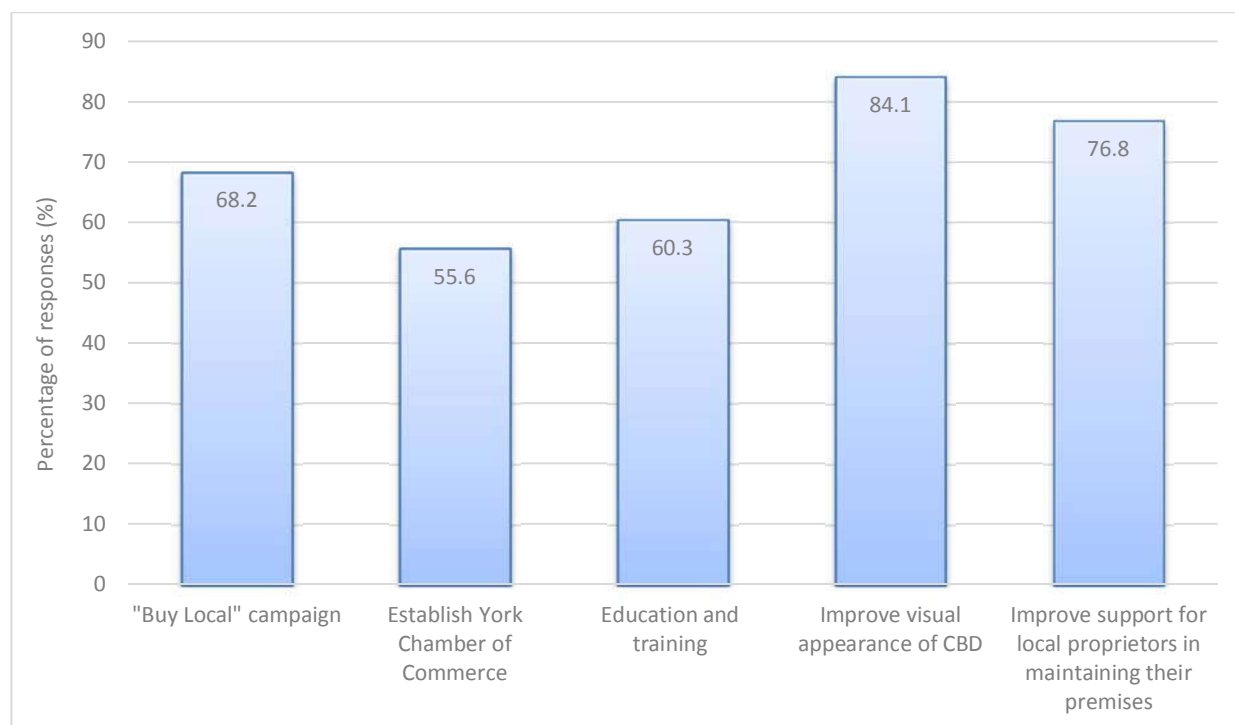


Figure 15: Question 21 Summary

Responses indicated that improving the visual appearance of the CBD (84.1%) and providing support to better maintain their premises for businesses (76.8%) are priorities for demonstrating support for local businesses.

Additionally, there was strong support for a "Buy Local" campaign to drive local investment in the community. A campaign of this nature would require strong support and investment from the Shire.

4.4. Question 22 – Why do you think people visit York?

Outcomes for Question 22 of the survey have been summarised on **Error! Reference source not found.**6. A list of options was provided in the survey for respondents to select from (respondents may select more than one option).

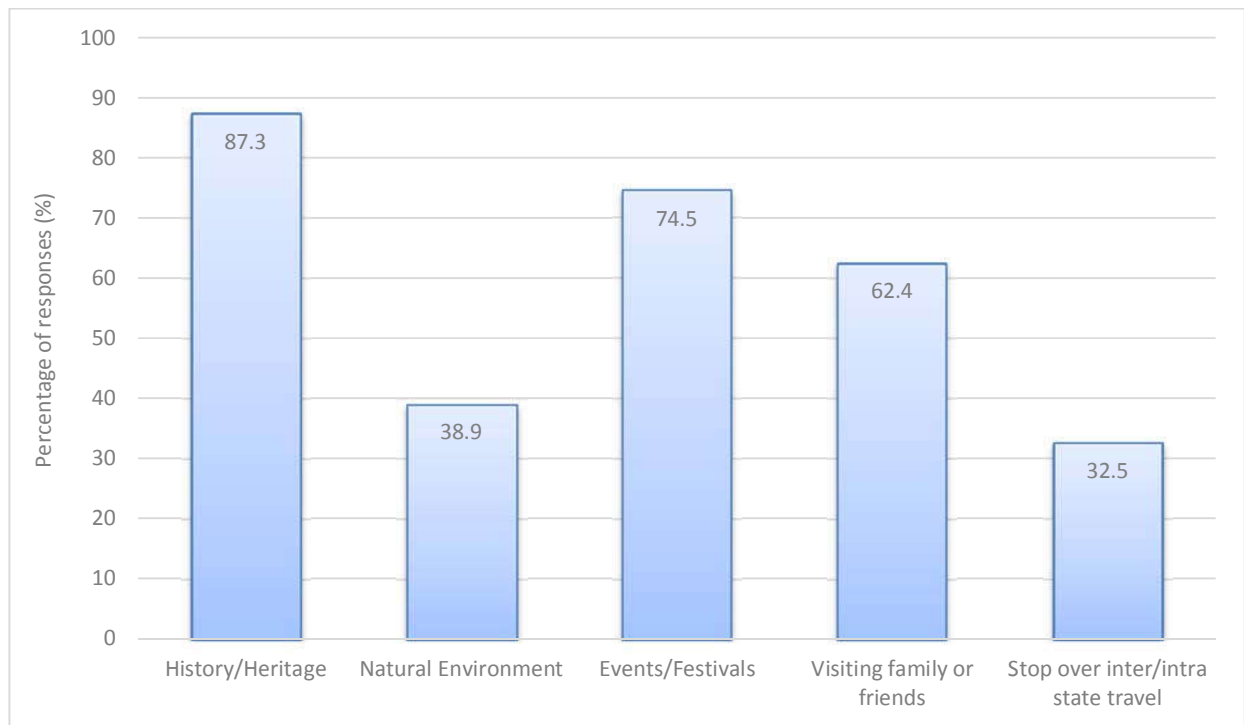


Figure 16: Question 22 Summary

The most popular response was history or heritage which is reflective of York's status as a historical town. The second most popular response was the numerous events and festivals that are held in York. The town's history will remain a drawcard for tourists. However, prevalence of festivals and events has diminished over time.

In Question 7 of the survey (see Section **Error! Reference source not found.**) respondents indicated that more festivals and events could increase visitor numbers and improve the local economy.

In Question 6 of the survey (see Section **Error! Reference source not found.**) respondents indicated that they enjoyed York's natural environment. Less than 40% of responses to Question 22 identified natural environment as a reason why visitors come to York. This identifies a gap in the tourist offering and promotion.

4.5. Question 23 – What needs to change in York to attract more visitors?

Outcomes for Question 23 of the survey have been summarised on **Error! Reference source not found.7**. A list of options was provided in the survey for respondents to select from.

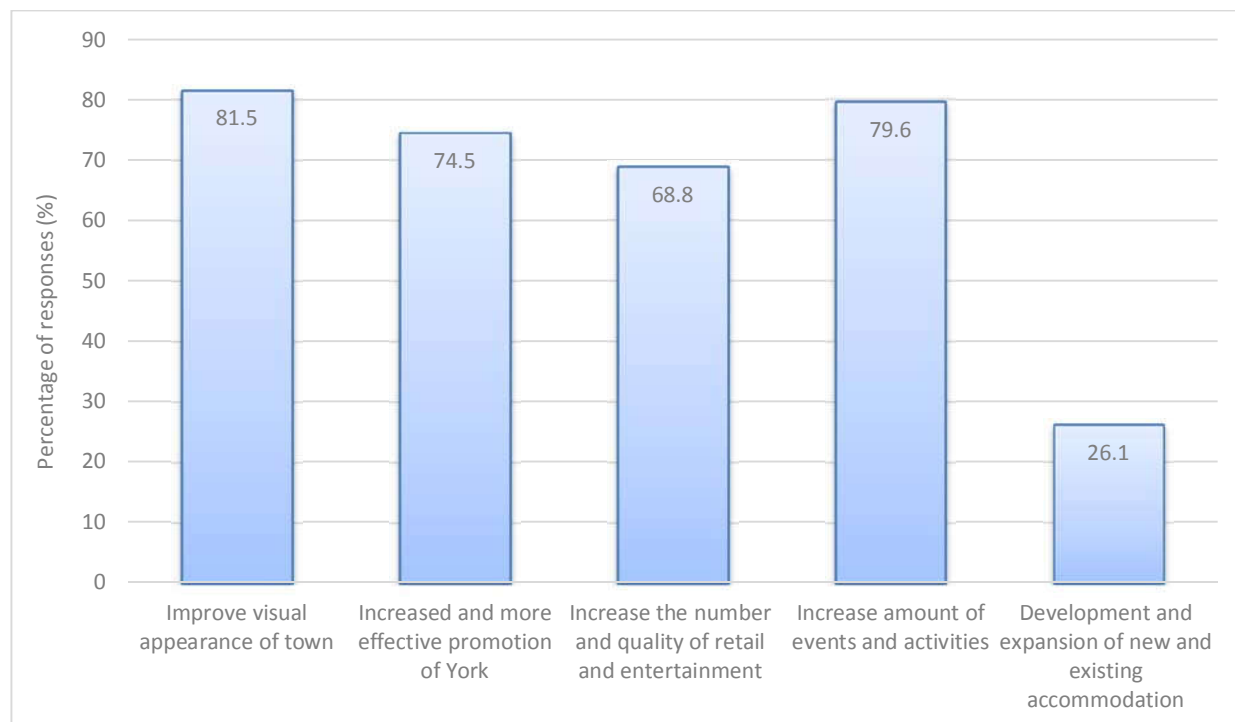


Figure 17: Question 23 Summary

Compared to the other options, the highest proportion of respondents (81.5%) indicated improving the visual appearance of the town would attract more visitors. Increasing the amount of events; increasing the quality of retail and entertainment; and increasing effective proportion of York were also considered to be key initiatives to attracting visitors.

Only a small proportion of residents (26%) indicated that there needed to be additional provision of accommodation in York.

4.6. Question 24 – Do you think that York would benefit from more overnight visitors?

The tourist/visitor market in the Shire is largely comprised of day-trippers due to York's proximity to Perth. Whilst it is likely that this continues, the community was asked whether they thought York would benefit from more overnight visitors.

This was a yes / no format question and outcomes for Question 24 of the survey have been summarised on **Error! Reference source not found.**8. A list of options was provided in the survey for respondents to select from.

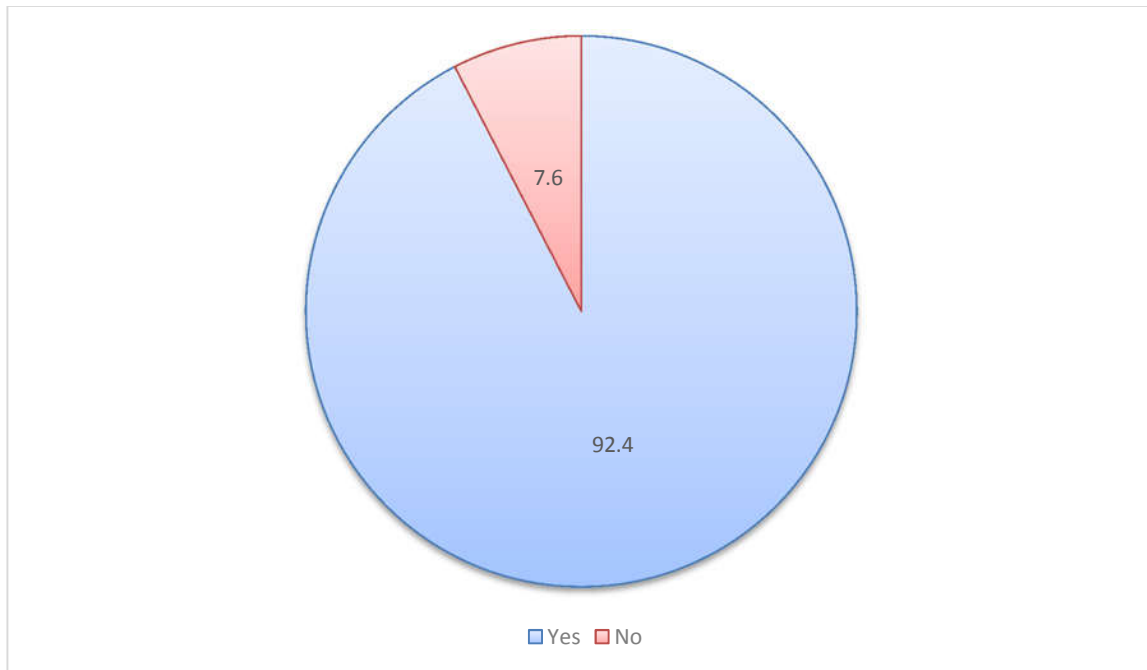


Figure 18: Question 24 Summary

Over 90% of survey respondent's believed York would benefit from more overnight visitors. However, the fact that there is still 7.6% of respondents indicating a "no" response indicates the conflicting perspectives of the benefits of tourism for York.

Question 23 (see Section **Error! Reference source not found.**) indicates that respondents do not believe that development or extension to accommodation is required to attract more visitors. This identifies that respondents either believe that York offers enough accommodation to support increased overnight tourism activity; or a lack of understanding about the needs to increase tourism activity.

Accommodation needs would need to be demonstrated through a study to determine any gaps that may limit development of overnight tourism.

4.7. Economy summary

Tourism was the common theme identified throughout the questions focused on Tourism. Some outcomes of the survey indicate inconsistency with regard to respondent's belief in the role that tourism plays in the future development of the Shire and the mechanisms required to strengthen this industry.

While it is recognised that the questions developed relating to Economy were intended to provide greater information on respondent's perception of tourism and its role in economic development. In doing so, there is a gap in information relating to other aspects of economy in York including agriculture, industry and research & development.

Further work is required to investigate other industries and opportunities that may exist to enable a more sustainable economy for York.

5. NATURAL ENVIRONMENT

Questions 25-27 of the survey seeks responses that relate to the natural and physical environment in the Shire. The questions referred to in this section are:

25. What features of York's natural environment are important?
26. How important is York's natural environment for the future of York?
27. How important is it that York's natural environment is maintained and preserved for future generations?

These questions were structured to provide quantitative and qualitative responses regarding the participant's views and opinions on the Shire's natural environment. The quantitative nature of Section 5 enables numerical analysis of the responses, providing a generalized consensus among the responses.

5.1. Question 25 – What features of York's natural environment are important to you?

A list of options were provided in the survey for respondents to select from (respondents may select more than one option). Outcomes for Question 25 of the survey have been summarised on **Error! Reference source not found.9**.



Figure 19: Question 25 Summary

The Avon River and the rural landscape were identified as the main environmental elements of importance to respondents, both receiving 84.7% of respondent support. The Mount Brown Lookout was also identified as important.

Other responses not indicated in **Error! Reference source not found.** include:

- Mount Bakewell and the Shire's nature reserves and wildflowers. There is potential to capitalise on Mount Bakewell, currently it is under utilised and there are a lack of facilities.
- The poor quality of the Avon River in summer months, largely due to stagnant water. Potential

strategies to improve its quality all year round is supported.

5.2. Question 26 – How important is York’s natural environment for the future of York?

The survey participants were asked to rate how important they thought the natural environment was on a scale of 1-5, ranging from 'Very Important' to 'Very Unimportant'. Respondents clearly rated the environment important to York’s future with 97.5% of the survey respondents indicating either 'Important' or 'Very Important' to the future of York.

Very Unimportant	Unimportant	Neutral	Important	Very Important
0%	0%	2.5%	19.7%	77.7%

Figure 20: Question 26 Summary

5.3. Question 27 – How important is it to preserve York’s natural environment for future generations?

The survey participants were asked to rate how important it was to preserve the natural environment on a scale of 1-5, ranging from 'Very Important' to 'Very Unimportant'. Respondents clearly rated environmental preservation important to York’s future with 98.1% of the survey respondents indicating either 'Important' or 'Very Important' to the future of York.

Very Unimportant	Unimportant	Neutral	Important	Very Important
0%	0%	1.9%	17.2%	80.9%

Figure 21: Question 27 Summary

5.4. Natural environment summary

Section 5 provides an overview of respondent perception of the natural environmental and its importance. Much of the Shire’s appeal is its unique rural landscape and setting in close proximity to the Perth metropolitan area. The importance of this character is highlighted by the survey responses with high percentages of respondents in support of its preservation.

Preserving the natural environment is importance to the vast majority of survey respondents, which is an indicator of a factor of community alignment.

Key features of importance to respondents are the rural landscape, Avon River, Mount Brown and Mount Bakewell.

6. BUILT ENVIRONMENT

Questions 28-30 were developed to get an understanding of how much value the community places on the built environment in the Shire and which features are deemed the most important.

Questions involved in section:

- 28. What features of York's built environment are important?
- 29. How important is York's built environment for the future of York?
- 30. How important is it that York's built environment is maintained and preserved for future generations?

6.1. Question 28 – What features of York's built environment are important to you?

Survey respondents were asked which features of the built environment they thought were the most important, based on a list of five features which are outline on Figure 22.

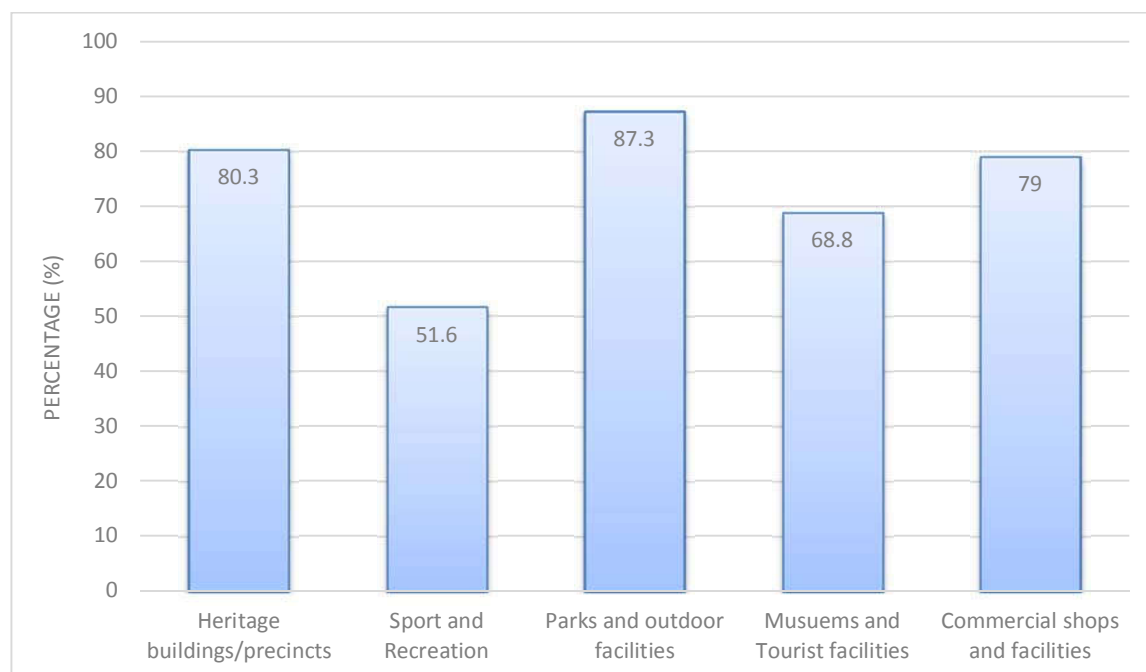


Figure 22: Question 28 Summary

Parks and outdoor facilities are of the most importance to the community, receiving a vote from 87.3% of the survey respondents. Heritage buildings and commercial shops and facilities received around 80%.

6.2. Question 29 – How important is York’s built environment for the future of York?

Survey respondents were asked how important they thought the built environment was to the future of York. The answers were on a scale ranging from ‘Very Important’ to ‘Very Unimportant’.

Very Unimportant	Unimportant	Neutral	Important	Very Important
0%	0%	3.8%	22.3%	73.9%

Figure 23: Question 29 Summary

Outcomes of the survey indicate that the majority of respondents (96.2%) believe that the built environment was either important or very important to the future of York. The outcomes of this question are consistent with respondent answers in other sections of the Survey, principally related to Tourism and Economy. However, respondents believe that the maintenance and up-keep should be facilitated to improve the streetscape and appearance.

6.3. Question 30 – How important is it to preserve York’s built environment for future generations?

Survey respondents were asked how important they thought the built environment was to the future of York. The answers were on a scale ranging from ‘Very Important’ to ‘Very Unimportant’.

Very Unimportant	Unimportant	Neutral	Important	Very Important
0%	0%	2.5%	18.5%	79%

Figure 24: Question 30 Summary

Outcomes of the survey indicate that the majority of survey respondents (97.5%) believe that the built environment should be preserved and maintained for future generations.

6.4. Built environment summary

Section 6 provides an overview of respondent perception of the built environment and its importance. The built environment and heritage has value to the survey participants. Additionally, it has been identified as a key drawcard for tourism. Preserving the built environment, specifically heritage elements, is importance to the vast majority of survey respondents which is an indicator of a factor of community alignment.

7. CULTURAL ASPECTS

Questions 31-34 of the survey seek responses that relate to culture in the Shire. The questions referred to in this section are

Questions involved in section:

31. How significant is York's European and Aboriginal heritage to the community?
32. How significant is York's rural identity to the community?
33. Which aspects of York's culture need to be highlighted to improve the local economy?
34. What local events have you attended in the past 2 years?

These questions were structured to provide quantitative responses regarding the participant's views and opinions on the Shire's culture and character. The quantitative nature of Section 5 enables numerical analysis of the responses, providing a generalized consensus among the responses.

7.1. Question 31 – How significant is York's European and Aboriginal Heritage?

Survey respondents were asked how important they thought the built environment was to the future of York. The answers were on a scale ranging from 'Very Insignificant' to 'Very Significant'.

Very Insignificant	Insignificant	Neutral	Significant	Very Significant
0%	1.3%	16.6%	33.1%	49%

Figure 25: Question 31 Summary

York's European and Aboriginal heritage represent the Shire's natural custodians and first European settlers, the latter of which is reflected predominantly through built form. A majority of the survey participants (82%) believe York's European and Aboriginal identity are significant.

7.2. Question 32 – How significant is York's Rural Identity?

Survey respondents were asked how important they thought the built environment was to the future of York. The answers were on a scale ranging from 'Very Insignificant' to 'Very Significant'.

Very Insignificant	Insignificant	Neutral	Significant	Very Significant
0%	0.6%	7.6%	33.1%	58.6%

Figure 26: Question 32 Summary

In Question 6, York's rural character and identity was the equal top response, as a result there is a strong correlation between people 'loving' York's rural identity and its significance. An overwhelming majority of the survey participants (97%) believe York's rural identity is significant, this figure was much higher than the 82% in Question 31 demonstrating the overall significance the survey respondent's place on York's rural identity.

7.3. Question 33 – What aspects of York’s culture need to be highlighted to improve the local economy?

Question 33 provides a link between culture and economy, Figure 27 summarises the results.



Figure 27: Question 33 Summary

In Section 4 (Question 19), tourism was highlighted as the economic industry with the most opportunity in York. The responses also indicated that they believed people visited York due to its heritage and history (Question 22). This is reflected in Question 33 as the most popular responses were to build on and reflect York’s rural lifestyle and built heritage. These two aspects underpin the Shire’s character and identity.

Food and wine culture received a large percentage of votes, in Question 19 there were also some suggestions for using food and wine as a platform to attract visitors and showcase local produce. However, some respondents highlighted that the prevalence of food and wine throughout regional Western Australia would not allow it to be a differentiator for York, they believe it should be ancillary to York’s rural character and built heritage.

7.4. Question 34 – What local events have you attended in the last two years?

Question 34 provides an overview of attendance for recent local events, Figure 28 summarises the results.

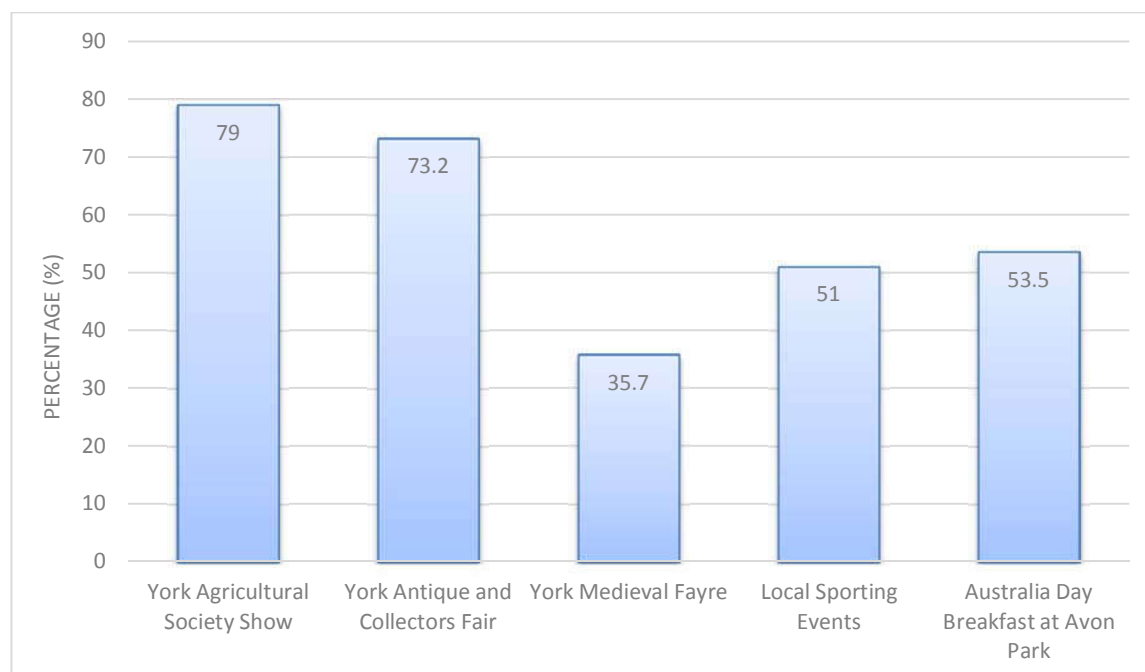


Figure 28: Question 34 Summary

The York Agricultural Society and Antique and Collectors Fair were the two most commonly attended events among the survey participants. Australia Day celebrations (53.5%) and sporting events (51%) were attended by just over half of the respondents, demonstrating that events are well attended.

In addition to the above, the following events were highlighted:

- RSL services e.g. ANZAC Day and Remembrance Day celebrations;
- York Race Day;
- Motorcycle Festival;
- Photographic Exhibition; and
- Local markets.

7.5. Culture summary

Section 6 provides an overview of respondent perception to certain pertaining to certain aspects of York's culture, character and identity. The survey participants place extreme significance on York's rural identity, and to a lesser extent its European and Aboriginal heritage. There is a desire to see York progress, but within itself, by strengthening its character and identity.

The general sentiment can be summed up by this respondent:

"It is the history and the culture that sets York apart for visitors"

8. ADDITIONAL INFORMATION

At the conclusion of the survey, the survey participants were encouraged to provide any additional comments that they had which could assist with the strategic planning process. This information is summarised in Table 4:

Table 4: Additional Comments Summary

Theme	Comment
Survey distribution	The survey was not widely advertised or on the Shire's website.
	Undertake survey on Avon Terrace to get an accurate reflection of everyday users. Volunteers could help undertake the surveys.
Community Cohesion	York needs to be promoted in a more holistic and cohesive manner, the fragmentation is causing too much damage.
	The Wheatbelt Women's Health Hub and other community groups are in need of Shire assistance from the Shire to help bring the town together and work toward a common goal.
Local business support	Less focus on encouraging visitors and more investment to ensure the financial stability of existing businesses
Agriculture	The importance of agriculture is being lost, a key part of the Shire's identity. Better education is required to help bridge the gap between country life and city people.
Public Transport	York needs a permanent public transport system to Midland, this will enable permanent and semi-permanent residents to maintain professional lives in the city but enjoy the country life.
	Re-open the three tier rail for passenger services.
Better promotion	York should be the 'regional food hub' of the Wheatbelt region showcasing local produce with food markets, wheat and sheep products. Products that will attract more metropolitan visitors.
	The unique historical importance of the town should be promoted, there is a strong history of agriculture and farming, convict and pioneers and historical buildings, all aspects need to be highlighted and maybe even encourage a stepping back in time aspect to the town and its history.
	Shire needs to assist businesses to help improve the main street and advertise York as a tourist destination again with more night events to attract overnight visitors.
	Better promotion of York as a 'Garden Town'. There are some beautiful gardens in York. This means also the streetscape has to be made pretty. More trees, flower beds in Main Street.
	Employ a permanent events officer.
Main Street	Improve the visual appearance of main street and close it to vehicles on weekends to encourage a more relaxing and inviting atmosphere. Encourage more community involvement and allow businesses to spill out onto the street.
Community Voice	People of York need to have a greater say in what happens to the environment, buildings activities and facilities...particularly the SITA Landfill site.
Aboriginal Involvement	Better involvement and more inclusiveness of the Aboriginal community.
Health & Medical Services	No doctor and emergency services at the hospital is a major hindrance for local residents.
SITA Landfill	Listen to the community and keep the landfill out of the Shire, it will derail everything the community loves about York, its lifestyle and tourism opportunities.
Shire-wide focus	More investment into rural areas outside of York townsite. There are low quality roads and poor internet capacity for farmers. Better promotion and encouragement of visitors to travel to other localities such as Greenhills.
Initiatives and ideas	Extension of the Bibbulmun track from Kalamunda to York, placing it on an international long distance walking track. The extension would be called The

	Balladong Track and follow the routes taken by early prospectors going to the goldfields
Equestrian Centre	Providing a regional equestrian centre would complement the race club and equine precinct.
Mount Bakewell	The site is under-utilised. It has significant potential which needs to be realised.

9. CONCLUSION

The following report provides a detailed analysis of the York Community Survey. From reviewing the analysis, a number of themes have emerged, these themes can be grouped into opportunities and challenges which are representative of the recurring views and ideas of the survey participants.

Opportunities:

The survey results highlight elements of division within the community. However, there are a number of elements that the participants have consensus on. These consistencies provide opportunities to bring the community together in achieving a common goal which could improve cohesion among divided groups.

York's rural identity and heritage

York's rural lifestyle and heritage are the major contributors to the unique character and identity that the respondents love about York. These elements provide a strong area of commonality and can be enjoyed by all community members. Involving the community in promoting what makes York great is a good way to bring the community together.

Shire Governance

Effective and stable governance was identified as the second highest priority by the respondents to improve York. Improving government functionality could significantly improve community belief and trust in the Shire to make effective planning decisions which would be for the betterment of the town.

Community cohesion

Sense of community was identified as the number one aspect people loved about York with the highest total response. Highlighting elements such as, the community feel and sense of belonging. Whilst this sentiment is not shared by all respondents, it demonstrates that there is an opportunity to bring community groups together.

Tourism

The role of tourism is linked with York's rural identity and heritage as these are the major reasons why people visit York. If the community can buy in to better promotion and maintenance of the town, York will become a more desirable place to live and visit. The significant opportunities for tourism are highlighted in the survey with a vast majority acknowledging the economic opportunities associated with tourism.

Support for local businesses

The respondents highlight the economic opportunities associated with supporting local business. This support would business owners and operators to invest back into the town, improving visual appearance and quality of service. Some respondent's believe there needs to be more support and incentives for local business owners and new businesses.

Lack of options for younger generation

The lack of valuable education and training, employment and entertainment options for the younger generation is a key sentiment shared among the respondents. The survey participants acknowledged the issue and there is a desire to see improvements, the key opportunity is that it provides the younger generation with reasons to stay in the Shire.

Appearance

Survey participants generally agree that the current state of Avon Terrace is not suitable and that action is required. Current issues are attributed to the poor visual appearance of buildings and facades, lack of greenery, prevalence of business closures and general lack of maintenance. Improving the visual appearance of the town improves pride and a sense of belonging.

Challenges:

The challenges that have been determined reflect instances where the survey participants are divided on a certain matter. These challenges provide valuable insight into what conjecture exists within the survey participants, albeit through a small sample size. The major conflicts identified in the analysis were:

York's rural identity and heritage

York's rural identity and heritage are valued highly by the community, however, the community acknowledge that something has to change for York to progress. A key challenge is going to be preserving what the community love most about their town, whilst facilitating sustainable growth and development that respects York's unique character and identity.

Shire Governance

The lack of confidence in the Shire to plan and deliver outcomes for the community has resulted in a lack of trust which discourages interaction with the Shire out of fears of inaction. A number of issues were mentioned throughout the survey including, lack of confidence and distrust in elected members and a general disregard for the lack of planning and foresight, delivery and Shire support/involvement on a number of community related matters.

Community cohesion

In Section 2 of the survey, sense of community was identified as the number one aspect people loved about York with the highest total response. Highlighting elements such as, the community feel and sense of belonging. However, in Question 7 community spirit was identified as an element that needed improving and in Question 8 community cohesion emerged as a significant challenge, with many respondents highlighting the division between community groups. Unifying the community toward a common goal has been highlighted as a significant challenge.

Tourism

There are groups within the community who endeavor to undermine the role of tourism and its importance within the economy. The survey respondents indicate that more attention should be paid to local residents and rate payers, as opposed to visitors. The survey respondents do however acknowledge the economic opportunities associated with tourism, as such the Shire faces an ongoing challenge in achieving a balance between attracting visitors and supporting local residents.

Support for local businesses

Supporting local businesses offered a significant amount of conjecture. There were some respondents who believe support for local businesses will improve if they improve prices and the quality of the services and facilities on offer. York's proximity to larger centres such as Midland and Northam results in competition for local businesses. The challenge is to provide and maintain a level of service that caters to local residents.

9.1. Recommendations

The survey provides an overview of community views and opinions on a variety of aspects across the Shire. The opportunities and challenges identified can be used to focus strategies for the future planning and development of York and its community.

It is noted that the survey only yielded a small sample size compared to the population of the Shire. As a result, it is recommended that the result of this survey be supplemented with additional community engagement activities that include other engagement methodologies that are able to involve a broader spectrum of the community. For example, address the identified underrepresentation of males, indigenous persons and adults aged 18-34 (as defined in Section 1.2).

APPENDIX D – TARGETED COMMUNITY CONSULTATION

PHASE ONE – COMMUNITY DIALOGUE

Phase one of the community consultation focused on informing the community about the project and establishing dialogue. The consultation during this phase included:

- Information flyers - mailed out to all Shire residents.
- Media releases.
- Information sessions.
- One-on-one meetings with local businesses and community groups.
- Online survey.
- Youth survey (distributed in liaison with the local high school).
- One-on-one meetings with relevant State Government agencies.

Results

Online survey

21 online surveys were completed. Open ended questions revealed that survey respondents like to live in York for the community and country town atmosphere. They like the history and the natural setting and that despite its proximity to Perth it is still rural.

Most survey respondents live in a separate house and would want to continue to live in a separate house in York in the future. A third of those that answered the question, also indicated that they would like to downsize and/or move into town.

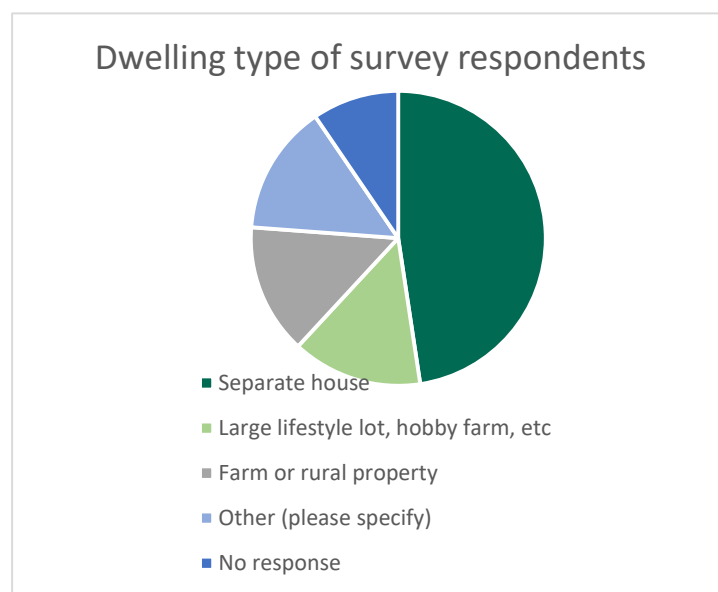


Figure 32: Dwelling type for survey respondents

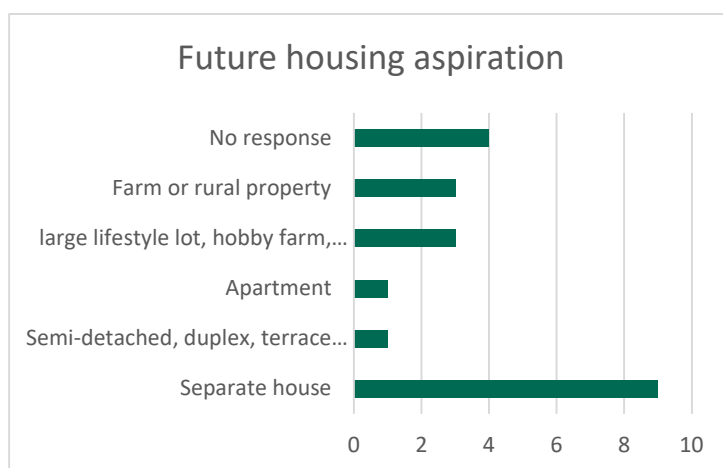


Figure 33: Future housing aspirations of survey respondents

Survey respondents indicated that they visit the York town centre frequently, with 76 percent of respondents visiting either daily or weekly (Figure) for a variety of reasons, the most popular being to shop (Figure).

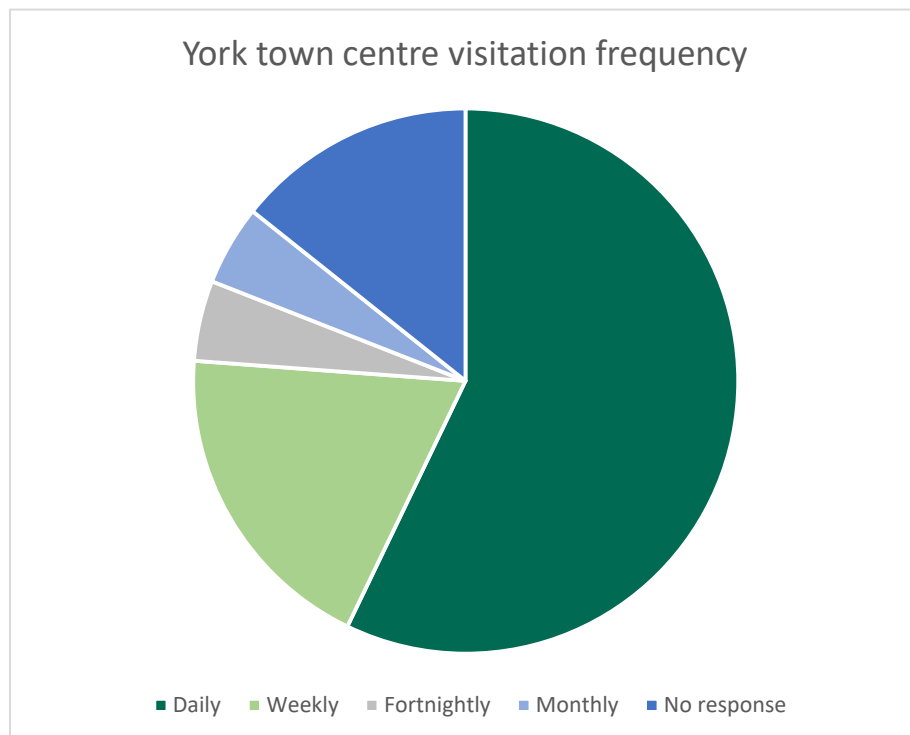


Figure 34: Town centre visitor frequentation

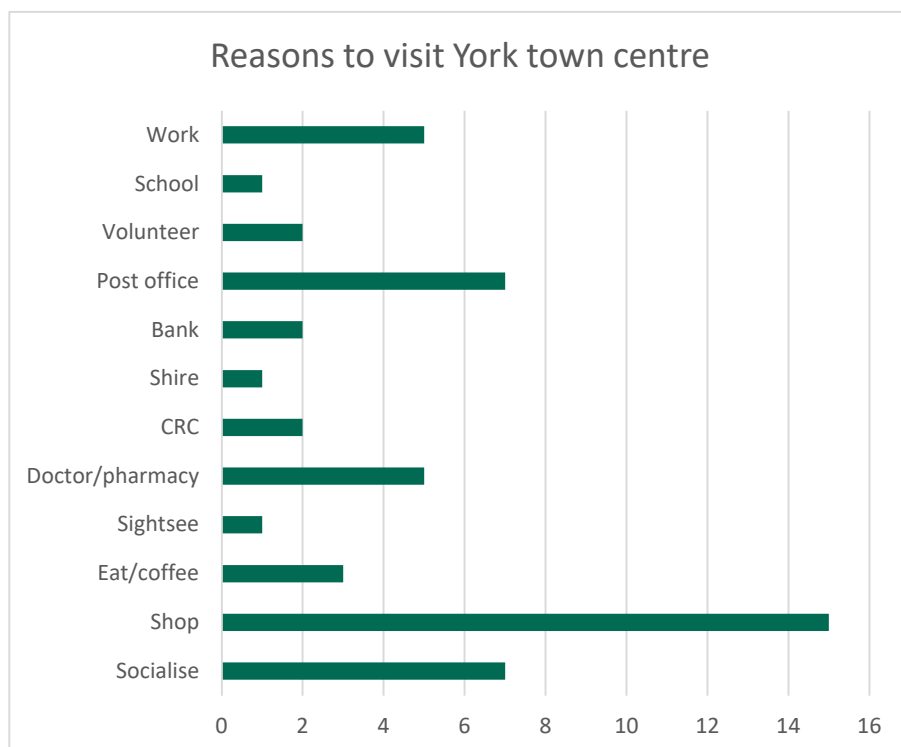


Figure 35: Reasons to visit the town centre

York is the most popular destination for regular grocery shopping, convenience item shopping and agricultural supplies. Shopping for clothes and homewares is mostly done away from York.



Figure 36: Grocery shopping destination for survey respondents



Figure 37: Occasional/convenience shopping destinations

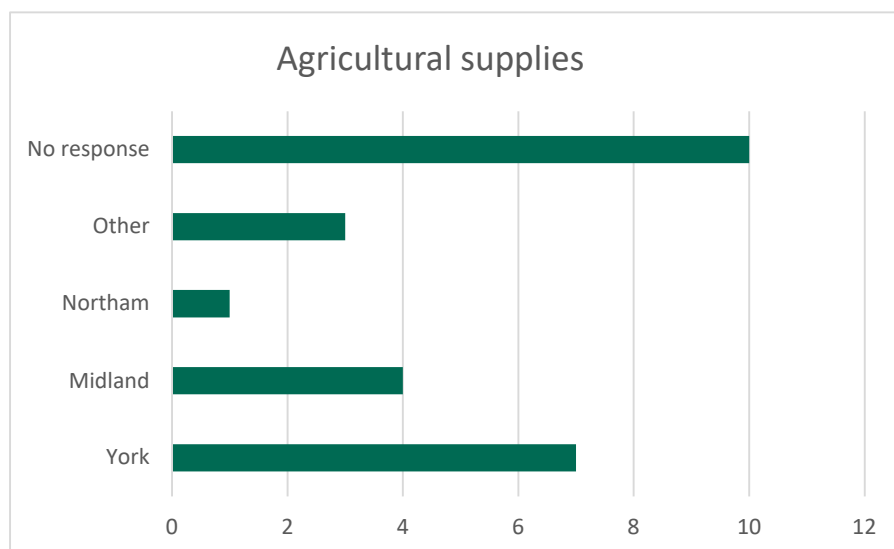


Figure 38: Agricultural supplies shopping



Figure 39: Clothing shopping destinations

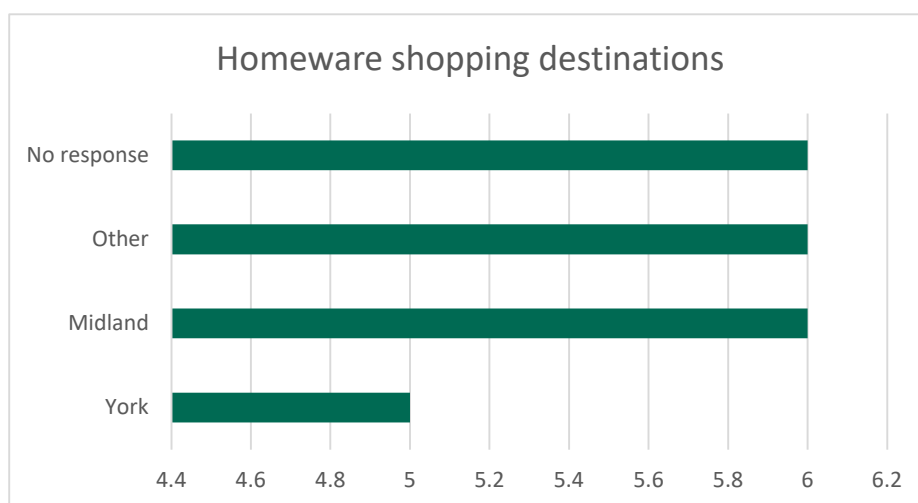


Figure 40: Homeware shopping destinations

A series of questions were asked about the various hamlets around the Shire. Survey respondents did not tend to visit Mount Hardey, however, a few felt it would benefit from better roads and water servicing and better protection of native vegetation.

Many of the survey respondents visited Greenhills to visit the Tavern. Some felt it would benefit from better communications and signage.

Survey respondents did not indicate much visitation to Kauring.

Two respondents indicated that they use the park at Gwambygine. It would benefit from better road and rail access to the Gwambygine homestead.

The survey included questions to probe appropriate land uses across rural land zonings. Survey respondents indicated strong support for use of rural land for tourism (e.g. accommodation, bed and breakfasts, camping and farm tours). Other suggestions for uses in addition to agriculture included poultry farming/auctions, revegetation, cooking/craft courses, coffee stops, rural produce markets, concerts, second homes, power generation, and home businesses. Survey respondents did not support landfills and quarries, heavy industry, subdivision, motorsports and clearing of native vegetation on rural land.

Most survey respondents indicated that they think future employment opportunities in the Shire will come from tourism, hospitality and health/aged care. Other industries

A place of community and lifestyle

suggested include IT, light industry, retail, construction, agriculture, education, the environment and arts and culture.

Threats to employment growth were considered to be:

- Lack of investment.
- Ageing population.
- Red tape approvals.
- Local apathy.
- Lack of support/leadership.

Most survey respondents indicated that they drive or walk around the Shire. Many people indicated that the footpaths could be improved and they would benefit from local taxi/uber or shuttle bus services.

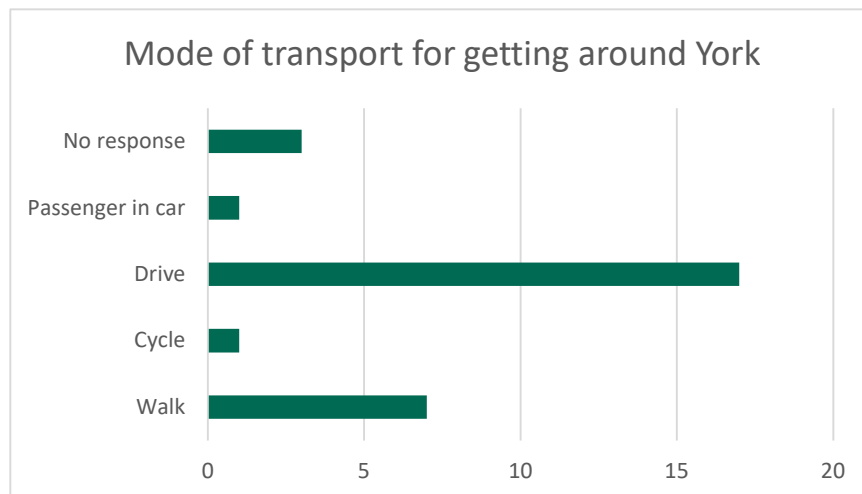


Figure 41: Mode of Transportation for York residents

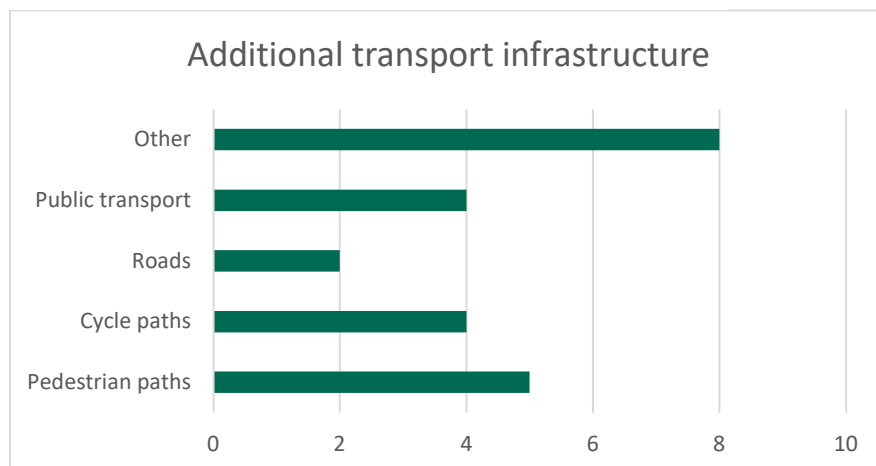


Figure 42: Additional transport infrastructure required

Most survey respondents were female and although responses were received from a wide variety of age groups, they were skewed towards the over 55s. This can be attributed to some extent to the older population demographic found within the Shire, but is more representative of this age group than others (Figure 36 Figure 37).

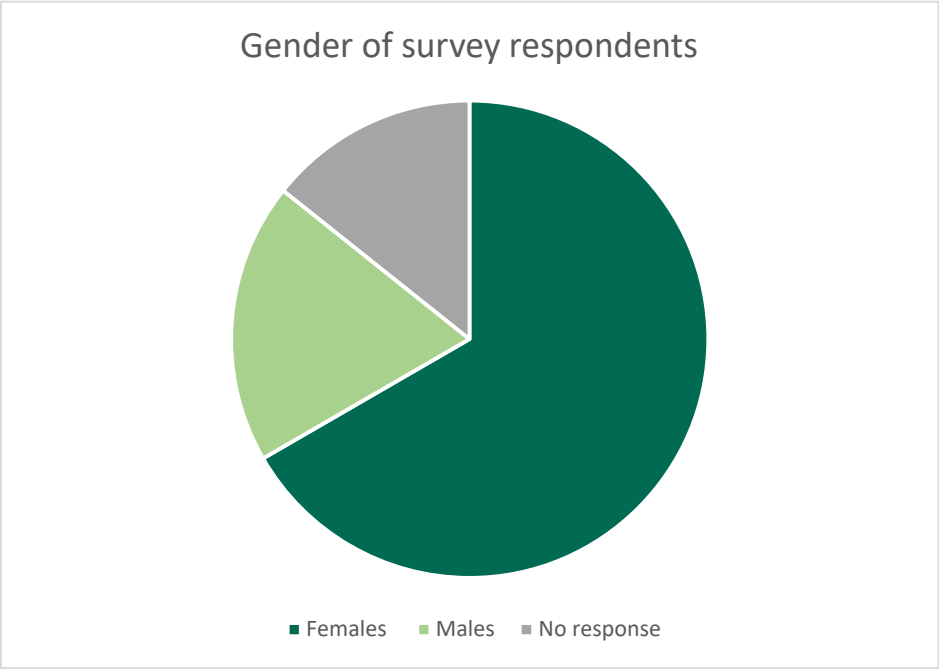


Figure 43: Gender of survey respondents

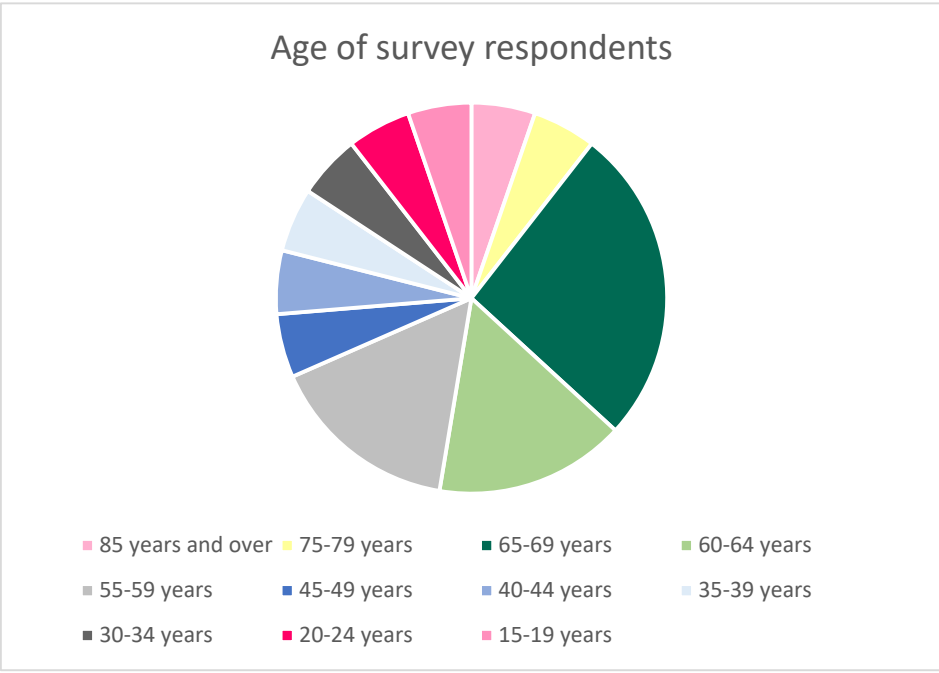


Figure 44: Age of survey respondents

Youth survey

Youth involvement in previous community consultation was recognised as a gap and a youth survey was distributed to the Shire's younger residents through a partnership with the York High School. 107 students were initiated the questionnaire, with 90 responses or greater received for each question.

The survey included two initial questions to probe what the young people of York like and dislike about where they live. Whilst 11 percent of respondents indicated there is nothing

about York that they like, 35 percent indicated that they like the small nature and 23 percent the community spirit. 21 percent of respondents indicated that they like the availability of sports. A range of other aspects were mentioned by respondents including the town/shops, restaurants and cafes, the natural setting, the school and the events.

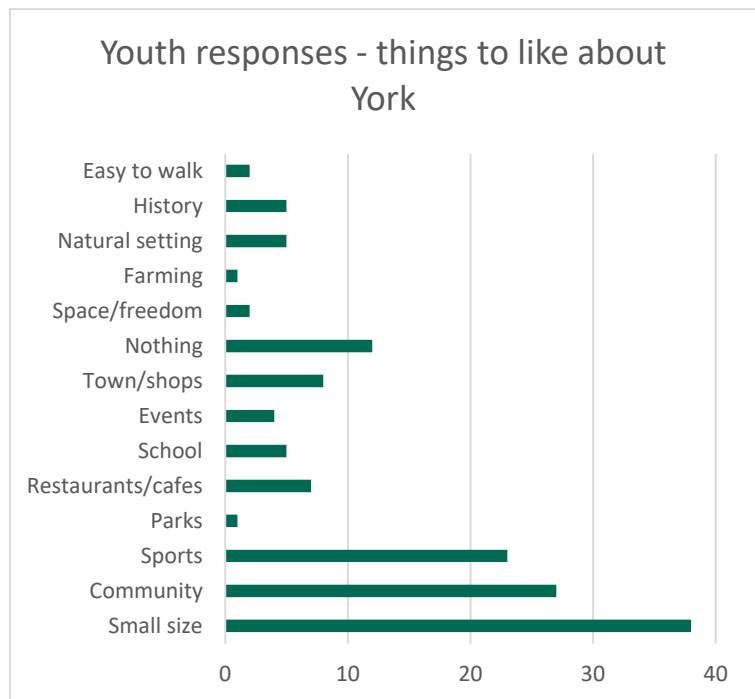


Figure 45: Youth survey responses - things to like about York

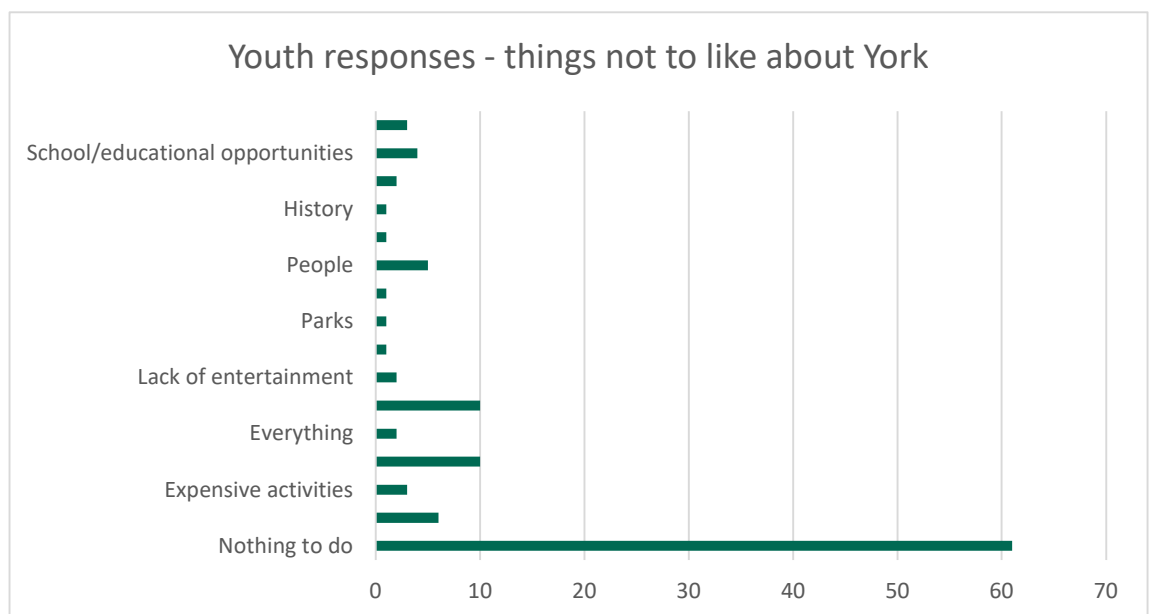


Figure 46: Youth survey responses - things to dislike about York

Results are summarised in Figure 39. Overwhelmingly, the Youth survey respondents indicated there is not enough for them to do around York with 57 percent including this in their response about what they do not like about York. Other issues identified include lack of employment opportunities, lack of public transport, rundown facilities (e.g. basketball courts, skate park).

A place of community and lifestyle

The survey included a question asking youth what is missing from York. Responses were varied, but common themes included having more shops, a wider range of sports and activities, better transport, more events. Ideas include cinema, more events, a youth centre, improving the pool, scouts, bowling, an arcade and improving the parks.

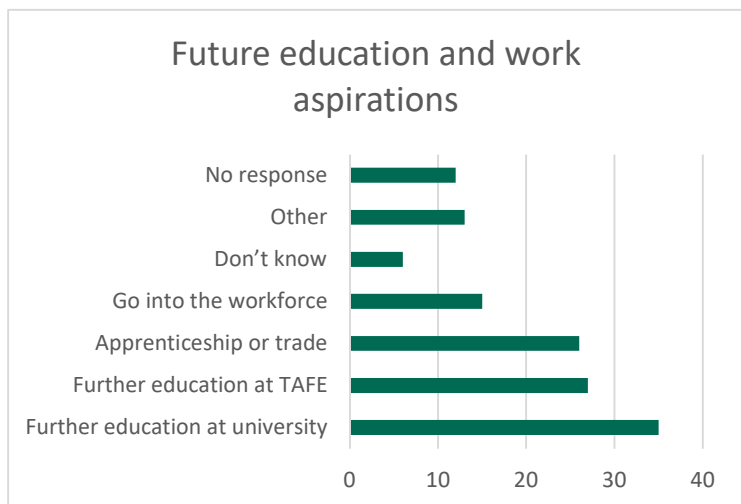


Figure 47: Youth survey responses - future education

Just over half (51 percent) of the survey respondents felt that they would need to leave the Shire of York to fulfil their educational and/or career aspirations. Most of those that anticipate remaining in York expect to attend TAFE or complete an apprenticeship.

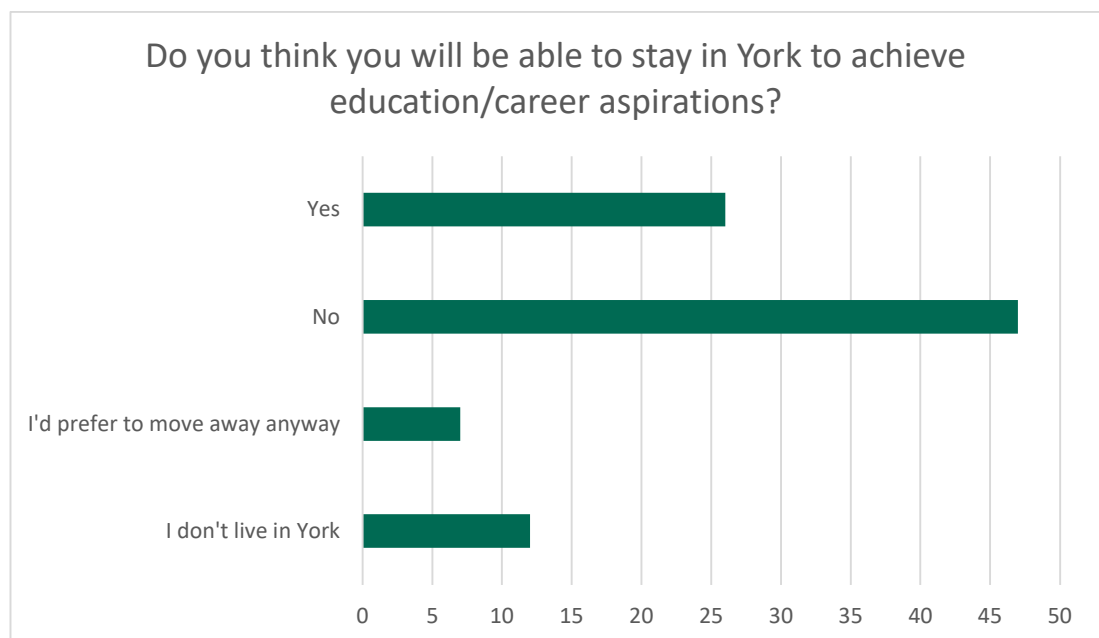


Figure 48: Youth survey responses - staying in York and meeting education/career aspirations

When asked about what would make respondents live somewhere else, 85 percent of respondents who answered the question indicated that they would live somewhere else for greater access to facilities and activities and/or more employment opportunities.

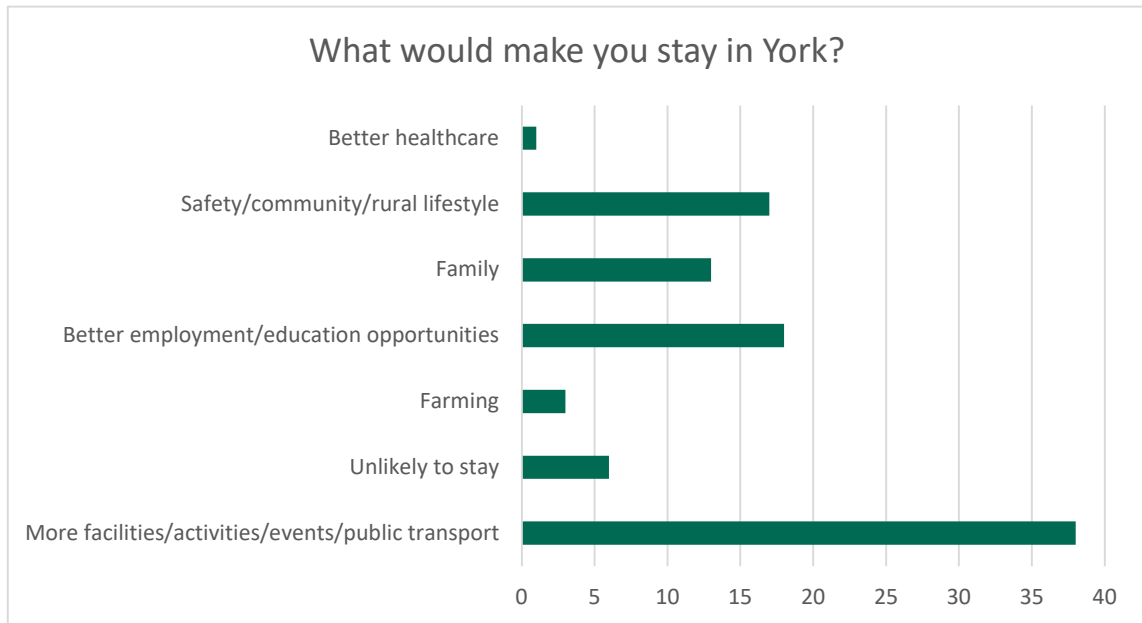


Figure 49: Youth survey responses - what would make you stay?

Most survey respondents anticipate living in separate houses in the future, however, there was also strong responses for farms, lifestyle lots and apartments. This is likely to be influenced by where they currently live, Figure 7 indicated the dominance of single houses in the Shire. The appearance of apartments and semi-detached dwelling types is likely to reflect that a high proportion of the youth respondents expect to move out of York for education and/or work in the future (Figure 42).

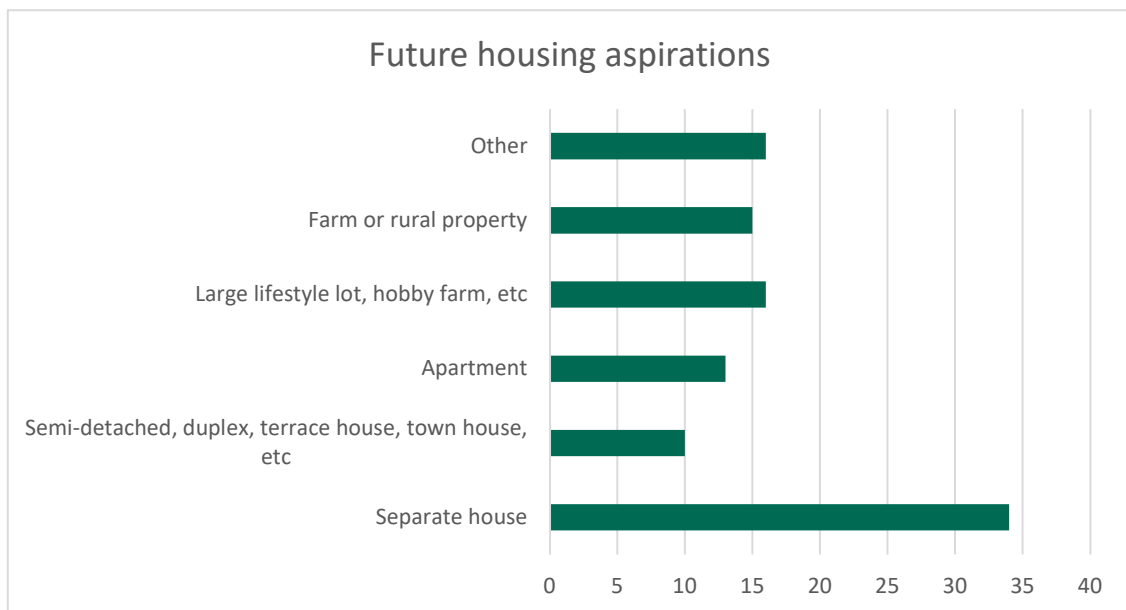


Figure 50: Youth survey response - future housing aspirations

When asked to suggest which industries might be the source of future jobs, a wide variety of responses were received. By far the highest response was hospitality/service industry, however, other suggestions included healthcare, education, community development, construction/trades, beautician and IT.

Of those that responded to the question 40 percent were female and 55 percent male.

Of those that responded to the question 14 percent were Aboriginal/Torres Strait Islander 85 percent were not.

56 percent of respondents were aged 12-14 years, 41 percent 15-17 years and 3 percent aged over 25 years.

Youth responses - Gender of respondents

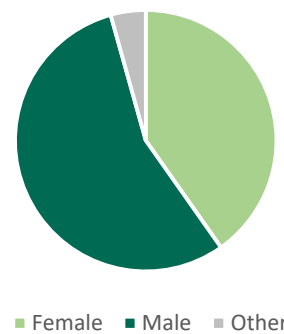


Figure 51: Youth survey - gender of respondents

Youth survey - age of respondents

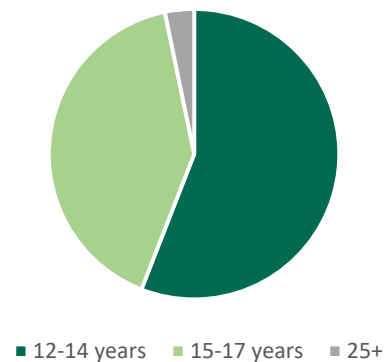


Figure 52: Youth survey results - age of respondents

Youth responses - Aboriginal/Torres Strait Islander

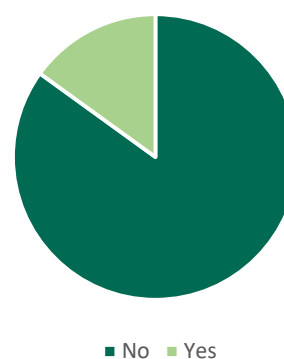


Figure 53: Youth survey responses - Aboriginal Torres Strait Islander representation

Community drop-in sessions

Two community drop-in sessions were held as part of phase one. The first session was unattended. The second session, on Saturday morning, recorded a low attendance. Feedback suggested community support for tourism development and support for the arts and culture industry.

A place of community and lifestyle

Stakeholder meetings

Meetings were held to obtain input from key stakeholder groups.

Shire of York

Key directions for the Shire were confirmed with the Shire CEO and planning officers to ensure planning strategies align with other strategic documents and directions set by Council. This meeting confirmed that the strategy should focus on economic development, supporting tourism and development of arts and culture. Enabling people to telecommute between York and Perth was also seen as a priority.

Community Groups

Sessions were held with York RSL, Gallery 152, Talbot Brook Community Group, York Business Association and representatives from the Avon Valley Residents Association. Key planning suggestions from these sessions are summarised below.

- Support the re-establishment of the arts and culture scene. This includes continuing successful/well-established programs such as the York Festival but also further arts and culture development especially for performance art – e.g. in Peace or Avon Parks.
- Develop multi-purpose spaces.
- Use of historic buildings is supported although there is some concern about the use of historic buildings as many require maintenance.
- Artist studios should be a permissible use in the town centre (low impact arts).
- Lack of retail space/degraded nature of the main street in the town centre - many buildings on the main street need to be fixed up and facades painted etc.
- Motor museum needs upgrading.
- There should be more public art.
- Residency museum should be better activated by including more interactive activities/artist in residency.
- Consider activation of office spaces for art as they do not have the same heritage issues.
- Sandalwood yards should also be activated.
- Racecourse could be used as a venue for arts.
- Exploration of housing options in Talbot to better appreciate the picturesque environment and proximity to Perth.
- Mobile phone reception is poor – there is a black spot affecting half the area.
- Only satellite internet is available – wouldn't allow for telecommuting.
- Bushfire – lifestyle farmers do not necessarily understand the risks.
- Farming and tourism are recognised as key economic drivers – however, farming is self-sufficient so tourism should be the focus of support.
- Tourism can be supported by:
 - Making approvals easier
 - Funding events
 - Walking/ mountain bike trails
 - Celebrating nature
- Encouraging development – remove approval requirements where possible. Improve efficiency and transparency of approvals processes.
- There should be an advocacy group for locals to raise issues with Council and better inform decision making.
- Controversial developments should be in the public realm from initiation, not from the point of advertising.

A place of community and lifestyle

- The location of concrete footpaths next to heritage buildings needs to be managed to avoid issues such as damp and better guidance for the treatment of historical buildings is required.
- Zoning very important in small towns – The siting of small industrial areas/commerce areas is key. Agricultural land should be protected from unwanted uses.
- Inability to defend decisions in Development Assessment Panels is not right or fair.
- Support for establishing workshops for industry e.g. an area should be set aside into composite industry lots, light industry and residential.
- There should be a flexible approach to working from home in rural residential may be attractive to new residents. E.g. horse shoeing as a home business.

Other issues:

- There should be a council policy for collecting art.
- Could share exhibitions with other locations e.g. Fremantle.
- Council should help manage events calendars.
- Rubbish collection is an issue for the Talbot community.

Department of Planning, Lands and Heritage

Following the initial community consultation, a workshop was held with the Department of Planning, Lands and Heritage. The results of the community consultation were presented and scenarios developed for land use moving forward.

The workshop confirmed the following key focus areas for the Local Planning Strategy:

- Tourism.
- Economic development.
- Arts and culture.
- Protection of rural land.

PHASE TWO – SCENARIO CONSULTATION

Following completion of phase one of the consultation and the background research, land use scenarios to test with the community were developed.

Peace Park Charity Markets

The land use scenarios were taken to the charity markets at Peace Park. The scenarios were discussed with interested community members attending the market. Thirty two community members were actively engaged through this process. Community members were encouraged to discuss land use planning concerns and issues.

The community discussed a variety of their concerns during this session and consultants tested some of the key land use planning components of the scenarios to determine likely support. Key themes coming from this stakeholder engagement session were:

- Parking - 4
- Aging population - 6
- Removal of red tape - 4
- Degraded state of town centre – 6
- Better public transport – 2
- Improved communication – 2
- Youth – 3
- Lack of employment opportunities – 4
- Maintaining the character – 2
- Tourism/Arts development – 6
- Governance – 2

A place of community and lifestyle

- Vegetation protection – 1

Overall, community members indicated support for the planning responses proposed in the land use scenarios.

The community members were generally open to the idea of removing parking in the main street especially if it results in an alternative benefit such as greater alfresco dining and/or shade.

The community recognises the ageing population and discussed ideas to better address this through land use planning. Ideas generated included:

- Better footpath provision/ footpath upgrades to better cater to gophers.
- Facilitation of ground-floor apartment living to better support downsizing.
- Better bus service provision, perhaps using private companies.

A lack of youth activities was identified by the community. Ideas to improve this included provision of more playgrounds and youth events.

Generally people were supportive of re-establishing the arts and culture scene in the Shire of York. Ideas to support arts and culture included utilising vacant shops for art gallery space, support arts and craft workshops, support music lessons as a home business and running more events.

People were generally supportive of encouraging tourism. Ideas included having more restaurants along the river, better maintaining the town centre, having more attractions and having a designated caravan park to remove the conflict between campers and playground users.

People were generally supportive of removing red tape in the approvals process to make it easier for small/home businesses, accommodation on rural land etc. but did not want to see landfill site or prisons moving in.

Submissions

Generally, few submissions were received on the scenarios. Two submissions were received. One – representing business interests – was in full support of the scenarios and planning responses.

A second submission raised concerns with potential subdivision of rural land in the Talbot locality, recommending that there needs to be controls regarding lot size and loss of priority agricultural land. This comment has been considered in the local planning strategy, which does not propose changing the scheme in this area, but does identify how state government policy can facilitate boundary realignments for enhanced protection of agricultural land whilst releasing some smaller lots.

Youth survey

Following the success of the Phase 1 youth consultation, the District High School was provided with the land use scenarios and a survey to gain insight into what the younger people of York think of the ideas presented and to see if anything has been missed.

The survey responses indicate very strong support for:

- Increasing access to public transport.
- Expanding the school to also provide Year 11 and 12.
- Improving the skate park and other parks/playgrounds/access to BMX tracks.
- Development of the arts and culture scene (studio, free workshops etc).
- Free wifi.
- Providing a youth centre/more for young people to do.

A place of community and lifestyle

Many respondents stated they liked all the ideas presented, however, eleven respondents felt that there was too much of a focus on tourism and the needs to the community may not be addressed as a result.

When asked if anything had been missed, support for existing ideas was often reiterated, however, new ideas included:

- Establishment of a community garden.
- Establishment of a public dam.

Year 10 students were provided with a slightly more in-depth survey. Responses from to this survey highlight many of the conflicts within the Shire. For example:

- Some respondents feel it is important to focus on protecting heritage whilst others feel it is more important to focus on the future.
- Some respondents feel that it is important to attract tourists, while others feel it is more important to focus on the community.
- Some respondents support increased population and housing, whilst others are concerned about high density and overcrowding.

Feedback on the land use scenarios directly informed the development of local planning strategies and updates for the new local planning scheme. Drafts of these documents will be taken to the community for further consultation.

APPENDIX E – LAND USE SCENARIOS

SHAPE THE STRATEGY

PRIORITY PLANNING RESPONSES

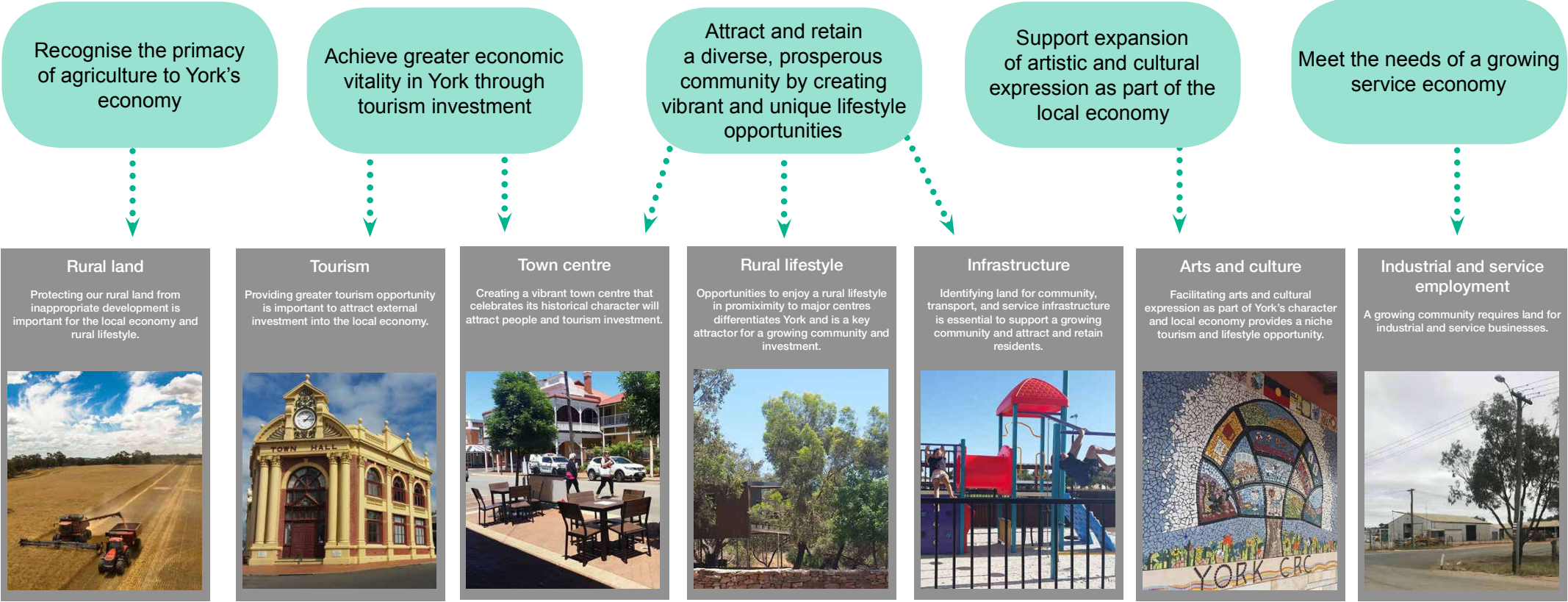


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Senior Planner
9641 2233



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!



LAND USE IDEAS TO DELIVER

SHAPE THE STRATEGY

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.

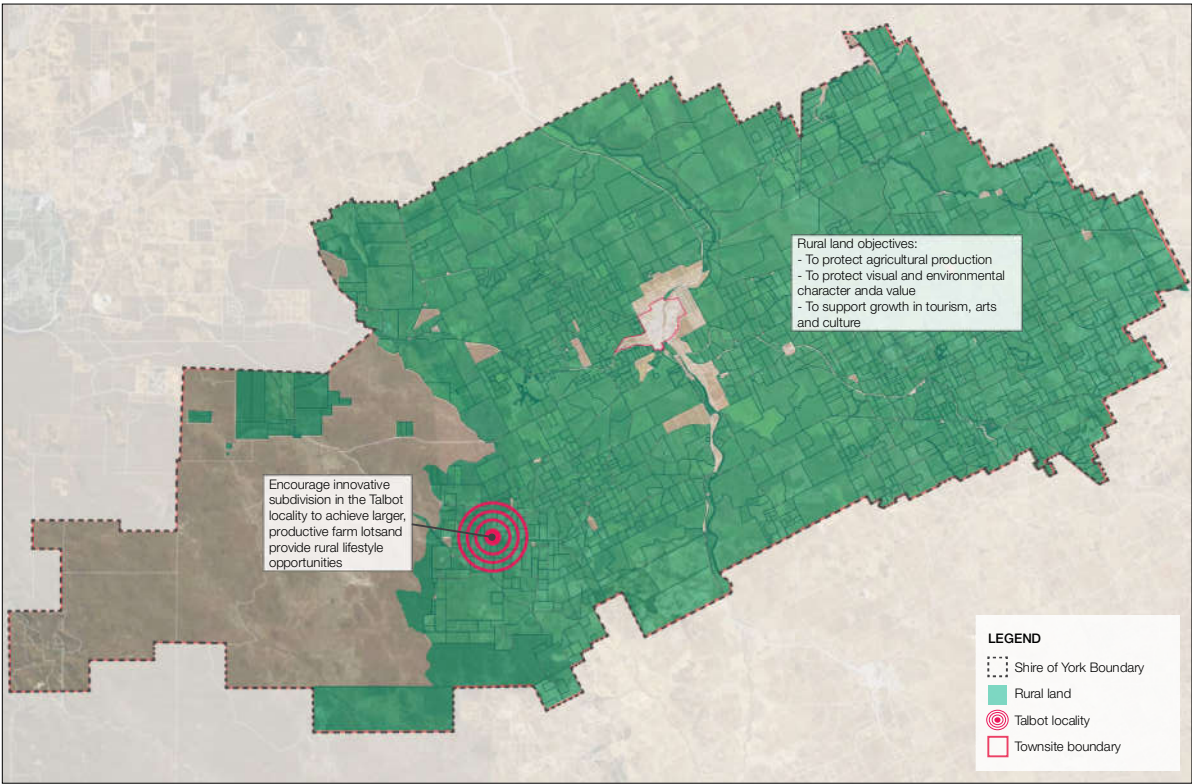
Proactively engage with state government on siting of regional facilities

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

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

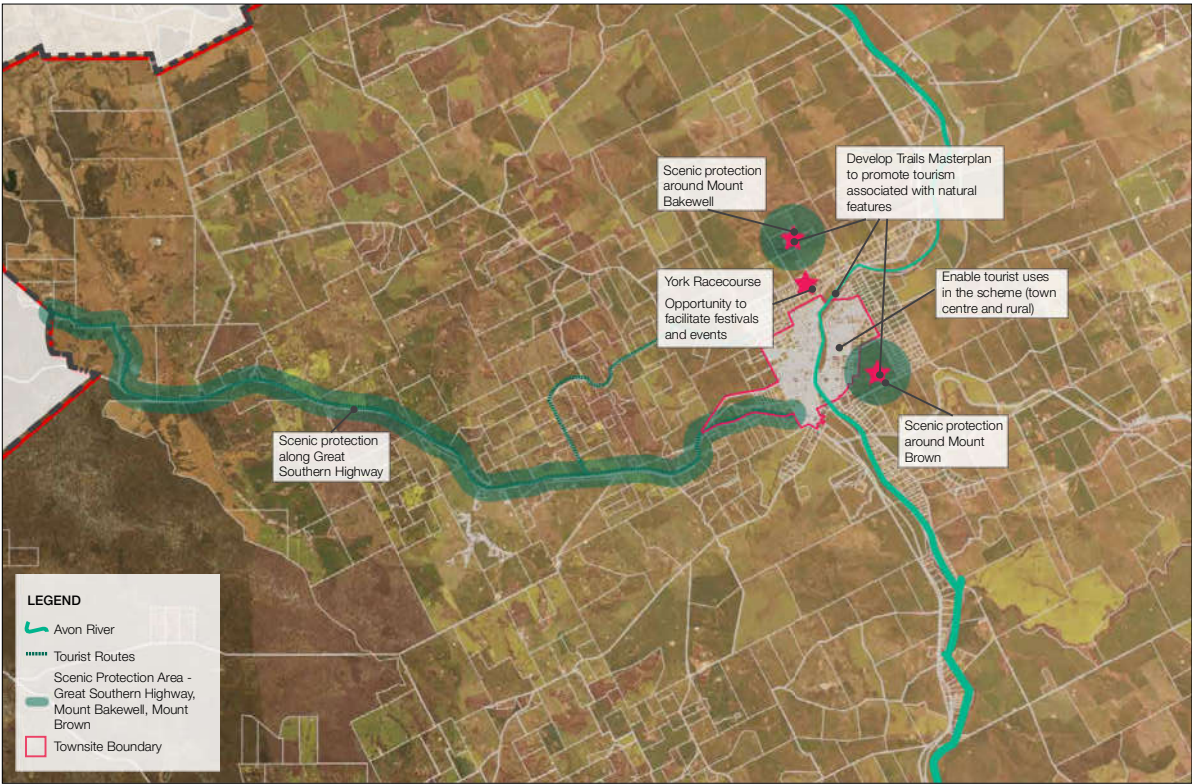
Great Southern Highway is the gateway for tourists coming to York. A scenic protection area - through special controls in the local planning scheme - can ensure the visual experience of this key route is maintained.

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.



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



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?

SHAPE THE STRATEGY

TOWN CENTRE LAND USE IDEAS

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.



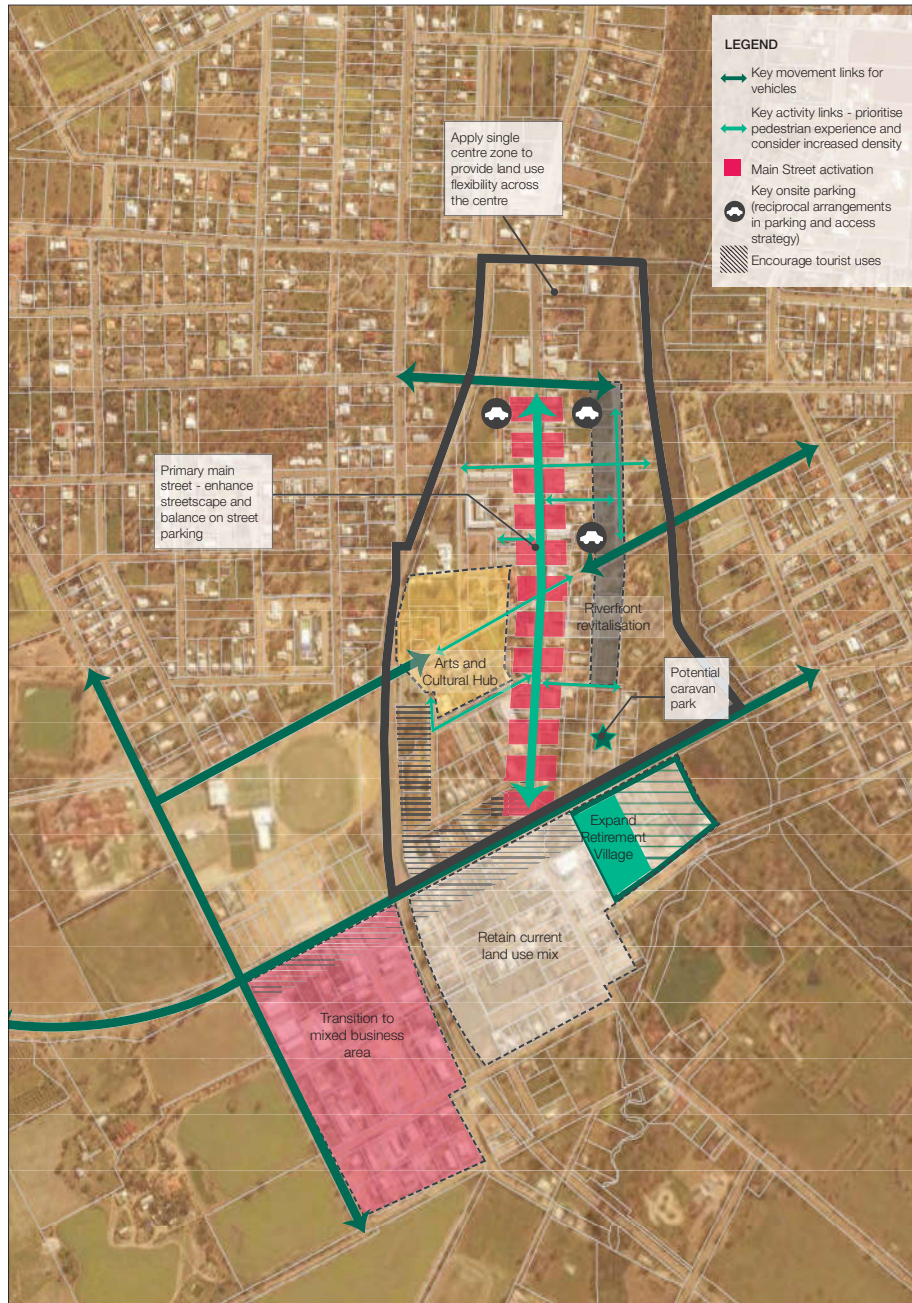
Protect heritage values - heritage buildings are a key element of York's character and this should be protected through the planning scheme.



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.



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Senior Planner
9641 2233



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?

SHAPE THE STRATEGY

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.

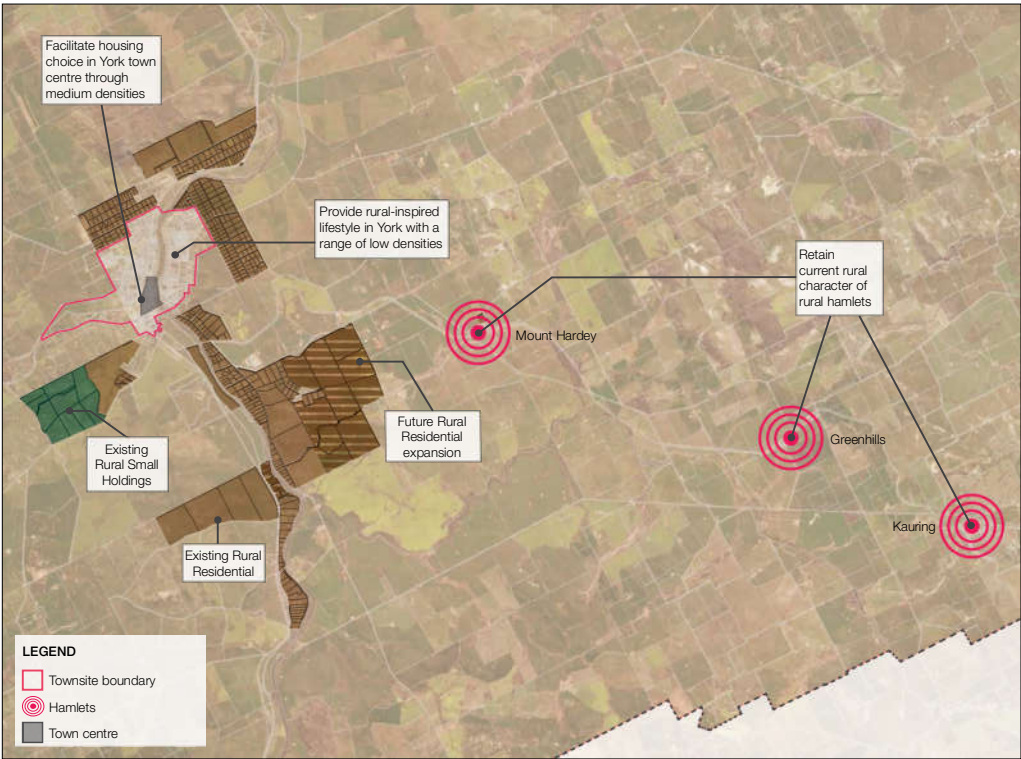
Talbot rural lifestyle and tourism node

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.

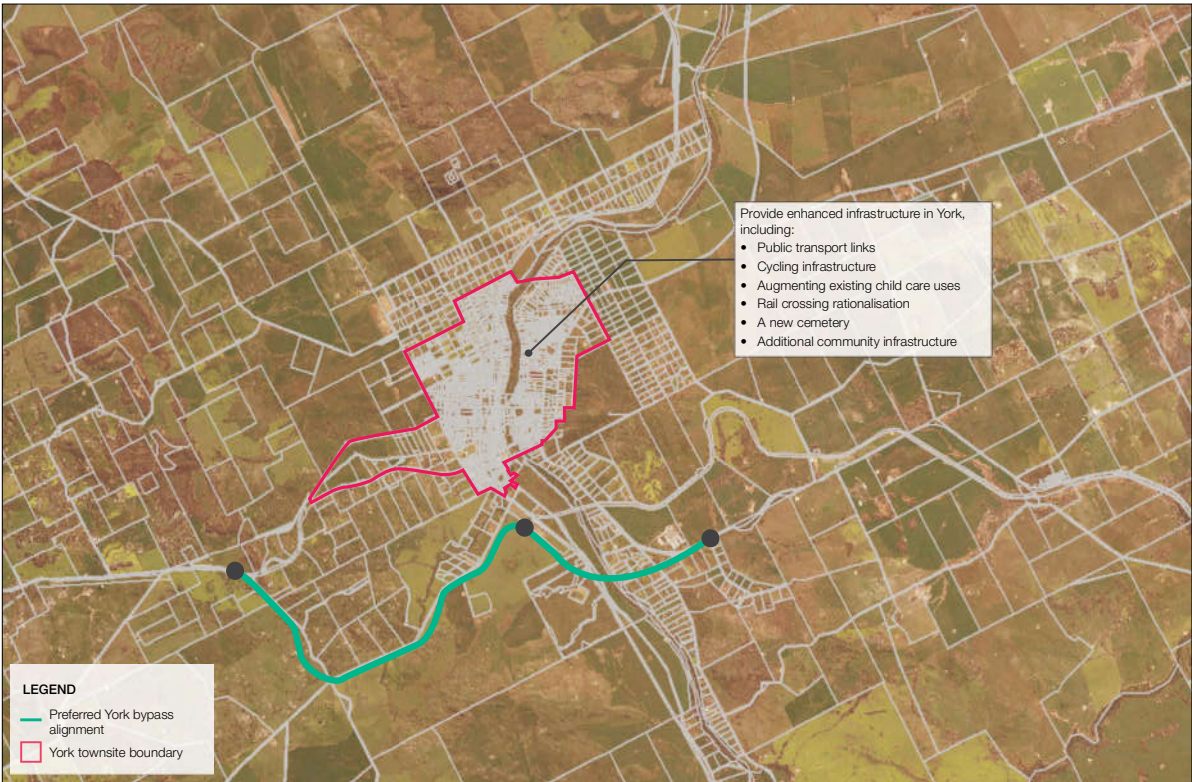
To demonstrate demand to state government, pilot programs could be run by the Shire, for example to take youth into larger centres during school holidays. Results from pilot programs can assist lobbying the state government for investment and services.

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!

SHAPE THE STRATEGY

ARTS AND CULTURE LAND USE IDEAS



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Carly Rundle
Senior Planner
9641 2233



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

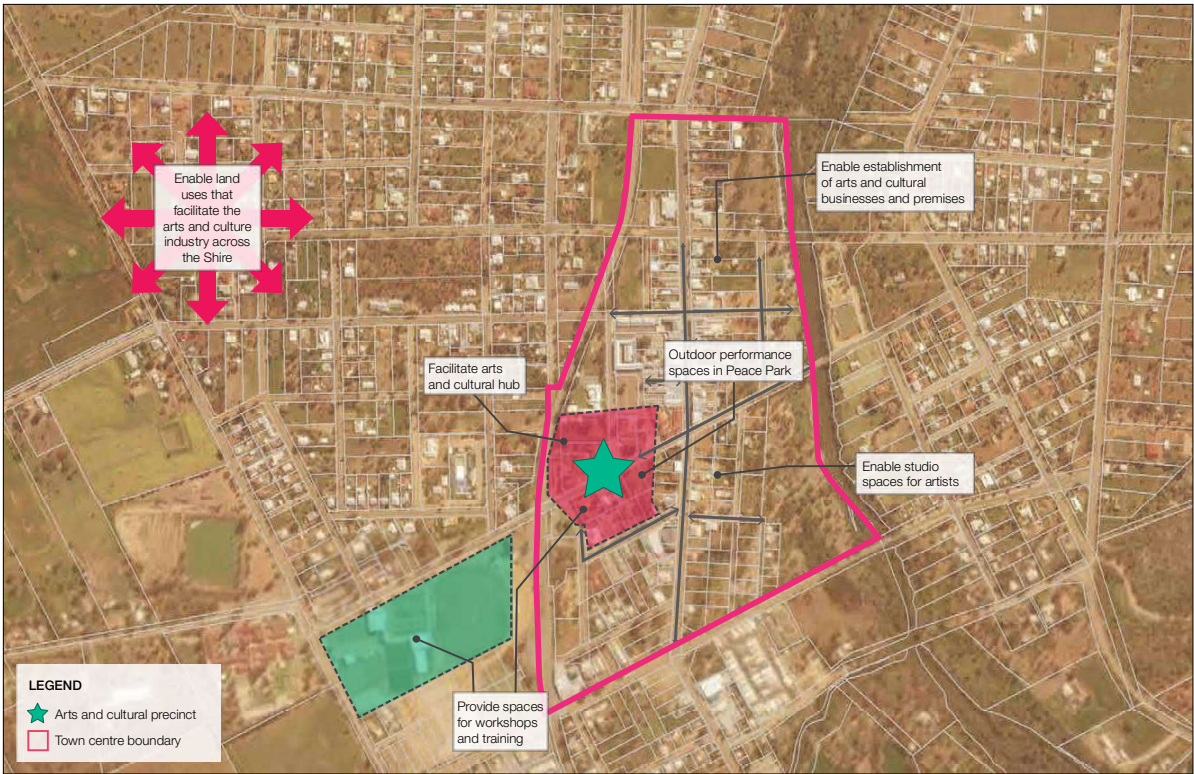
A flexible outdoor performance space provides opportunity for the performing arts, from theatrical productions to small scale musicians. A location for this space has been provisionally identified as Peace Park.

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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Carly Rundle
Senior Planner
9641 2233



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.



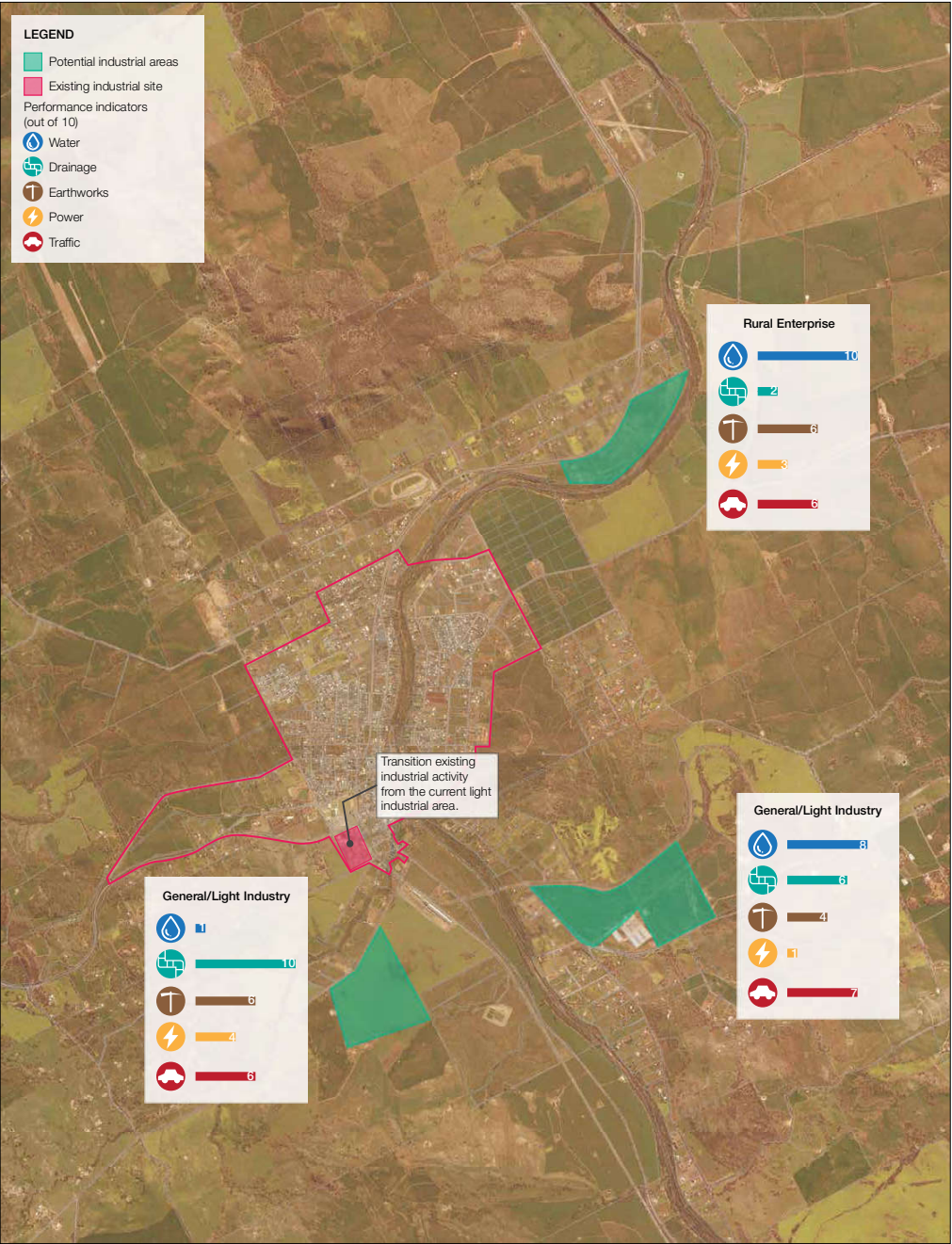
An example lot in a rural enterprise zone in Western Australia. The dwelling is integrated into the cabinet making business, with high quality landscaping in the front to create a neighbourhood feel.



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.



Shire of York

1 Joaquina Street, York, WA 6302

P.O. Box 222, York WA 6302

T: 61 8 9641 0500 F: 61 8 9641 2202 E: records@york.wa.gov.au

GHD

999 Hay Street, Perth, WA 6000

P.O. Box 3106, Perth WA 6832

T: 61 8 6222 8222 F: 61 8 6222 8555 E: permail@ghd.com

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