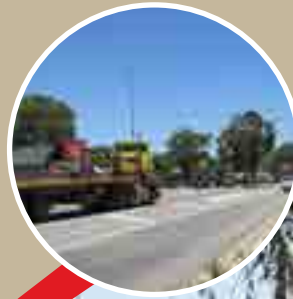


City of Swan

Bullsbrook Local Area Plan

August 2018



one city diverse places





FROM LEFT: Picnic at Lower Chittering;
Rural letter boxes; FA18 at RAAF Base
Pearce.



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IMAGE: Hay Bales in Bullsbrook



FROM TOP: Art in Pickett Park;
Bullsbrook Skate Park; Community
Notice Board

Mayor's Message

The City of Swan comprises a **large land area** with **diverse communities**. Planning for such a diverse area requires **creative solutions**.

Local Area Plans provide the opportunity to recognise the **unique character** and needs of these **diverse communities**.

Local Area Planning involves local community members working together with the City to identify the specific issues affecting their community and, to produce a plan that provides solutions to meet the **specific needs of their local area** and to support its unique character. This Local Area Plan is therefore an important document for the City to **plan for infrastructure and services** and **manage change** at a local level.

The City appreciates the tremendous support and contribution made by community members and other stakeholders in developing this Local Area Plan.



Mayor David Lucas

1.0 Introduction

The City's Place Management approach to service delivery recognises that the City is made up of **many communities** (Places) which may have very **different needs and aspirations**. Documents such as the City's Strategic Community Plan and Local Planning Strategy guide the City's business planning by identifying future land use, strategies and actions at the district level but do not necessarily identify the **particular needs and aspirations of individual communities**.

1.1 What is Local Area Planning?

Local Area Planning (formerly Place Planning) has been adopted by Council under its Integrated Planning Framework (Figure 1) and provides a mechanism for local communities to address issues through a consultative process. The process establishes a vision and objectives for each local area and identifies strategies and actions to achieve the vision and objectives that, together with strategies and actions identified in the Strategic Community Plan and the Local Planning Strategy, informs the City's business planning process.

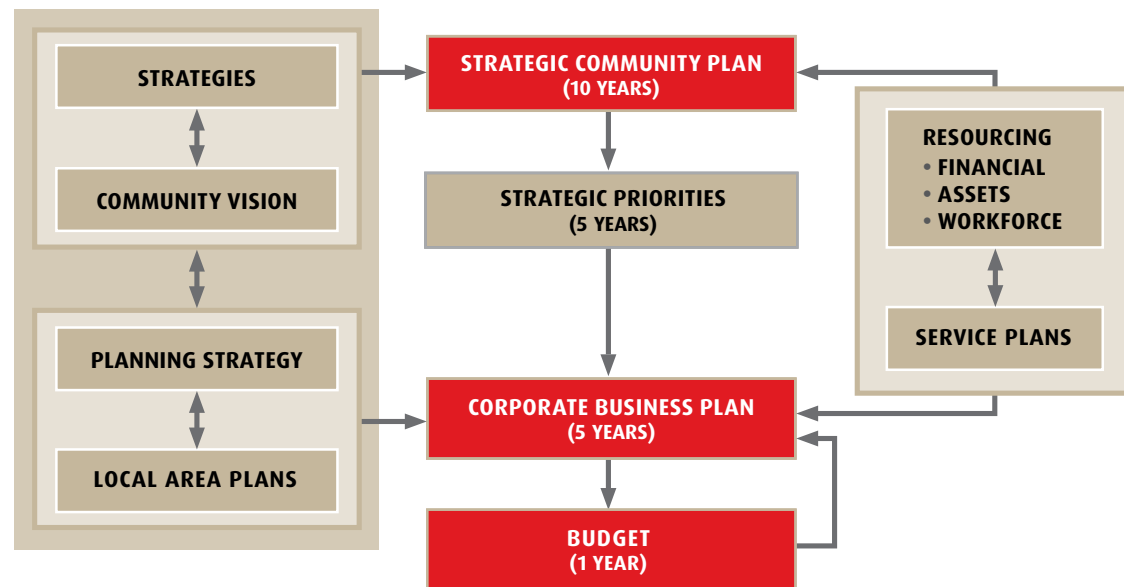


Figure 1. Integrated Planning Framework Model

1.2 The Local Area Plan Model

The Local Area Planning Model (Figure 2) indicates how Local Area Planning integrates with the Strategic Community Plan (SCP) and the Local Planning Strategy (LPS) in order to inform corporate business planning to achieve place based planning and service delivery. Each 'ring' of the model informs the next ring in a two way process. The results of annual monitoring of the service delivery will in turn provide input into the other rings, thereby closing the loop.

1.2.1 Strategic Community Plan

At the centre of the model is the Strategic Community Plan 2017-2027 (SCP), which is a document mandated by the Department for Local Government at the core of business planning by local governments under the Integrated Planning Framework. The SCP sets out a vision, aspirations and objectives for the City of Swan over the next 10 years and includes five key result areas, being; Economic Environment, Natural Environment, Built Environment, Social Environment and Governance Framework.

Each result area has a number of outcomes with objectives, strategies and measures for each. The themes for each Local Area Plan are therefore aligned to the key result areas under the SCP in order to ensure direct alignment between the two (refer to Figure 2).

1.2.2 Local Planning Strategy

The Local Planning Strategy (LPS) is a land use planning tool prescribed under the *Planning and Development Act 2005*. The LPS examines key land use planning issues and defines strategies and actions to respond to those issues at the district level. These issues flow into each other and cross the key result areas under the SCP. The LPS does not, however, consider differences between Places, in particular differing community priorities. Strategies and actions under the LPS will therefore be carried forward to the Local Area Plans under relevant result area themes but further refined and prioritised relevant to the local area as a result of the Local Area Plan community workshops.

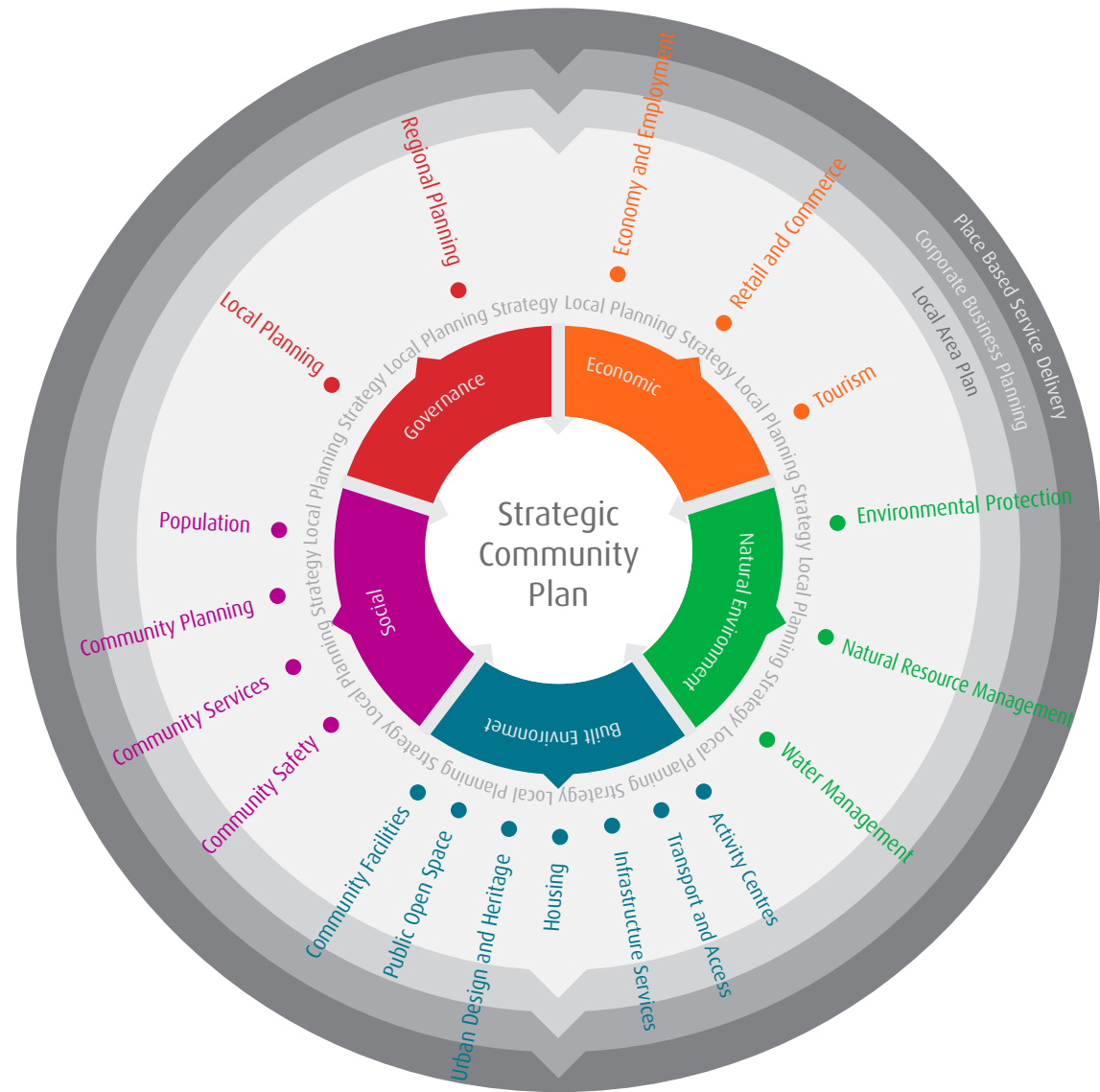


Figure 2. Local Area Planning Model

1.2.3 Local Area Plans

The Local Area Plans (LAPs) consolidate the outcomes and objectives from the SCP and the strategies and actions from the LPS and further develop these specific to the relevant local area and prioritise them. This will be guided by a vision and objectives for the local area, established from a community workshop/s to be conducted for each local area. Outcomes of the LAPs, importantly, also provide feedback to the LPS and the SCP. Dependent upon the point within the cycle of review of the SCP and the LPS, LAPs therefore also inform the SCP and LPS.

1.2.4 Place Based Service Delivery

The outcome of the model is Place based delivery of services in accordance with adopted strategies and actions detailed in the LAPs and integrated through the City of Swan's Corporate Business Planning Process. It is the responsibility of the relevant Place Leader to liaise with Business Unit Managers on the delivery of those services and to report on issues in this regard to the Executive as well as through the quarterly reporting process.

1.2.5 Format of a Local Area Plan

The format of this Local Area Plan is as follows:

- Part 1 – The Bullsbrook Local Area (Discussion Paper);
- Part 2 – Community Engagement: Findings from the workshop(s) and survey; and
- Part 3 – Local Area Plan: Strategies and actions.

1.3 Guiding Principles

1.3.1 Sustainability

Create communities that are economically, socially and environmentally sustainable by:

- Supporting opportunities for business and local employment;
- Promoting alternative transport modes;
- Respecting the natural environment; and
- Building active and connected communities.

1.3.2 Access and equity

Create communities where services and facilities are accessible to people with disabilities and provide opportunities that meet the needs of all sectors of the local community.

1.3.3 Safety

Create communities where people feel safe to live, work and recreate.

1.3.4 Identity

Maintain and enhance the unique identity of each Place created by its natural and built form landscape character.

1.3.5 Participation

Local area plans are developed in co-operation with local communities.

1.3.6 Prioritisation

Local strategies and actions are prioritised by the local community.

1.3.7 Integration

The strategies and actions of local area plans are integrated with the strategies and actions of other strategies of the City and the City's business planning processes.

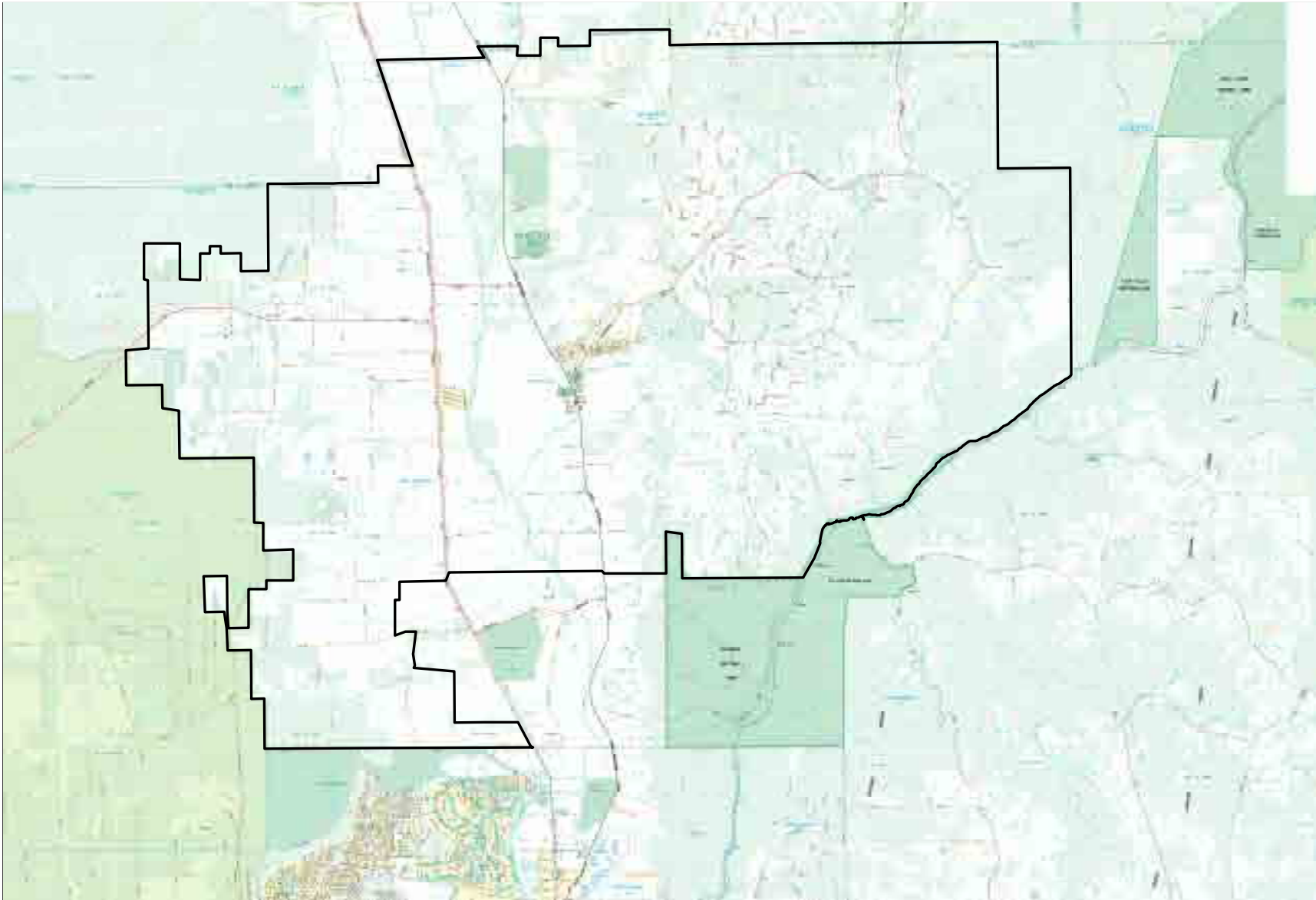
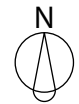
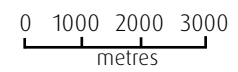


Figure 3. Bullsbrook local area street map



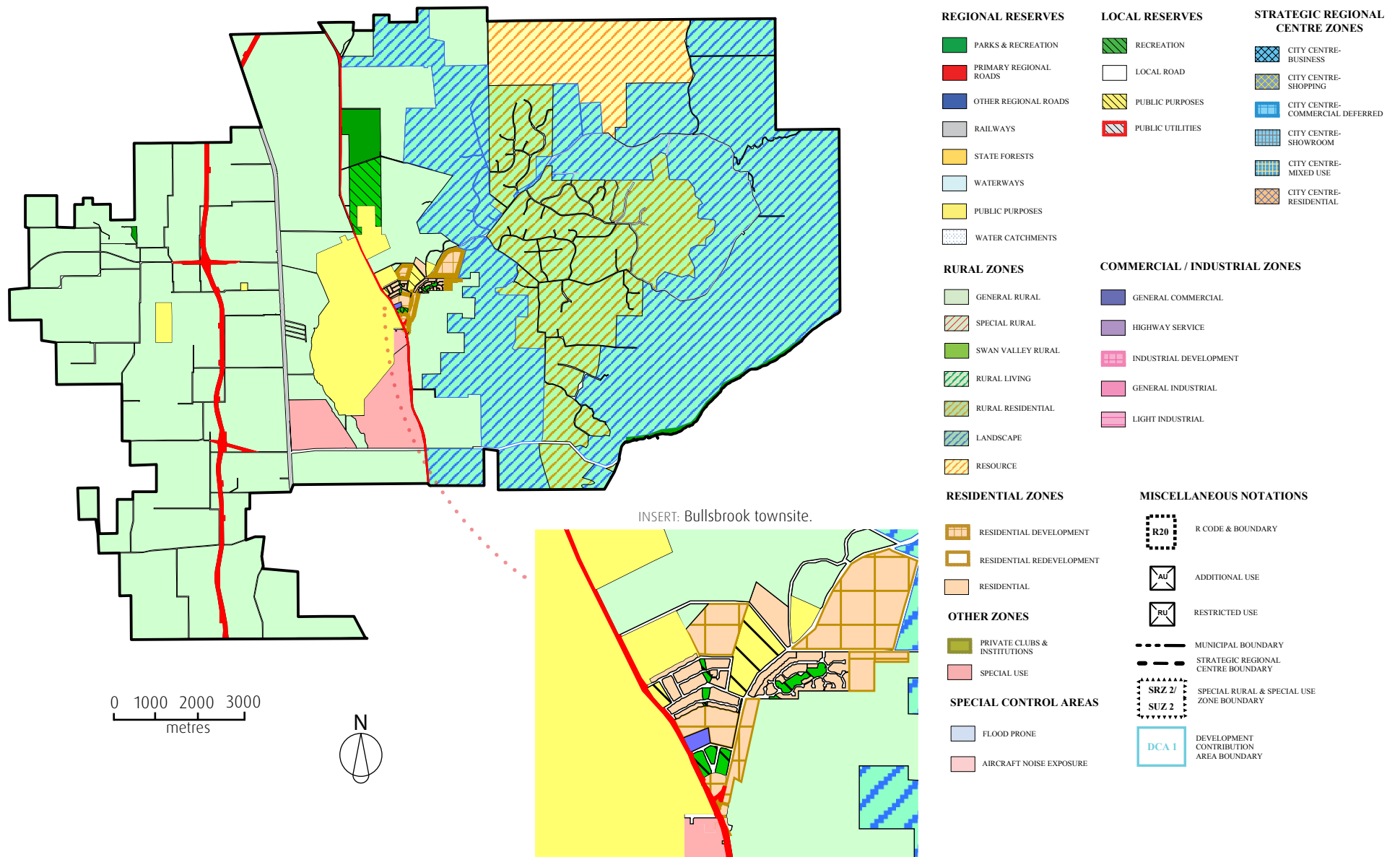


Figure 4. City of Swan Local Planning Scheme No. 17 Zoning Plan for Bullsbrook local area

Part 1 – The Bullsbrook Local Area

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2.0 Context

2.1 The Bullsbrook Local Area Plan

Bullsbrook local area is located 35km north of the Perth CBD, on the northeast fringe of the Perth Metropolitan Area. The local area is bound by the Shire of Chittering in the north, the Gidgegannup local area and Walyunga National Park to the east, Maralla Road to the south, and the localities of Gngangara and Melaleuca, and Muchea South Road to the west. The Bullsbrook local area encompasses the entire locality of Bullsbrook.

Bullsbrook is mainly a rural and rural-residential area with rural land used mainly for grazing, orchards and market gardening. The Bullsbrook town site developed organically to serve the rural hinterland but has experienced rapid population increases since the 1990s and is projected to grow substantially for the next 20 years.

The Bullsbrook local area is notable for its proximity to highly valued natural assets such as the Avon Valley National Park and the Walyunga National Park, as well as the RAAF Airbase Pearce, a federal training site for the Australian Defence Force. Bullsbrook is also located on the fringe of the Perth Metropolitan area and is therefore placed as a gateway to the north of the state and to the Wheatbelt.

Major features and attractions of the Bullsbrook local area include:

- RAAF Base Pearce;
- Chequers Golf Course;
- Bullsbrook Nature Reserve;
- Pickett Park;
- Avon Valley National Park;
- Midland Railway; and
- Bunbury Dampier Natural Gas Pipeline.

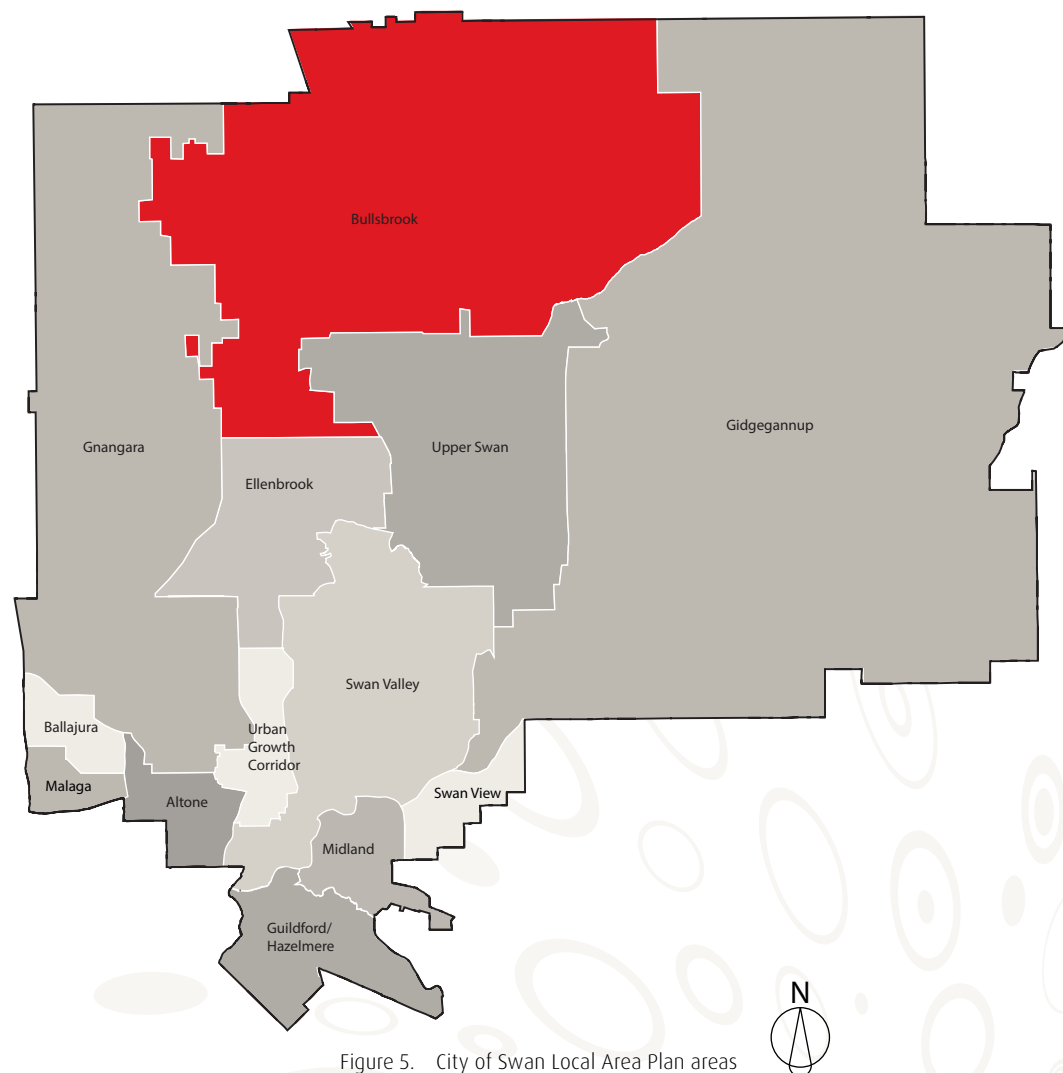


Figure 5. City of Swan Local Area Plan areas

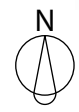


Figure 6. Bullsbrook town site development over time; 1965, 1974 and 2000

2.2 History

The south west of Western Australia has been inhabited by Noongar Aboriginal people for over 40,000 years. The Whadjuk dialectal group of Noongar occupy the Perth region, and the Swan River and Swan Valley have been important places for Noongar people to hunt, meet, and live over this time.

European settlers, known as 'wadjelas' by Noongar, explored and settled the area from around 1827, and regular contact between settlers and Noongar occurred.

Walyunga National Park, on the southern boundary of the Bullsbrook local area, contains the largest known Aboriginal campsite in Perth and was still in use in the late 19th century.

Bullsbrook is named after the "Bull's Brook" watercourse, and it is unclear if the name 'Bull' originates from Lieutenant Henry Bull, granted Swan Location 1 on 15 May 1831 or from Richard 'Bull' Jones, one of Henry Bull's servants.

The first titles in the Bullsbrook local area were granted in 1840, with Swan location 91 assigned to George Fletcher Moore. Swan Location 91 totalled 6000 acres and extended from the boundary of location 1 and followed the Ellen Brook to just north of the City of Swan's present northern border (Figure 7). Settlers gradually began acquiring small lots between the 1850s and 1890s, however the population did not substantially increase until the 1890s following the construction of the Midland Railway line, and in 1935 with the establishment of the Commonwealth Government airbase.

Land acquired in the 1840s was largely used for sheep and cattle grazing. The construction of the Upper Swan Bridge in 1852, opened up the northern districts and the increase in traffic brought the construction of inns along the northern road (now Great Northern Highway). Hotel Bullsbrook (now the Chequers Hotel), was constructed in 1910 and is the only inn that remains in operation of the five that were once located along Great Northern Highway.

The construction of the railway line and the West Bullsbrook railway siding in the 1890s drew passenger and produce transport away from Great Northern Highway and saw the development of the small town site of West Bullsbrook. Population increases in the state and accessibility to Perth markets via the railway, led to the acquisition of many blocks in West Bullsbrook between 1895 and 1914, for the establishment of market gardens. The area became a food bowl for the production of strawberries, potatoes, grapes, raisins and soft fruits. RAAF Base Pearce was once the location of one of the state's biggest orchards, which supplied soft fruits.

With the establishment of RAAF Base Pearce in 1935, East Bullsbrook became an important commercial centre. The Defence Force purchased land on the eastern side of the now Great Northern Highway to build housing for married staff and the townsite of Bullsbrook was formalised (Top image, Figure 6).



ABOVE: The opening of West Bullsbrook Hall, 1925; Orange Grove, Chittering Valley, c.1938; Shop and Post Office near the Bullsbrook siding c.1911-1912.

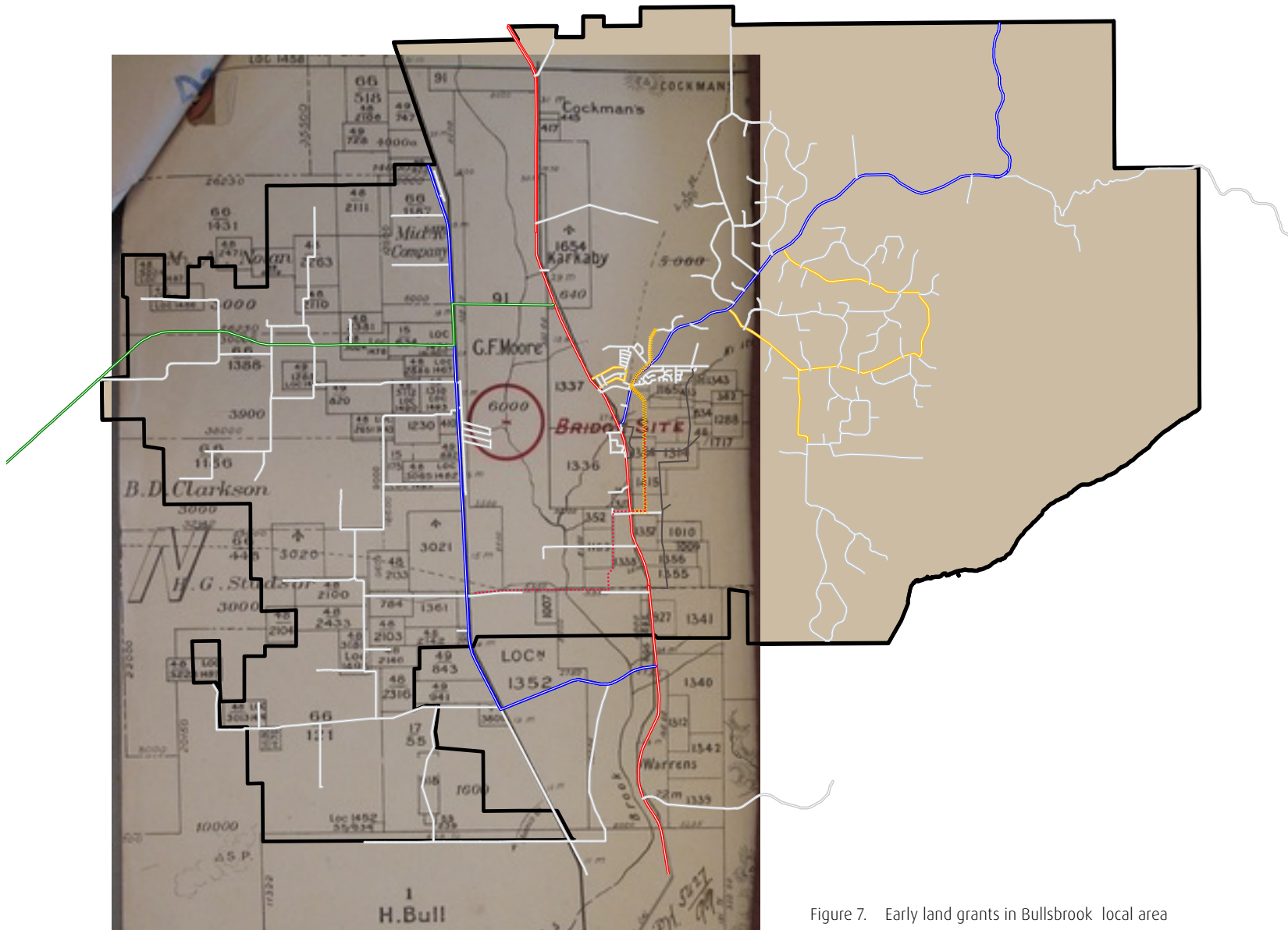


Figure 7. Early land grants in Bullsbrook local area

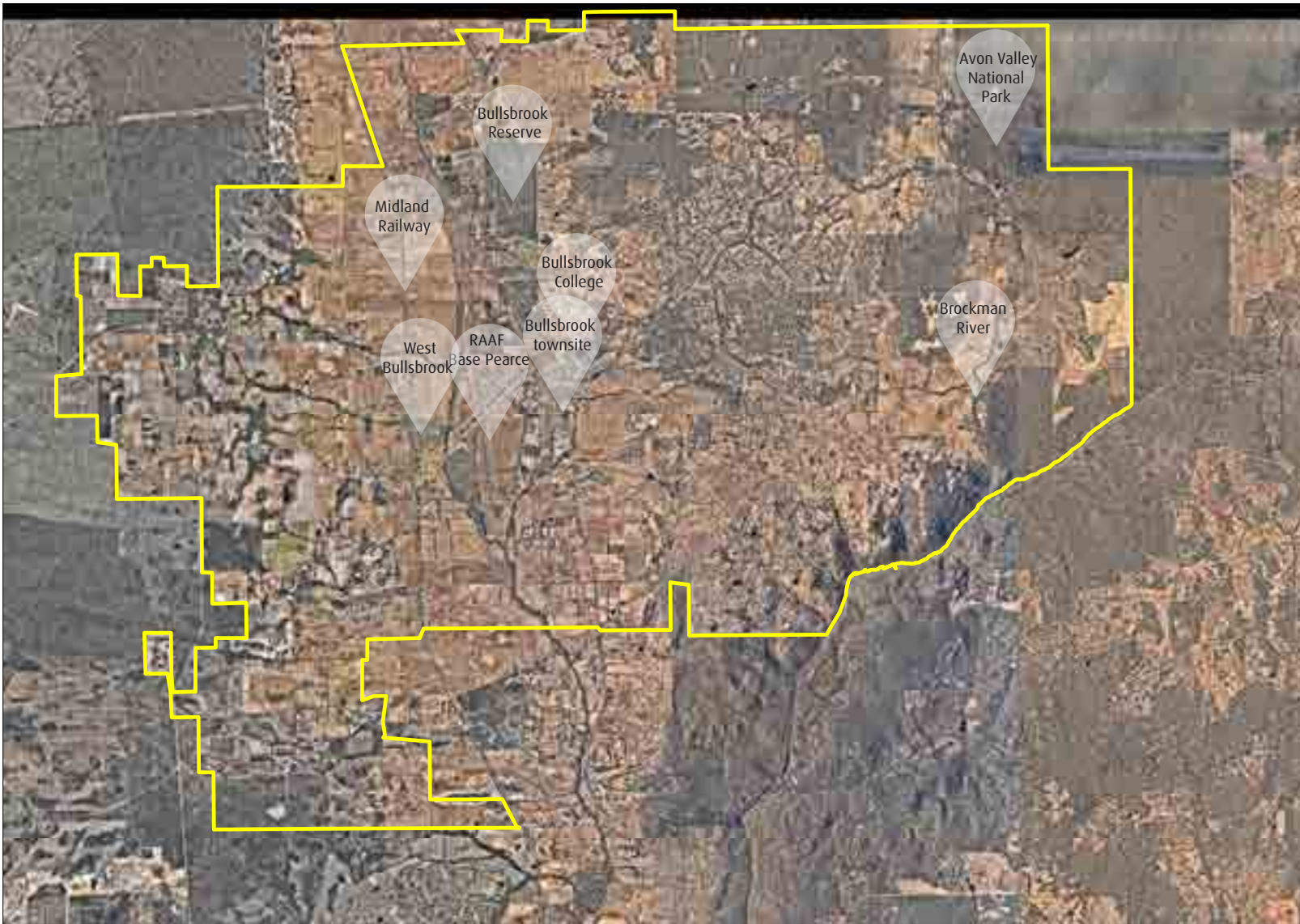
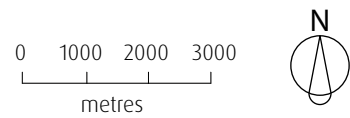
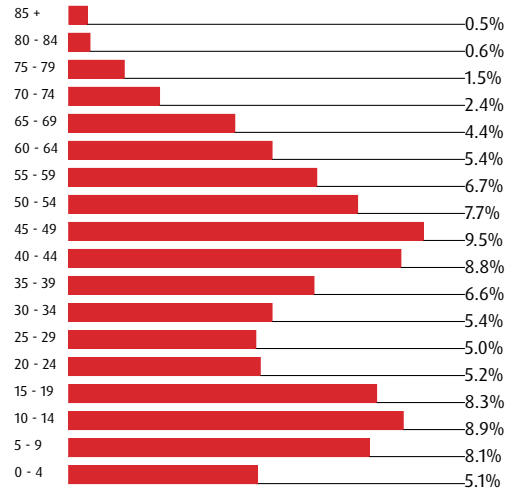


Figure 8. Bullsbrook local area aerial and key sites (2017)



2.3 Socio-economic Profile

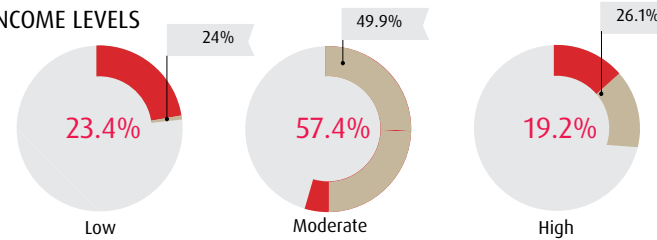
AGE COMPOSITION



4,298
usual resident population

0.12 persons per hectare

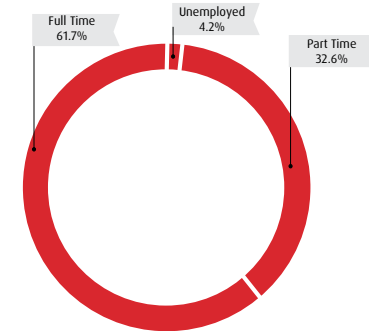
INCOME LEVELS



7.6 in every 10 people drive to work

2,195 persons comprise Bullsbrook local area labour force

EMPLOYMENT STATUS

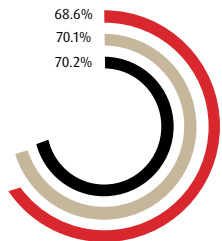


The top 4 industries of employment are:
Construction (12.6%)
Manufacturing (12.1%)
Retail Trade (9.8%)
Transport, Postal and Warehousing (8.2%)

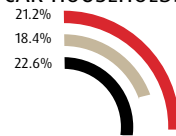
9 in every 10 people speak English only at home

2.72 average persons per dwelling

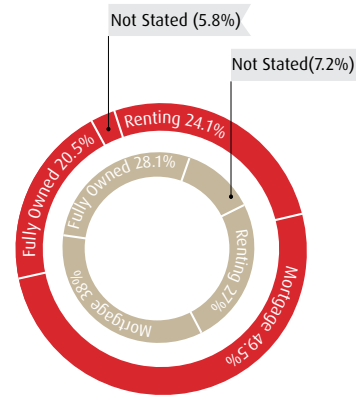
BROADBAND CONNECTION



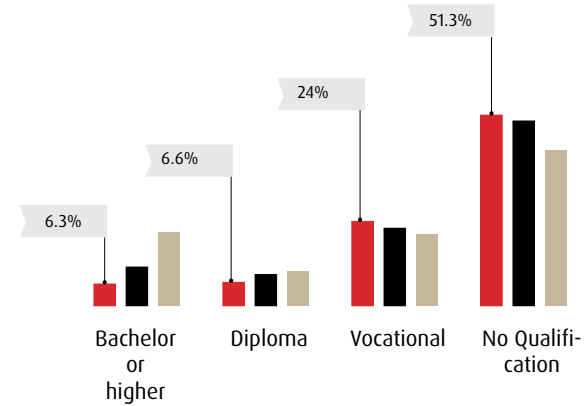
THREE CAR HOUSEHOLDS



HOME OWNERSHIP



LEVEL OF EDUCATION



■ Bullsbrook ■ City of Swan ■ Greater Perth

Figure 9. Bullsbrook local area socio-economic statistics (Source: ABS Census 2011)

3.0 Governance

Governance is the framework of **laws, policies, strategies, resources and processes** that enable decision-making.

Local area plans sit within a framework of strategic and statutory instruments produced by the Western Australian Planning Commission at the regional level, and local strategic and statutory instruments produced by the City. Regional planning provides the broad framework within which planning at the local level is required to be consistent. Similarly, the local area plan is required to be consistent with the City's local planning framework of policies, strategies and structure plans. The principal documents that directly influence the direction of the Bullsbrook Local Area Plan are outlined as follows.

3.1 Regional Planning

3.1.1 Directions 2031 and Beyond

The Western Australian Planning Commission (WAPC) published Directions 2031 and Beyond (Directions 2031) as the State's blueprint for managing the growth of the Perth metropolitan region, looking at the planning and delivery of housing, infrastructure and services necessary to accommodate anticipated population growth. The Outer Metropolitan Perth and Peel Sub-Regional Strategy was prepared pursuant to Directions 2031 to provide guidance at the local level.

3.1.2 Draft Perth and Peel@3.5million

This land use planning document aims to accommodate development for growth to 3.5 million people within the Perth metro area by 2050 while addressing conservation matters and streamlining State and Federal development approval processes. This document also includes the draft North-East Sub-regional Planning Framework (NESRPF) to realise the vision encapsulated in Directions 2031 and Beyond and also the State Planning Strategy 2050.

3.1.3 Draft Perth and Peel Green Growth Plan for 3.5 Million

The Green Growth Plan aims to cut red tape by securing upfront Commonwealth environmental approvals and streamlining State environmental approvals for the development required to support growth to 3.5 million people. It allows unprecedented protection of bushland, rivers, wildlife and wetlands through implementation of a comprehensive plan to protect the environment.

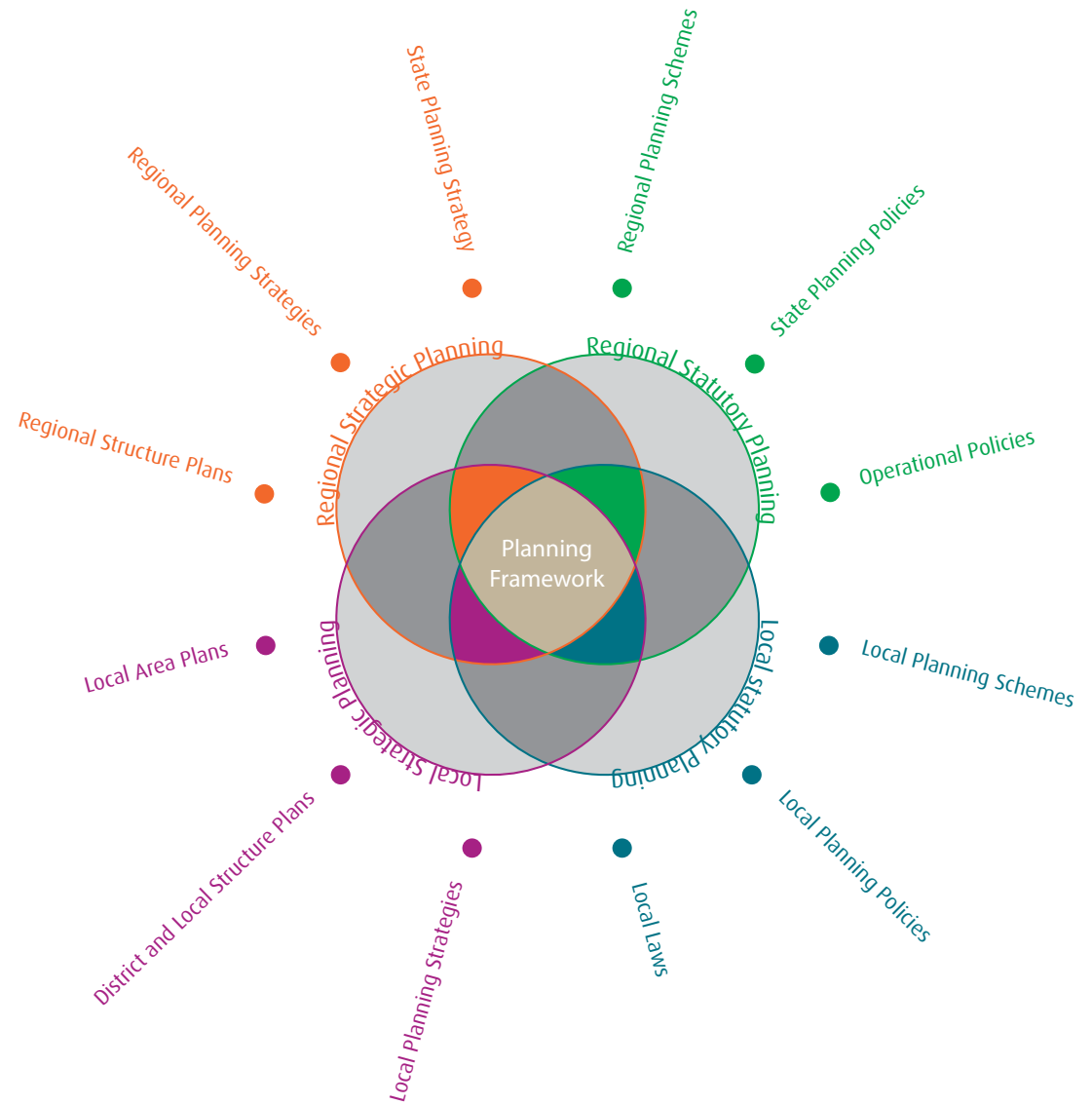


Figure 10. The Planning Framework

It integrates environmental protection and land use planning. It provides certainty in relation to the environmental outcomes that will be delivered, the areas where development can be contemplated and the environmental obligations that will apply in terms of avoidance, mitigation and conservation actions.

3.1.4 Draft North-East Sub-regional Planning Framework

Four draft sub-regional planning frameworks were developed as part of the Draft Perth and Peel@3.5million. The North-East Sub-regional Planning Framework (NESRPF) is one of three frameworks prepared for the outer sub-regions of Perth and Peel. The NESRPF establishes a long-term and integrated planning framework for land use and infrastructure provision as it builds on principles of Directions 2031 and Beyond.

3.1.5 Metropolitan Region Scheme

The MRS is the state government's broad brush land use zoning of land for the Perth metropolitan region and which zoning under local planning schemes is required to be consistent.

3.1.6 Liveable Neighbourhoods

Liveable Neighbourhoods is an operational policy for the design and assessment of regional, district, and local structure plans, and subdivision for new urban areas, predominantly residential. This document is relied upon to provide guidance in assessing the structure plans and subdivision applications that are submitted to enable the expansion of residential development in Bullsbrook.

3.2 Local Planning

3.2.1 Draft Local Planning Strategy 2016

The Draft Local Planning Strategy 2016 is a strategic plan for the entire City of Swan that is prescribed under the Planning and Development Act 2005 and provides the strategic direction for the City that informs the Local Planning Scheme, through which it is implemented. The Strategy includes a number of recommendations, including amendments to the MRS and the local planning scheme as required to facilitate developments such as an intermodal transport hub. The draft is currently with Department of Planning for approval to advertise.

3.2.2 Local Rural Planning Strategy 2016

The Local Rural Planning Strategy 2016 is a component of the Local Planning Strategy and was developed to guide land use planning in rural areas for the next 10-15 years. The Strategy is a consolidation of current local strategies such as the Bullsbrook Townsite and Rural Strategy and the Swan Hills Rural Strategy, and has regard to recent changes to the State planning framework, namely the WAPC's State Planning Policy 2.5 'Land Use Planning in Rural Areas (2012) and Rural Planning Guidelines (2014).

3.2.3 City of Swan Local Planning Scheme No.17

The City of Swan Local Planning Scheme No. 17 (LPS 17) sets the land use zones, the uses permitted within those zones and the requirements for development of land. Many of the strategies and actions identified in the Local Area Plan will be implemented through Amendments to LPS 17 (Figure 4).

3.2.4 Bullsbrook Townsite Land use Master Plan 2014

The Master Plan provides planning guidance for the future urban growth of Bullsbrook. The Master Plan provides the strategic basis and guidance through identifying appropriate landuse zoning and the extent of future urban growth which will support future regional and LPS17 amendments.

3.2.5 Draft Local Commercial Centres Strategy 2016

The draft Local Commercial Centres Strategy identifies the demand and supply trends for retailing in the City of Swan, recommends a future network of activity centres and provides the basis for strategic planning initiatives. The assessment identified that the existing retail precinct in Bullsbrook town site is constrained and with projected population growth, there is need for a new location to accommodate a District Centre. The Bullsbrook Land use Master Plan identifies a District Centre on the eastern side of Great Northern Highway, immediately opposite the existing town centre.

3.3 Decision Making

The process of decision making for local area plans sits within the local area planning model described in the introduction, which ultimately leads to place-based service delivery. The decision making process in the development of the local area plan also includes community engagement processes. Community workshops were held in the development of the Strategic Community Plan (2012-2022), which sets the overarching strategies for development and service delivery in the City of Swan. The Bullsbrook Local Area Plan will also include community engagement through a request for submissions, a community workshop, and online engagement.

Table 1. Actions and strategies relating to the governance framework applicable to the Bullsbrook local area

City of Swan Strategic Community Plan 2017-2027	
	<ul style="list-style-type: none">• Continue to develop a policy framework that guides decision making.• Respond to State Government initiatives for the benefit of the City.• Develop successful and collaborative partnerships.• Advocate for infrastructure and access to services.• Promote , advocate and market the City and Place.• Strengthen customer service.• Use resources efficiently and effectively.

Key issues

- The population of Bullsbrook is growing rapidly.
- The current population, estimated to be around 5,000 in 2016, will only provide a small sample of the expected 20,000 residents by 2036.
- It is essential to ensure developers are consistent with guiding state and local documentation, and create quality places and sufficient employment for residents of Bullsbrook.



ABOVE: View overlooking farmland from Bullsbrook townsite

4.0 Social Environment

4.1 Population

Bullsbrook has traditionally been a rural community, with a townsite that has grown organically to serve the rural hinterland and provide housing for military personnel associated with the Pearce RAAF base.

As at the 2011 census, the population of Bullsbrook was listed as 4,298 people. The 2016 projected population is 5,166 people, and the population is projected to increase to a total population of 20,301 by 2036, as illustrated in Figure 12. The population of Bullsbrook is growing at 6.15% per annum compared to the City of Swan as a whole which is growing at 2.78% per annum.

At the time of writing, projected population increases did not take into account the expected population increase associated with the marginal infill component of the Urban Housing Strategy, but does take into account the following developments:

- Chittering Gardens Estate - 27 dwellings (expected construction 2012-2020)
- Clarkson Road Rural Residential - 45 dwellings (2012-2023)
- Jenkins Road Rural Residential - 40 dwellings (2012-2026)
- Smith Road Rural Residential - 253 dwellings (2012-2036)
- Bullsbrook Heights - 189 dwellings (2014-2022)
- Bullsbrook Landing - 243 dwellings (2015-2020)
- Marlin Estate - 900 dwellings (2018-2026)
- Hurd Road Proposed Subdivision - 64 dwellings (2020-2025)
- Lage Road Rural Residential - 146 dwellings (2020-2036)
- Future Urban - 3,650 dwellings (2022-2036)

The demographic profile of the Bullsbrook local area shows that in 2011, the dominant age cohort was the 45 to 49 year olds, which accounted for 9.1% of the total persons. This is characteristic of the established rural population within Bullsbrook. Analysis of the Bullsbrook population in comparison to Greater Perth shows a higher proportion of people in the younger age groups (5 to 19 years) and a lower proportion of people in the older age categories (60+). The largest increase in persons between 2011 and 2026 is forecast to be in 0 to 4 years age cohort, which is expected to increase by 642 persons. Analysis compared to Greater Perth shows that there was a larger proportion of couples with children (38.7% compared to 31.6% in Greater Perth), as well as a larger average household size of 2.72 compared to 2.55. The high prevalence of 'parents and homebuilders' is typical of high growth, outer suburban areas, which are attractive to first homebuyers with young families.

In 2011, Bullsbrook local area residents identified their dominant ancestry as English (46.3%) and Australian (41.3%). Similarly, there was a smaller proportion of people born overseas compared to Greater Perth (24% compared to 34.4%), with a smaller percentage originating from a non-English speaking country (5% compared to 16.7%). Overall, 90.5% of the population spoke English only, and 4.1% spoke a non-English language, compared with 77.8% and 16.7% respectively for Greater Perth. Anecdotally, City staff have noted that residents moving into the new housing estates in Bullsbrook have a more diverse ancestry than the existing population.

Analysis of the level of educational attainment of the Bullsbrook population compared to Greater Perth shows a smaller percentage of persons with bachelor or higher degrees (6.3% compared to 19.6%) and a larger percentage of persons with vocational qualifications (24.0% compared to 18.6%) and no qualifications (51.3% compared to 42.3%). There is a smaller percentage of persons aged 20 to 24 (5.2% compared to 7.5%) and 25 to 29 (5.0% compared to 7.7%), which is common in rural areas, where a lack of employment, training and higher education opportunities, require relocating to larger centres (See Figure 9).

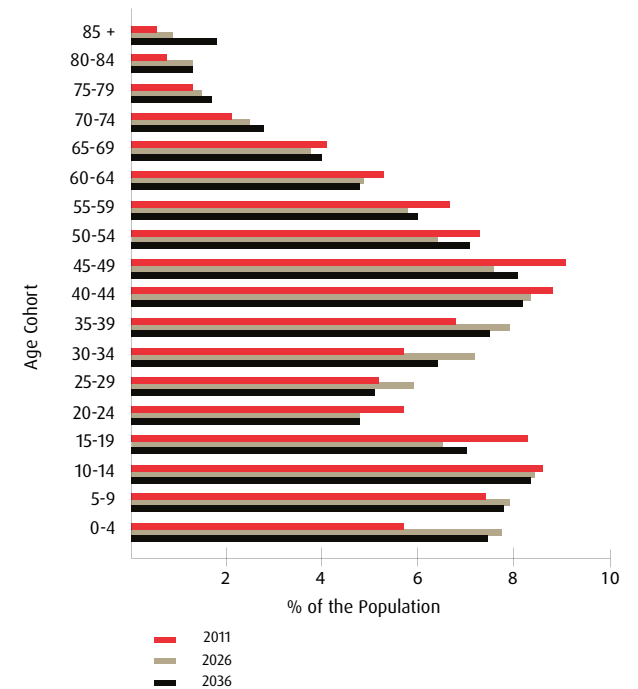


Figure 11. Population growth by age cohort in Bullsbrook local area

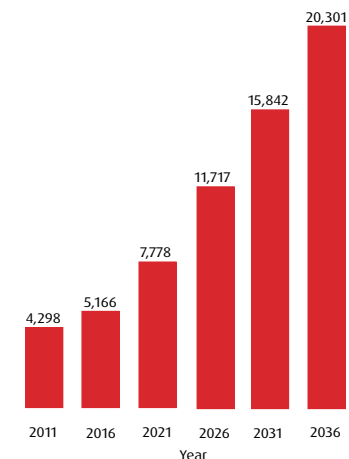


Figure 12. Population forecast in Bullsbrook local area to 2036 (id 1016)

At the 2011 census, Bullsbrook local area had a lower percentage of households earning a high income (greater than \$2,500 per week) and a lower proportion of persons earning a low income (less than \$600 per week), when compared to Greater Perth. Overall, 20.2% of Bullsbrook households earned a high income and 16.8% earned a low income, compared to Greater Perth with 23.1% and 17.9% respectively. The most significant change in Bullsbrook between 2006 and 2011 was in the lowest quartile which showed an increase of 82 households.

Bullsbrook local area has a Socio-Economic Index for Areas (SEIFA) of 1014.7 compared to the City of Swan at 1010.6 and Greater Perth at 1033.4. A higher score on the index means a lower level of disadvantage, therefore residents in the Bullsbrook local area are at a lower level of disadvantage than the average resident in the City of Swan, but are at a greater level of disadvantage than the average resident in Greater Perth.

Key issues

- Rapid population increase and adequate provision of services.
- Conflicts between rural and urban concepts of service provision.
- Traffic increases along Great Northern highway providing a barrier.
- High proportion of young people: children, middle years, and youth.



ABOVE: Rural Residential property, Bullsbrook

4.2 Social Services

Population growth in the Bullsbrook local area creates demand for services and facilities. The provision of social services to the population within the City of Swan is complicated by the geographical size of the area. The City's resources are finite, and with a rapidly increasing population, and ever evolving scope of responsibility to the population, the City must prioritise work to be undertaken or services to be provided. Unfortunately, sometimes it is not considered feasible to undertake all that the City and the public would like to see being done.

4.2.2 Early Years

The City of Swan categorises 0 to 8 year olds as 'early years'. The largest increase in persons between 2011 and 2026 is forecast to be in the 0 to 4 age cohort and this will place increased pressure on child health, early learning, and child care facilities as the population grows. The City currently supports playgroups, which link into the primary school and the library, through initiatives such as the literacy program. The Bullsbrook Place Hub, due to open mid-2017, includes dedicated space for the provision of a crèche.

4.2.3 Middle Years

The City of Swan has seen growing demand for services in the middle years age cohort, which is categorised as 8 to 11 year olds. The City currently runs school holiday programs, clinics and community events for middle years in Bullsbrook. The City previously allowed middle years to participate in the drop in service provided by PCYC at the Shack, however this service is no longer provided. There are no planned drop in service for middle years at the new Bullseye Youth Centre and this remains a service gap in Bullsbrook.

4.2.3 Youth

Youth are categorised as persons in the 12 to 25 year age cohort. The City has identified Bullsbrook as a priority area for the provision of youth services, and works with Bullsbrook College to provide programs such as mental health workshops for under 18 year olds. The Bullsbrook Place Hub includes a dedicated space for a youth centre and the City has engaged a youth worker to work with local youths prior to the opening of the Bullsbrook Place Hub to determine the service requirements for this demographic.



ABOVE: Graffiti program in Bullsbrook

4.2.4 Schools

Bullsbrook College is currently the only school in Bullsbrook and provides a K-12 curriculum for the 1063 students enrolled at present (My School 2015). The school campus is rare as it is only one of two schools in Western Australia that provides educational facilities from pre-school up to Year 12. Based on the number of lots that can be accommodated within the Bullsbrook Townsite Master Plan area, it is determined that three new primary schools and potentially a high school will be required to accommodate population growth in the future (See Figure 21).

4.2.5 Aged Care

In 2011, Bullsbrook local area had a smaller proportion of 'seniors' aged 70 and above when compared to Greater Perth (5% compared to 8.6%). In contrast, the 'empty nesters and retirees' in the 60-69 age cohort saw the greatest increase in persons from 2006, illustrative of the national ageing population trend.

The Bullsbrook townsite has 10 independent units for aged care accommodation, which are currently at capacity. The nearest aged care living facilities are located in Ellenbrook at Hermitage and The Pines.

The City works with existing community groups such as the RSL and Catholic Church to build capacity and enhance the social capital of the rural community. For example, the Catholic Church has a buddy system, which connects elderly people who are living alone and not eligible for Home and Community Care (HACC) services.

Table 2. Actions and strategies relating to social environment applicable to the Bullsbrook local area

City of Swan Strategic Community Plan 2017-2027

- Develop and deliver service options meeting future community requirements.
- Strengthen advocacy role on behalf of our community.
- Seek alternative service providers to facilitate, coordinate or partner appropriate service access; such as other agencies, non-government organisations and community groups
- Strengthen the sense of place and culture and belonging through inclusive community interaction and participation.
- Actively strengthen relationships with our diverse cultural community.

City of Swan Draft Local Planning Strategy 2016

- Promote the provision of a diverse range of open space that meets the needs of the community in a sustainable way.
- Promote the location of community facilities in well used and accessible areas.
- Implement City of Swan's Strategy for an Ageing Population.
- Implement the Rural Planning Strategy.

City of Swan Strategy for the Ageing Population 2015

- 4.1 Ensure all seniors can access the goods and services they require.
- 4.2 Ensure seniors can age in place by providing appropriate accommodation that caters to their needs.
- 4.3 Increase seniors' engagement with the community by increasing their perceptions of safety.
- 6.1 Utilise existing natural assets such as the Swan Valley for recreation and physical activity.

Key Issues

- Connectivity to community facilities.
- Access to employment opportunities.
- Connectivity to local amenities and facilities.
- Housing for ageing population.

RIGHT: Swan Caring service



4.3 Community safety

The City of Swan's Community Safety Plan 2014-2018 was developed to prioritise actions and reporting on community safety matters across the City. The following key priority areas were identified as the focus for improving community safety across the City:

- Measures to detect and deter crime;
- Measures to address the underlying causes of crime;
- Addressing safety issues related to personal and community responsibility in local neighbourhoods;
- Increased coordination and responsiveness of agencies to address community safety; and
- Bushfire readiness.

4.3.1 Crime

There are concerns within the Bullsbrook local area that crime is increasing and while statistics from WA Police do not identify any progressive increase in the incidence of crime, the perception of crime is enhanced by the lack of a police station or permanent police presence in the community. The Bullsbrook local area is serviced by the Central Metropolitan District, based at the Ellenbrook Police station. Local Police Team 3 covers Bullsbrook, in addition to Aveley, Avon Valley National Park, Cullacabardee, Lexia and Walyunga National Park.

4.3.2 Fire

The vast majority of the Bullsbrook local area is designated as bushfire prone, with the few exemptions being urban areas within the Bullsbrook townsite, rural-residential subdivisions, the runways at Pearce Airbase and rural areas where vegetation has been extensively cleared for agriculture.

The Bullsbrook local area is serviced by the Bullsbrook Volunteer Fire Service, which was formed in 1953. Bullsbrook has a local Bushfire Ready Group, which is a local community action program established by Department of Fire and Emergency Services (DFES), in collaboration with local government, to increase community resilience to bushfire. In addition, the City's runs community fire information meetings annually in Bullsbrook as part of their annual bushfire safety actions.

New dwellings in bushfire prone areas are required to be built to Australian Standard 3959 Construction of Buildings in Bushfire-Prone Areas and is enforced by the Building Code of Australia (BCA).



ABOVE: CCTV

Table 3. Actions and strategies relating to community safety applicable to the Bullsbrook local area

City of Swan Strategic Community Plan 2017-2027	
	<ul style="list-style-type: none"> • Facilitate improvement of community safety. • Strengthen public health and safety outcomes within the community through promotion and education.
City of Swan Community Safety Plan 2014-2018	
	<ul style="list-style-type: none"> • Reflect the strong support from the community for detection measures through the city undertaking community crime prevention measures. • Support the Local Emergency Management Committee and its work regarding planning, prevention, response and recovery planning in the City of Swan. • Ensure close engagement with local communities on bushfire safety is maintained throughout the year. • Create responsible residents initiatives including those focused on responsibilities in the areas of fire safety, animal management and off-road vehicles especially in semi-rural neighbourhoods. • Undertake periodic specific operations between the City of Swan and other responsible agencies targeting hotspots for misuse of Off-Road Vehicles such as trail bikes.

5.0 Economic Environment

Economic development is concerned with increasing the **level of income** and the **capital wealth** of an area, and **distributing that wealth to the community** through local expenditure and jobs.

5.1 Economy and Employment

Employment self-sufficiency' can be defined as a measure of the quantity of jobs available in a given area as a proportion of an area's labour force. The Western Australian Planning Commission's (WAPC) Directions 2031 and Beyond, sets an employment self-sufficiency target of 75% for the north-east sub-region of the Perth metropolitan region. The City of Swan already reached this target with its current resident labour force of 71,331 workers and 78,430 total jobs in 2015.

At the 2011 Census, Bullsbrook had a labour force of 2,195, of which 1,354 were employed full time and 716 were employed on a part-time basis. Bullsbrook has a lower rate of unemployment as a percentage of the population when compared to Greater Perth (4.2% compared to 4.8%).

The most prominent industry sectors of employment at the 2011 Census were Construction (12.6%), Manufacturing (12.1%), Retail Trade (9.3%) and Transport, Postal and Warehousing (8.2%) (Figure 13). Similarly, a greater percentage of workers were employed in corresponding occupations when compared to Greater Perth, such as Machinery Operators and Drivers (12.2% compared to 6.6%), Technicians and Trades Workers (21.0% compared to 16.1%), and Labourers (12.1% compared to 8.8%).

Employment self-containment measures the proportion of employed residents who are employed within the boundaries of the local Government Area. In 2011, the City of Swan had an employment self-containment of 30.8%. A large proportion of Bullsbrook local area residents work within the City of Swan (45%), however the numbers of jobs within the Bullsbrook townsite itself are limited. A significant percentage of residents also work in Wanneroo (6.2%), Chittering (4.3%) and Joondalup

(4%), which are equal distances away than Midland.

The proposed Bullsbrook South/North Ellenbrook Industrial areas will improve the employment self-sufficiency of the Bullsbrook local area.

In 2011, the Bullsbrook Village Centre had 1900m² of floor space, including 1,300m² of food, 500m² of non-food and 100m² of services. The centre has a small convenience supermarket, which provides basic convenience retailing to surrounding residents, and due to the highway location, also services passing trade. Surveys indicate that Bullsbrook residents find the local retail options limited and instead undertake most weekly and grocery shopping trips at larger centres such as Midland, Ellenbrook and Joondalup, where a larger range of products are provided (Essential Economics, 2011).

The draft North-East Sub-regional Planning Framework identifies the existing Bullsbrook town site as a neighbourhood centre, which will emerge as a district centre with the expected population increase in the medium to long term (2022 to 2031 and post 2031).

Bullsbrook is projected to accommodate significant population growth in the next 20 years, with the relocated Bullsbrook town centre emerging as a future District Centre. By 2031 there will be potential for:

- A major supermarket operator
- Major non-food anchor tenant such as a small Discount Department Store
- Additional retail speciality floorspace

The Bullsbrook Townsite Master Plan makes provision for 19,740 people in the Bullsbrook town site, which would require an activity centre with 10,000m² of net lettable area by 2031, with a potential district activity centre of 20,000m² after 2031. The need for two small neighbourhood centres has also been identified by the Master Plan (Figure 21).



ABOVE: Outback Splash; Bullsbrook Newsagency; Hay bales along Great Northern Highway

5.1.1 Tourism

Tourism expenditure supports employment in a variety of economic sectors including accommodation, food services, transport, retail, arts, recreation, travel and training. Tourism is an important source of diversification and employment in rural parts of City of Swan and is a key driver in sustaining the viticulture industry.

Bullsbrook's rural landscape and nature reserves (such as Walyunga National Park on the border of the local area) are an attractor of tourism and recreation based industries. Agri-tourism is a niche industry which involves an agricultural activity or operation that brings visitors to a farm. Businesses such as Ti Strawberry Farm are already operating in this space by allowing visitors to pick their own berries and there is potential for agri-tourism to be further developed in the Bullsbrook local area. The City of Swan's Tourism Development Strategy 2015 identifies the following tourism opportunities:

- Work with landholders and the community to identify the potential for new short drive itineraries (e.g. Wildflower Drive), and capitalise on the opportunities for local produce to add to the tourism experience and grow the potential of agri-tourism;
- Continue to support development of Outback Splash as a high quality experience; and
- Pursue new investment in freehold land with the goal of creating new pastoral property based experiences.

5.1.2 Agriculture

Economic factors have seen most of the market gardens from the 1890s locate closer to the Perth markets (such as in Wanneroo), however market gardens still exist (particularly for strawberries). Analysis of residents, who identified Agriculture as their industry of employment, identifies 15 residents involved in Horse Farming, 11 residents with agriculture undefined, and 10 residents in specialised beef cattle farming. Other industries include citrus fruit growing, poultry farming and vegetable growing.

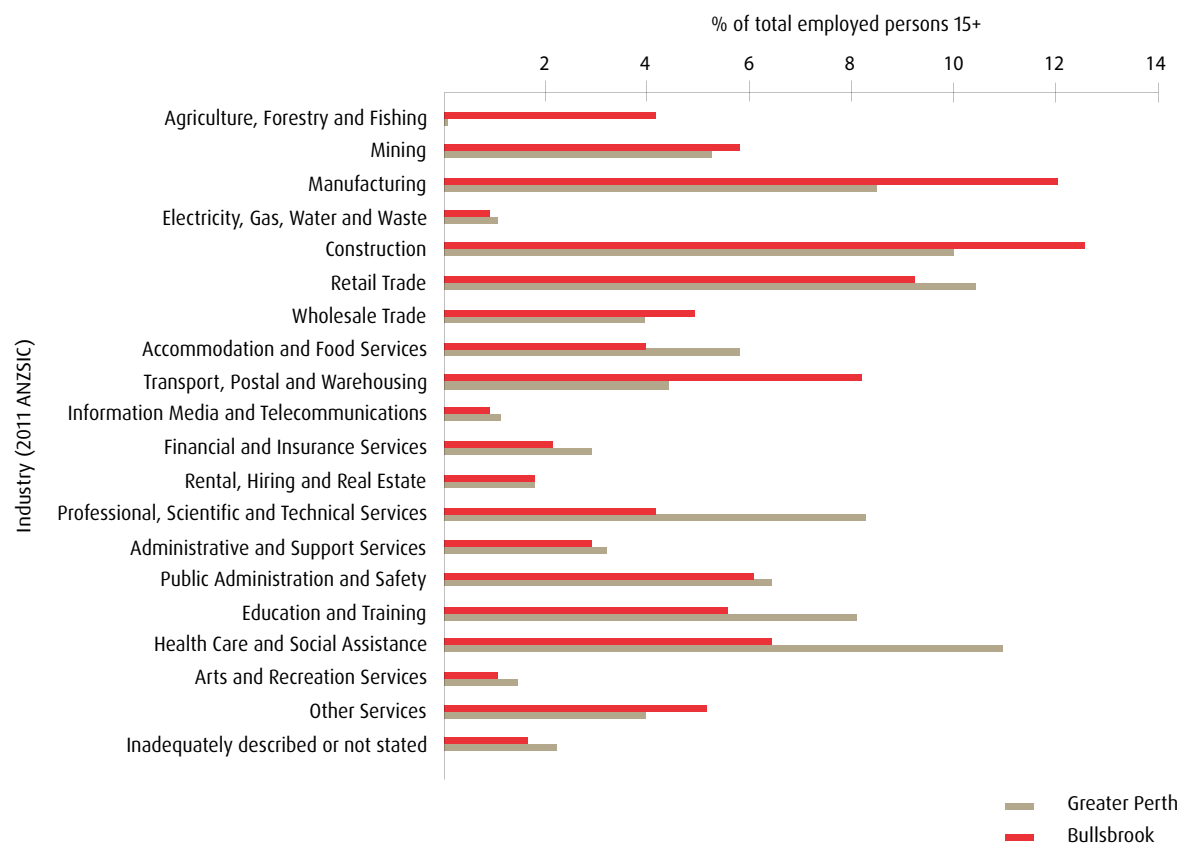


Figure 13. Employment by Industry for Bullsbrook local area

5.1.3 Industrial Land

The Department of Planning’s draft North-East Sub-regional Planning Framework (NEDRPF 2015) identifies a land bank for industrial land supply in the northeast sub-region. Bullsbrook South and North Ellenbrook are both identified as potential medium-term (four to ten years) non-heavy industrial sites and the Bullsbrook townsite (north) has been identified for non-heavy industrial use in the long term (more than ten years). These sites will be important for the future provision of employment for the growing Bullsbrook townsite.

The Bullsbrook/North Ellenbrook industrial areas have been identified as suitable for a future intermodal terminal in the Perth Transport Plan for 3.5 million People and Beyond. Intermodal terminals are strategic points in the transport distribution network that enable freight to be transferred from road to rail and vice versa. South Bullsbrook is ideally located on the Great Northern Highway, and serviced by several major road networks with planned linkages to the Perth-Darwin Highway and adjacent to the state rail network. The hub has the potential to be a major specialist activity centre and a future employment centre.

The Perth Transport Plan outlines strategic connections to be created to facilitate the creation of an intermodal terminal, including the Perth Freight Link connecting Muchea to Fremantle Port (and comprises the NorthLink, Roe 8, Fremantle Tunnel and Fremantle Port Connect projects).

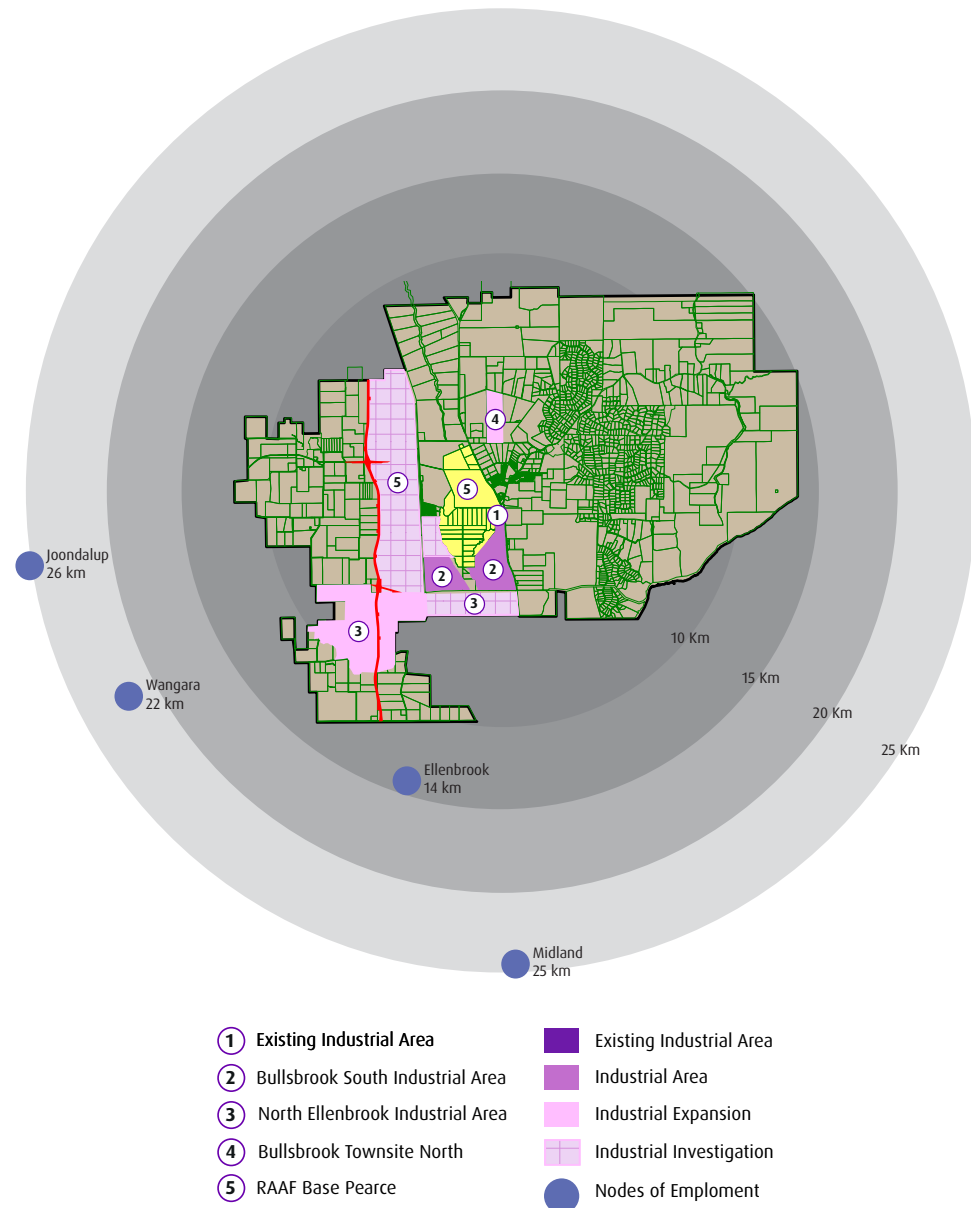


Figure 14. Retail, Commercial and Industrial employment nodes in proximity to Bullsbrook local area, and proposed industrial areas within Bullsbrook local area.

5.1.4 Resource Extraction

The Bullsbrook local area contains a number of sites identified in State Planning Policy 2.4 Basic Raw Materials (SPP2.4) as existing extractive industries and priority resource locations, largely located to the east of Great Northern Highway (See Figure 15). SPP2.4 aims to identify and protect Priority Resource Locations, Key Extraction Areas and Extraction Areas from incompatible land uses. The availability of basic raw materials (such as sand, limestone, gravel and hard rock) in close proximity to the metropolitan region is declining, increasing land development and housing costs.

The Perth and Peel Green Growth Plan for 3.5 million identifies Basic Raw Materials with the highest priority for protection as Significant Geological Supply (SBS) Nodes and the Bullsbrook local area contains three nodes; the Bullsbrook Clay Node, the Muchea Clay Node and the Ellenbrook Sand Node. Any development application within the boundary of an identified Priority Resource Area and Extraction, must demonstrate compatibility with the resource extraction operation, which may include impacts of noise, dust and vibrations.

Depending on the nature of extractive industry the following buffer distances are applied: 500 metres from sand and limestone extraction (no grinding or milling works); 1000 metres from hard rock quarrying (including blasting, crushing and screening); and other materials with grinding and milling or separation by sieving, aeration are dealt with on a case by case basis determined by the types of impacts.

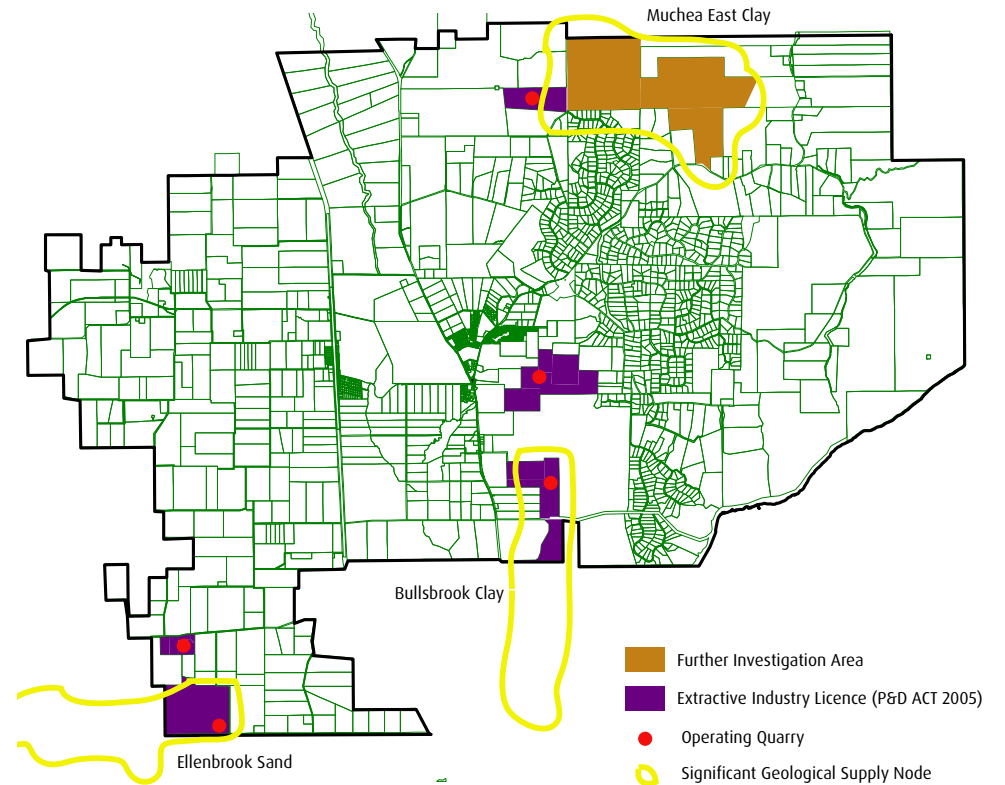


Figure 15. Resource Extraction in Bullsbrook local area (Green Growth Plan)



FROM LEFT. Cattle; Bendigo Bank Bullsbrook Branch; Land sale in Bullsbrook Heights.

Key Issues

- Long-term outcome of future employment projects.
- Land use conflict particularly between residential land uses and industry/resource extraction.
- Protection of resource rich areas from incompatible landuses.
- Diversification of agricultural industries and Agri-tourism.

Table 4. Actions and strategies relating to the economic environment applicable to Bullsbrook Local Area Plan

City of Swan Strategic Community Plan 2017-2027	
	<ul style="list-style-type: none"> • Lobby for the technological infrastructure necessary to support commercial and business growth. • Create business and community partnerships. • Review and align land use and infrastructure plans. • Identify extent and type of industry growth and address our economic vulnerability. • Facilitate future industrial development. • Target and attract emerging growth sectors to capitalise on the power economy of Western Australia. • Develop partnerships to actively support visitor growth. • Leverage our environmental, built, heritage and social assets in the promotion of tourism.
Draft City of Swan's Economic Development Strategy 2017-2022	
	<ul style="list-style-type: none"> • Lobby for the completion of the Roe 8 (Roe Highway Extension) to Fremantle Port. • Lobby for the development of an intermodal hub at Bullsbrook. • Fast-track the planning and establishment of a nationally significant Agribusiness Precinct, possibly in Bullsbrook that will include agriculture value adding processors and intense producers e.g.hydroponics. • Assuming a precinct is to be established, assign an ED team member to build relationships with external agricultural producers and value-adders who could potentially relocate to the Agribusiness Precinct. • Investigate the potential for the Agribusiness Precinct to include a Perth-region fruit and vegetable wholesale market.
City of Swan Tourism Development Strategy 2015-2020	
	<ul style="list-style-type: none"> • Communicate the benefits of tourism to City of Swan communities to raise awareness of tourism and leisure opportunities for local people, and in the longer term, developing the capacity of our people as ambassadors and advocates for tourism. • Implement a multi-layered marketing approach with targeted messaging, focusing on; Perth residents and the "visiting friends and relatives" market, day visitors and overnight stays. • Establish an experience development framework, which identifies signature City of Swan experiences - implementation will need to incorporate a mix of marketing and product development. • Elevate Indigenous stories via; encouraging Aboriginal operators to engage in partnerships with existing attractions to extend length of stay and yield, supporting existing Aboriginal businesses to grow, and working with Indigenous stakeholders to assess new business opportunities. • Pursue development and attraction of event opportunities. • Review effectiveness of the Swan Valley Food and Wine Trail and conduct a review of the trail with a view to improving effectiveness, including; gateway signing and reassurance signing along the route. • Pursue development and attraction of event opportunities.
Draft Local Commercial and Activity Centres Strategy 2016	
	<ul style="list-style-type: none"> • Support the future development of centres that serve a neighbourhood role at The Broadway (Ellenbrook), Bullsbrook and Brabham. • Retain the opportunity for the expansion of The Broadway (Ellenbrook), Bullsbrook and Brabham to district centres at a time when market demand warrants. • Seek to maximise exposure for the future Bullsbrook district centre to the Great Northern Highway and the 'activity corridor' identified in the Bullsbrook Masterplan that connects Chittering Road and the Great Northern Highway.

6.0 Natural Environment

6.1 Natural Resource Management & Environmental Protection

6.1.1 Environment

The Bullsbrook area has been extensively cleared for rural purposes (predominately grazing, market gardening and viticulture) and for rural-residential development. The Bullsbrook local area is characterised by its proximity to the Darling Scarp and natural assets such as Walunga National Park, Avon Valley National Park and Melaleuca Park (State Forest).

6.1.2 Biodiversity

The City of Swan is located in the South-West botanical Province, globally recognised as one of the world's 34 international biodiversity hotspots. Biodiversity hotspots are defined as the richest and most threatened reservoirs of plant and animal life on Earth (Local Biodiversity Strategy, 2016).

The Bullsbrook local area encompasses a large diversity of vegetation complexes corresponding to the variations in the landscape from the Darling Scarp, alluvial plains and sandy dunes. The City's Biodiversity Strategy identifies vegetation complexes with less than 30% of their original extent remaining in the Perth Peel region. This includes the Guildford Complex and Beermullah Complex, which have the highest priority for protection with only 6.75% and 16.26% respectively of pre-European extent remaining in the City of Swan. Both of these complexes are present within the Bullsbrook local area. The Beermullah Complex is a regionally significant vegetation complex and the City of Swan includes 82% of the remaining extent of this complex.

Bush Forever sites have been identified by the Urban Bushland Council to reflect areas which have regionally significant bushland requiring retention and protection. There are 16 Bush Forever sites within the Bullsbrook local area, however some are in private ownership and not afforded any formal protection (Table 5).

It has been calculated that within the City of Swan, 105.2ha of the Guildford Complex, 107.42ha of Swan Complex and 126.7ha of the Beermullah Complex occur on private rural land. A number of Bush Forever sites are managed by RAAF Base Pearce (federal) or by the Western Australian Planning Commission (WAPC). The City of Swan manages seven reserves in the Bullsbrook local area; Chequers Bushland, Pickett Park, Burley Park, Jess Road, Meadowbrook Ramble, Bullsbrook Bridle trail, and Smith/Chittering Road Bushland (See Figure 16).

The Bullsbrook area contains a number of significant ecological communities such as the assemblages of plants and invertebrate animals of tumulus (organic mound) springs of the Swan Coastal Plain. This community is critically endangered and is afforded the highest level of protection under the Wildlife Conservation Act 1950 and the Environment Protection and Biodiversity Conservation Act 1999.



ABOVE AND RIGHT: Organic Mound Spring; Goeldi's Monitor, Chequers Bushland; Walunga National Park.

Table 5. Bush Forever Sites in Bullsbrook local area

Site	Name	Size(ha)	Management
2	North East Ellen Brook	34.27	WAPC
6	Cooper Road	114.4	Crown Reserve
13	Sawpit Road Bushland	14.8	Private
79	Polinelli Road Bushland	45.5	Private commercial
80	Jenkins Road North	18.5	Commercial
81	Wandena Road	3.1	Private/State Govt
82	Jenkins Road North	26	Commercial
86	Burley Park and Adjacent Bushland	65.2	LG /Private
87	Jenkins Road North	23	Private
87s	Jenkins Road North	49	Private commercial
88	Ashton Road Bushland	20.4	Crown Reserve vested in State, part Crown Reserve, part no management agency
89	Maroubra Avenue Bushland	10.2	Part LG/no management agency
97	Kirby Road Bushland	440.7	Part no management part DEC nature reserve, part WAPC
100	Neaves Road Creek	26.9	Private
291	Jenkins Road South	320.6	Part no management agency, part DEC reserve
292	Bullsbrook Nature Reserve and adjacent bushland	191.8	8ha part DEC nature reserve, part Crown reserve vested in Local Government, part no management agency
294	Pearce Aerodrome and Adjacent	213.5	Federal
399	Melaleuca Park	4150.9	DEC State Forest

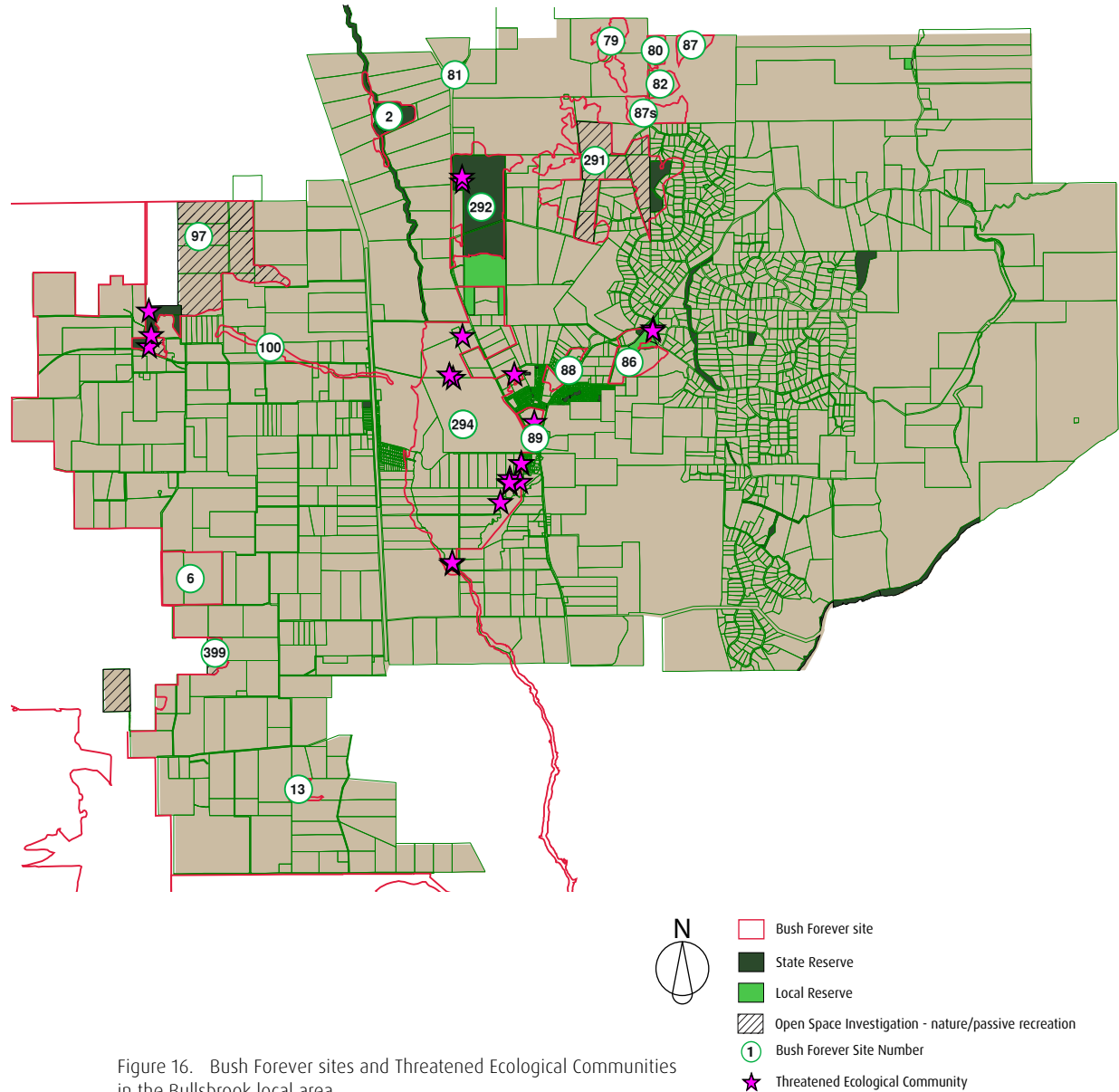


Figure 16. Bush Forever sites and Threatened Ecological Communities in the Bullsbrook local area

6.1.3 Waste

Since 2014/15, the City has increased its collection of general household waste from 41,150 tonnes to 42,661 tonnes in 2015/16 and from 10,780 tonnes in 2014/15 of recycled materials from residents and businesses through its kerb side recycling, to its current 11,384 tonnes in 2015/16. Waste is taken to the Red Hill Waste Management Facility that is operated by the Eastern Metropolitan Regional Council (EMRC) on behalf of its six member councils.

The City of Swan intends to commission the Bullsbrook Recycling Centre at 121 Stock West Road, Bullsbrook in late May/June 2017. This facility will deal with clean recyclable bulk materials both from bulk verge collections carried out by the City, and also the general public. With the expected increase in its population and commercial and industrial activities, especially within expected growth areas, the City is continually reviewing the requirements and options for new infrastructure to provide the community and local businesses with possibilities for recycling and to minimise waste.

6.1.4 Air

The only existing land use in the Bullsbrook local area, which could potentially compromise air quality is dust from extractive industries. These issues are managed through the development approval process and through conditions of an extractive industry licence. Licences are issued and monitored by the Department of Environmental Regulation.



ABOVE: City of Swan waste collection services.



Figure 17. ANEF noise contours in Bullsbrook local area

6.1.5 Noise

The RAAF Airbase Pearce is located within the Bullsbrook local area and in close proximity to the Bullsbrook townsite. Figure 17 illustrates the aircraft noise contours derived from the Australian Noise Exposure Forecast (ANEF). As shown, aircraft noise does not impact the residential areas and only special use zoned industrial area south of the RAAF Base (SUZ No. 12) and a small portion of a reserve east of Great Northern Highway (owned by RAAF) are exposed to ANEF contours above 20. Future residential development north of Kimberley Street may be impacted and will require acoustic planning to mitigate.

Issues of noise pollution are more likely to increase as housing densities increase, as a result of people living in closer proximity to their neighbours. Traffic noise associated with trucks on Great Northern Highway is expected to decrease with the construction of the Perth to Darwin National Highway.

6.1.6 Climate Change

The City is continually running programs for the community and businesses on reducing carbon dependence and changing lifestyle habits for a more environmentally friendly outcome. Each year the City runs 'Thinking Green' workshops at each Place Library, focusing on sustainable living practices. In 2017, the City is offering two workshops through the Bullsbrook Library; a school holiday workshop on Birds or Prey and a workshop on organic veggie gardening. Sustainable living workshops being hosted at other City Places include worm farming, solar panels, beekeeping and reducing plastic.

6.1.7 Bushfire

Bushfire risk management has become a significant issue in the urban fringes of Perth. Mapping by the Department of Fire and Emergency Services demonstrates that a vast majority of the Bullsbrook local area is designated as Bushfire Prone (Figure 18).

State Planning Policy 3.7 Planning in Bushfire Prone Areas and Guidelines for Planning in Bushfire Prone Areas, was created by the Department of Planning and Department of Fire and Emergency Services. The intent of the policy is 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. The policy prescribes additional planning controls on lots designated Bushfire Prone, such as Bushfire Attack Level (BAL) assessments and BAL Contour Maps. A BAL-12.5 to BAL-29 will not be supported unless they are accompanied by a Bushfire Management Plan jointly endorsed by the relevant local government and the State authority for emergency services. Additionally, subdivisions and development applications for vulnerable or high risk land uses in areas of BAL-40 or BAL-Flame Zone (FZ) will not be supported unless compliance is demonstrated with policy measures.

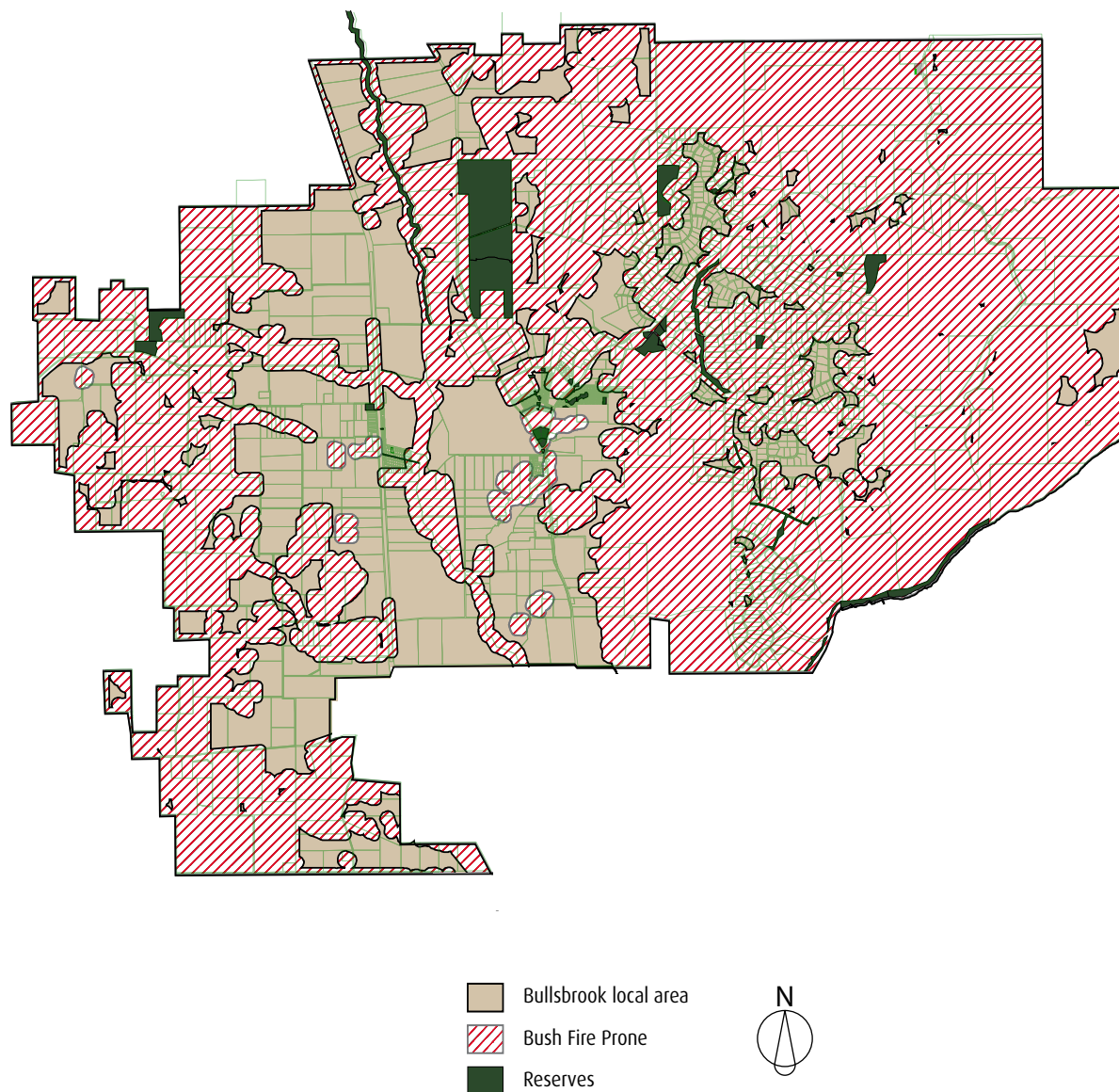


Figure 18. Bushfire Prone in Bullsbrook local area

6.2 Water

Since 1970, Perth and the southwest of Western Australia have experienced a 19% drop in average annual rainfall (CSIRO, 2016). This has contributed to an overall decline in surface water sources over time and this trend is predicted to continue by the Commonwealth Scientific and Industrial Research Organisation (CSIRO). Declining rainfall and surface water has forced Perth to increase the use of groundwater as a means to increase its potable water sources (City of Swan, 2013). The City acknowledges that the availability of water resources is declining and for this reason has committed to improving its own corporate water management and encouraging the community to do likewise.

In response to the declining availability of water resources, the City's Water Efficiency Action Plan 2016, sets out the City's water management goals including reducing community water consumption to below 125 kL per person, in alignment with the Water Corporation's goal of reducing water per capita consumption, from 147 kL per year in 2007/2008 to 125 kL by 2030. This is undertaken by the City through education and the City's residents have remained below 120kL per person per year water use level since 2011/12.

In terms of water management, the City of Swan is committed to:

- Preserve and protect the ecology and biodiversity of our natural ecosystems.
- Implement 'best practice' in the management of ground and surface water quality and quantity.
- Prevent and/or manage contamination of developed land and other inappropriate land management practices (POL-C-084 City of Swan's Sustainable Environmental Policy 2010).

As part of the Structure Planning process, Local Water Management Strategies are required to be produced. These strategies look at existing water patterns and groundwater depths, and include water sensitive urban design, infiltration, and use of existing overland flow paths.

The upcoming residential and industrial developments in the Bullsbrook local area are likely to place additional pressure on water resources and will need to be managed appropriately through the Structure Planning process.

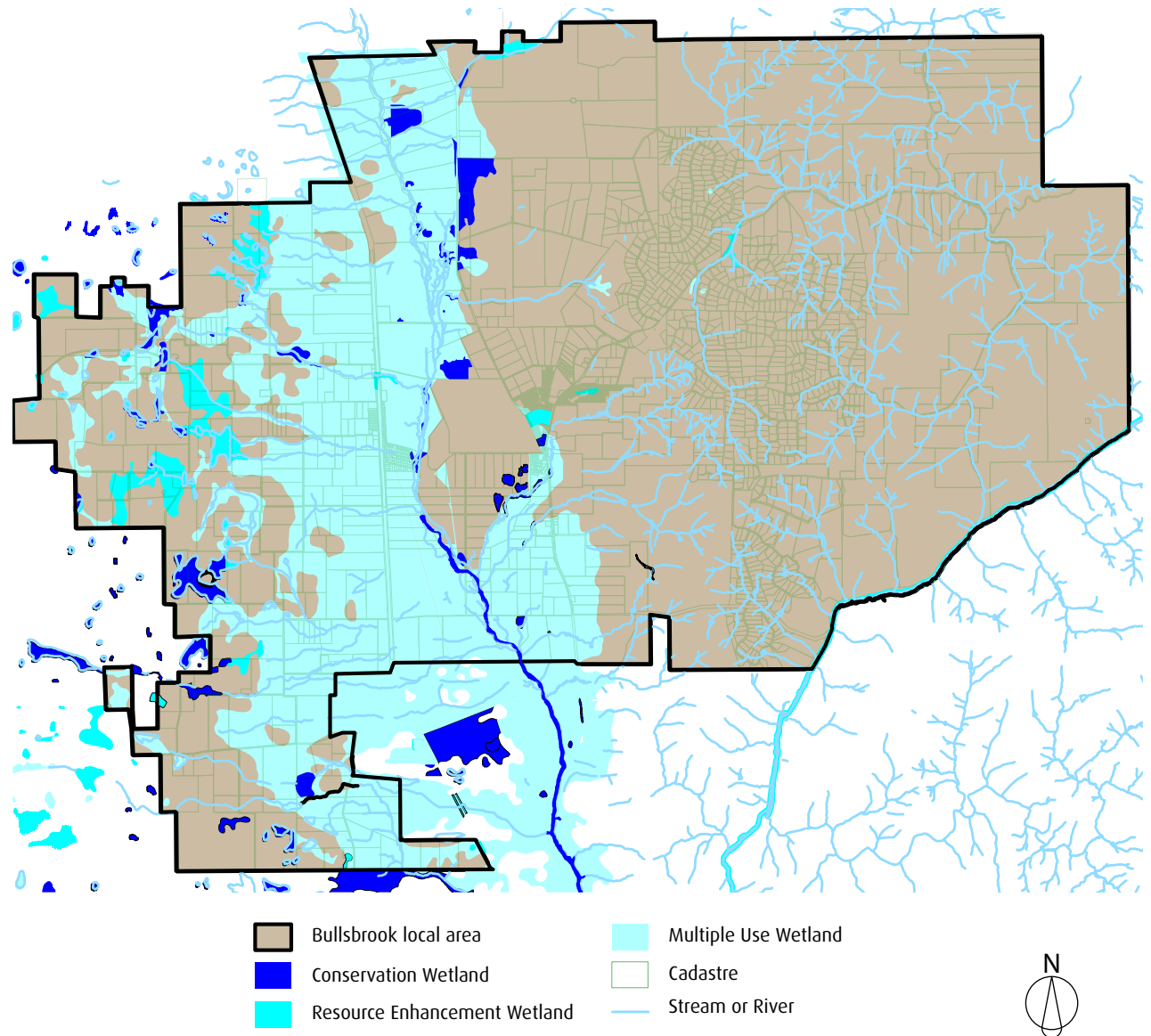


Figure 19. River floodplains, wetlands and streams in Bullsbrook local area

6.2.1 Streams and Wetlands

Figure 19 illustrates the extent to which streams and wetlands impact the Bullsbrook local area. Most of the western portion of the local area is part of a geomorphic wetland, including Pickett Park, which is a Conservation Category Wetland with threatened ecological communities. The area also contains tumulus (organic mound) springs, which are permanently wet spring areas containing plants and invertebrates found nowhere else in the world. There are only four known locations of intact vegetated mound springs on the Swan Coastal Plain, two of which are located within the Bullsbrook local area.

Bullsbrook local area is traversed by a number of significant rivers, brooks and tributaries including Ellen Brook, Brockman River and the Avon River on the local area boundary. Bullsbrook local area encompasses four different catchment areas; Ellen Brook, East Bullsbrook, Marda Brook and Lower Avon. The City supports a variety of organisations such as the Ellen Brockman Catchment Group and the Bullsbrook Landcare Group to reduce the amount of nutrients entering the Swan Canning River System. Despite the relatively small portion of run-off compared to its geographical size, the Ellen Brook catchment is the single largest contributor of nutrients entering the Swan River estuary, on the Swan Coastal Plain. Major land management issues in the Ellen Brook Catchment include:

- Nutrient export;
- Salinity;
- Wind and water erosion;
- Water logging and flooding;
- Soil acidification; and
- Stock access to Ellen Brook.

6.2.2 Water Pollution

The Department of Defence is currently undertaking investigations to determine whether fire fighting foam chemicals used in training exercises at RAAF Base Pearce from the early 1970s until 2004, have contaminated surrounding ground water. This is of particular concern for a number of properties surrounding Pearce, which use bore water as their main source of water.



FROM TOP: Bushland, Bullsbrook; *Calectasia*, Burley Park; *Ptilotus manglesii*, Maroubra Avenue Bushland; and *Patersonia occidentalis*, Pickett Park.

Table 6. Actions and strategies relating to the natural environment within the Bullsbrook local area

City of Swan's Draft Local Planning Strategy 2016	
	<ul style="list-style-type: none"> Promote the protection of biodiversity. Promote the sustainable management and protection of water resources through land use management and development controls. Ensure an acceptable level of performance for industry and/or separation from sensitive land uses. Promote planning measures that encourage climate change adaptation and mitigation.
City of Swan's Strategic Community Plan 2017-2027	
	<ul style="list-style-type: none"> Effectively manage resource consumption, including water, energy and nonrenewable resources. Reduce waste through reduction, re-use and recycling of waste products. Minimise the impact of extreme weather conditions through emergency management planning. Conserve and enhance open spaces. Conserve natural vegetation and bushland. Protect waterways through appropriate land management practices. Implement "best practice" in management of ground and surface water.
City of Swan's Local Biodiversity Strategy 2016	
	<ul style="list-style-type: none"> Protect identified reserves with a high conservation value. Undertake a detailed analysis to determine exactly where the 'critical' vegetation complexes (Guildford and Swan) and 'priority' vegetation complexes (Beermullah and Forrestfield) remain within the City of Swan and recommend opportunities and processes to protect them. Require environmental management plans for all new natural area reserves as a condition of subdivision, or development.
City of Swan's Sustainable Environment Strategy 2009	
	<ul style="list-style-type: none"> Identify and revegetate land under City management for the purpose of naturally treating the quality of storm water discharge into the river system. Seek funding and partners to develop a water quality education program in relevant communities. Develop community awareness campaign with partners to increase knowledge and understanding of the reality of water availability amongst ratepayers and council and encourage improved behaviours in water use.

Key issues

- Loss of biodiversity.
- Alteration of existing hydrology.
- Nutrient run-off from Ellen Brook Catchment.
- Degradation of natural environment.
- Waste management.
- Bushfire risk management.
- Management of resource extraction.



FROM LEFT: Bushfire; Worms; Lowery Park

7.0 Built Environment

The built form of a place helps to create character through its physical built infrastructure. It helps to create a story of the area's history, charm, sense of place and reflects the community.

7.1 Aboriginal Heritage

Aboriginal heritage places provide Aboriginal people with an important link to their present and past culture and are an important element of heritage for the whole community. The significance of Aboriginal heritage within a development site is important to recognise, protect and include within any new proposal.

The Bullsbrook local area has a number of registered archaeological sites of significance. These sites are publicly recorded Registered Aboriginal Sites with the Department of Aboriginal Affairs.



ABOVE AND RIGHT: Pearce Air Base main entrance c.1977-81; Copeman's Store, West Bullsbrook

A large portion of the local area is covered by the Ellen Brook: Upper Swan registered site (3525) and the KI-IT Monger Brook (3583), which are both have mythological significance (Figure 20). Figure 20 also illustrates the presence of a number of artefact scatters.

Approval is required under the Aboriginal Heritage Act 1972 for any development on land where sites of significance are registered. This may require consultation with local Aboriginal people, a heritage survey and a full inventory of heritage values, or other requirements from the Department of Aboriginal Affairs. In some instances further archaeological investigations will be required, along with Cultural Heritage Management Plans required to be submitted by developers.

The City's Local Rural Planning Strategy 2016 (LRPS) addresses the protection of heritage in its strategy to "ensure local indigenous heritage significance is respected, valued and recognised in the City's rural area" (pg 27). This reflects the recognition by the City to address and acknowledge Aboriginal heritage from a variety of perspectives including through development.



7.2 European Heritage

The European heritage of the Bullsbrook Local area is largely associated with the area's early settler heritage and the valued natural environment (see Figure 20). There are a number of heritage sites that are listed on the State Heritage Register and on the City of Swan's Heritage List.

- Chittering Park Homestead is listed on the State Heritage Register and on the City's Heritage List as of exceptional significance. The property is listed for its heritage themes of land allocation and subdivision and early settlers. The properties' statement of significance states "The place has the ability to yield information about the method of constructing cob walling, a distinctive earth building technique with strong vernacular traditions."
- Lot 458 Maralla Road, Bullsbrook, is registered on the City's Heritage List as of exceptional significance. The property contains dense remnant bush and wetland in intact condition. The statement of significance states "The remnant bush and wetlands support a diversity of flora and fauna and create an aesthetically rich landscape."
- The RAAF Base Pearce is registered on the City's Heritage List as of considerable significance. The base was established in the Inter-war period to train Army and Air Force personnel, and provide security against any future seaborne attacks on Western Australia. The base remains the primary facility for training of RAAF personnel in WA. The red brick buildings and former red brick entry gates date from the 1930/40s and are illustrative of the form and aesthetic of World War II architecture and World War II associations in the district.
- Barnard Springs Trough and wetland at 35 Sawpit Road is registered on the City's Heritage List as of considerable significance. The statement of significance states "Barnard Springs Trough and wetland are of scientific and educational importance. The place represents a diversity of species, plant communities and presence of endangered species. The wetland and remnant vegetation support an array of aquatic life including long-necked tortoises. The place is of aesthetic and recreational significance. The trough and dam are of historical significance and are rare and fragile. The place is associated with Barnard Drummond Clarkson, a pastoralist, farmer and explorer who was the property owner in 1896."

- West Bullsbrook Hall is registered on the City's Heritage List as of considerable significance. The hall has historical associations with the early development of Bullsbrook and with early pioneers of the district. The hall contributes to the community's sense of place, as it has remained in use as a community based facility associated with the working, social and recreational life of the local community since its construction in 1904. In 2016, the hall was converted into a museum to showcase the areas early agriculture, the railway and lime industries.

7.3 Housing

Bullsbrook local area provides a diverse range of housing options with rural residential lots, rural lots (including within the West Bullsbrook townsite) and new urban lots in the Bullsbrook townsite.

There were 1,675 dwellings as at the 2011 census, 92.1% of which were private dwellings with an average household size of 2.72 persons. The number of dwellings is expected to increase substantially, to 7,062 dwellings by 2036. Most of these new dwellings will be accommodated on greenfield sites (see Figure 21). The Urban Housing Strategy allows for an additional 153 infill dwellings, in addition to the existing 525 dwellings within the dual R20/35 coded area. The land intended for greenfields development is located to the east of Chittering Road and to the north of the existing townsite (Figure 21).

Housing tenure is reflective of the socio-economic status of the area. In 2011, a greater percentage of houses were mortgaged compare to Greater Perth (49% of houses compared to 38%), with a smaller percentage fully owned (25.7% of houses compared to 28.1%). The high number of mortgages and lower level of fully owned houses is indicative of a new urban area with young families, in contrast with established settled areas with mature families and empty-nesters.

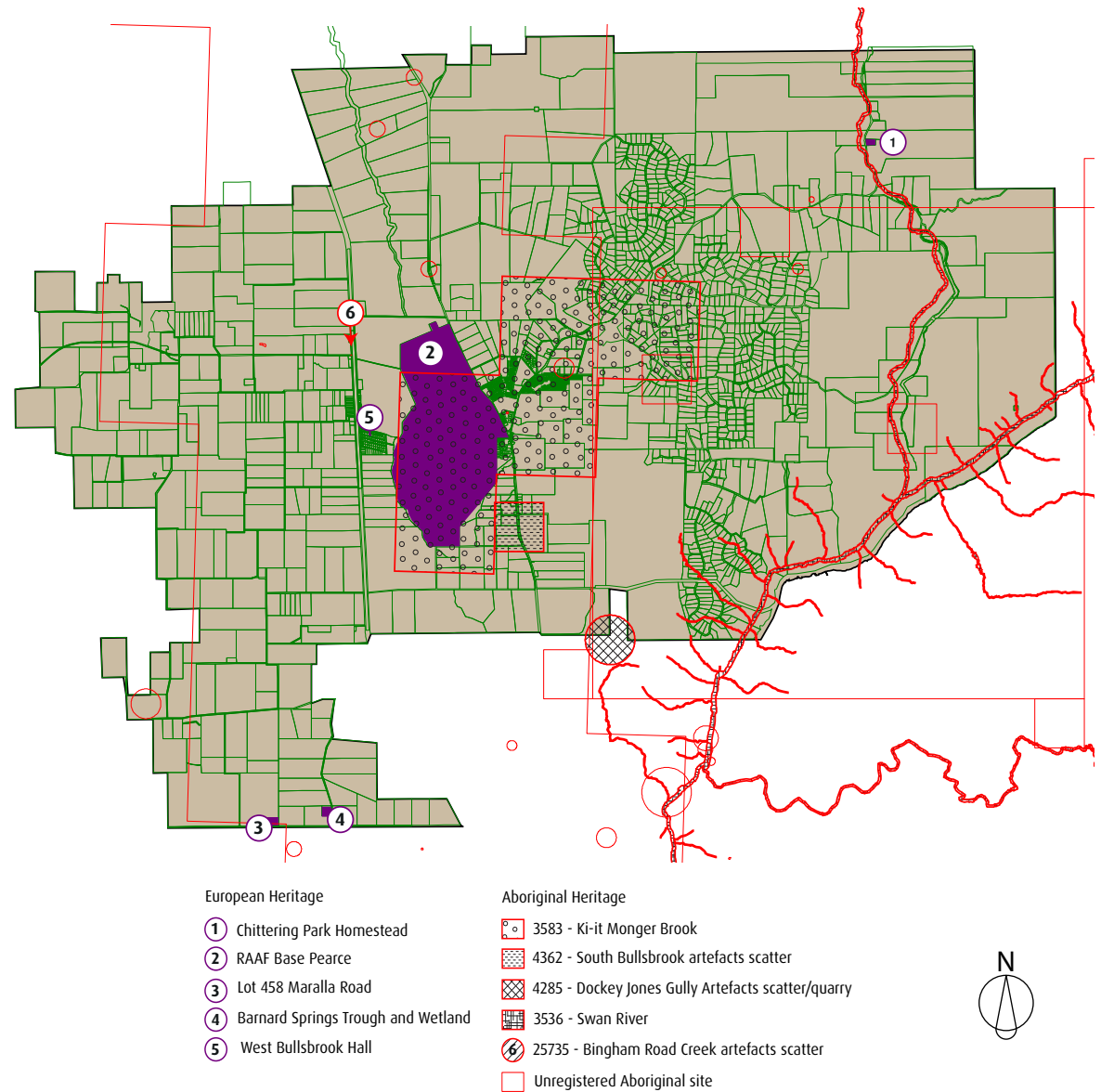


Figure 20. European and Aboriginal heritage in the Bullsbrook local area

7.4 Built Form

The Bullsbrook local area is characterised by flat cleared pasture land to the west of Great Northern Highway and by the escarpment, and rural residential land holdings to the east of the highway. Residential development within Bullsbrook local area can be divided into three categories; the West Bullsbrook townsite, the rural residential development, and the Bullsbrook townsite.

7.4.1 West Bullsbrook Townsite

The West Bullsbrook townsite developed in the early 1900s, around the railway siding on the 17km mark of the Midland Railway. The townsite is zoned rural with lots ranging from approximately 1000m² to 4000m², and without reticulated sewerage. The original 1914 plan of subdivision provided for 105 lots, which remains virtually unchanged today. Houses are all single storey dwellings and represent a variety of building styles from different eras. The townsite contained a school until 1952 and still retains its town hall, which was converted into a museum in 2016. The public rail siding was removed in 1966 with the stop closed completely in 1972.

7.4.2 Rural Residential Development

The rural residential lots to the east of the Bullsbrook townsite have a minimum lot area of 2ha and the number of these lots has progressively expanded since the 1980s. Houses in this zone are all single dwellings and predominantly single storey. Many of these lots incorporate small scale rural activities such as the keeping of horses and orchards.



7.4.3 Bullsbrook Townsite

The Bullsbrook townsite is designated as a neighbourhood centre but will potentially be upgraded to a district centre in the medium to long term. The oldest housing area within the townsite is arranged in a modified grid, with lots approximately 700m² in size and zoned R20/35. Chittering Gardens Estate was developed later from the 1990s and features a curved urban layout with several cul-de-sac streets. Lots in this estate are approximately 700m² and are zoned R15.

New development in Bullsbrook has been concentrated in the Bullsbrook Landing Private Estate and the Bullsbrook Heights Estate (shown as residential - approved in Figure 21). These urban developments were conceived in the mid 2000s and demonstrate the 'new urbanism' settlement form of the modified grid. Lots range in size from 284m² to 704m², which provides a greater diversity of housing options and with densities higher than what has historically been provided in Bullsbrook.

Bullsbrook local area is projected to have a population of 20,301 persons by 2036. The majority of future population growth will be concentrated on greenfield sites in close proximity to the townsite, while infill is only forecast to account for an additional 476 persons.

The Bullsbrook townsite currently has an estimated 496 lots in approved structure plan areas (residential -approved future, Figure 21), and 1,289 lots in land zoned Urban Deferred in the MRS. This means there is currently capacity to accommodate 4,998 new residents.

The Bullsbrook Townsite Land Use Master Plan (Figure 21) can accommodate 26,483 persons fully developed, which is sufficient for predicted population growth to 2036.

The City will not support any proposed development which has not proved to the satisfaction of the City to be adequately serviced (LRPS 2016).

FROM TOP: 1980s housing in Bullsbrook; New housing in Bullsbrook; Contemporary land assembly practices.

7.4.5 RAAF Base Pearce

The RAAF Base Pearce covers 963 hectares of land in Commonwealth ownership. The base is home to the No 2 Flying Training School and No 79 Squadron. The Republic of Singapore’s No 130 Squadron is also based at Pearce. Developers will need to liaise with RAAF to manage issues associated with development in proximity to the airbase. Matters that need to be considered include:

- Bird strike;
- Defence (Areas Control) Regulations;
- Extraneous Lighting and Glare;
- Explosive Ordnance Safeguarding; and
- Noise.

7.4.6 Bullsbrook Townsite Land Use, Master Plan 2014

The Bullsbrook Townsite Land Use Master Plan is a strategy for the future development of the Bullsbrook townsite and provides guidance for accommodating a population of 26,483 in 2036.

The Master Plan covers an area of 1,756 ha, of which 526ha is residential, 414ha is industrial and 16ha is commercial. The Master Plan provides for an additional three primary schools, two high schools, district open space, and a district and two neighbourhood centres (Figure 21).

Key issues

- Land use conflict.
- Retention of rural character.
- Provision of adequate services.

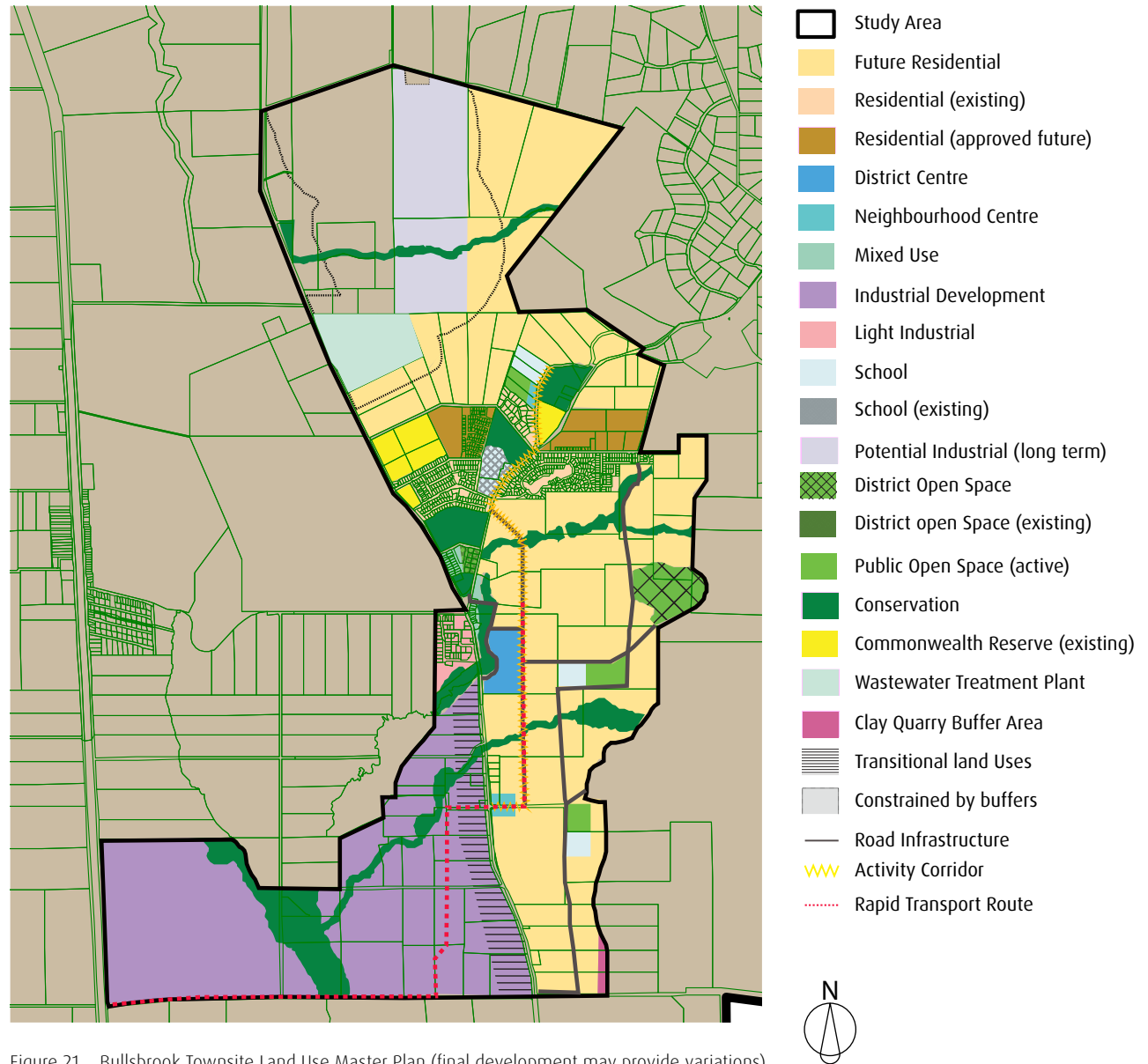
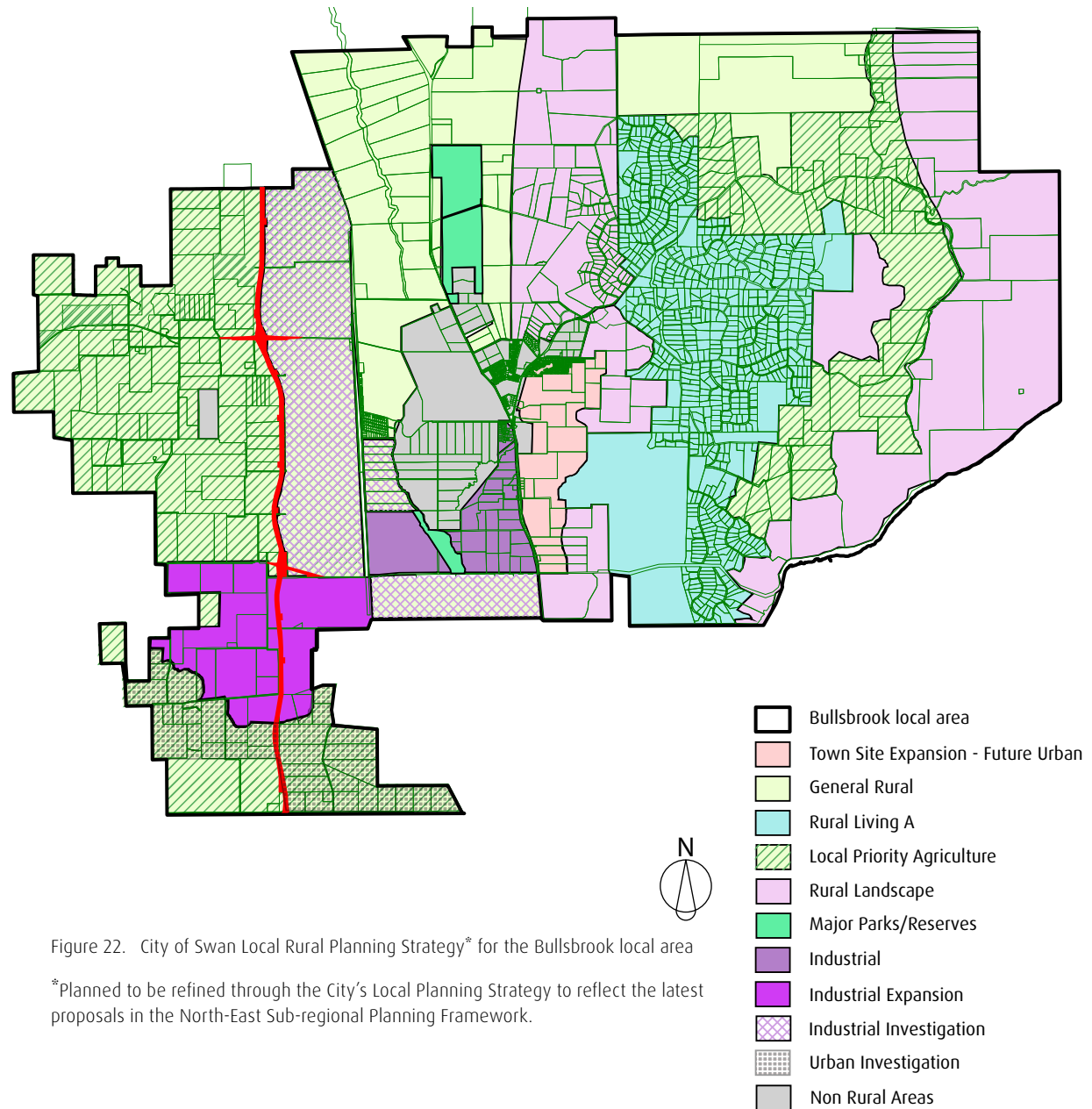


Figure 21. Bullsbrook Townsite Land Use Master Plan (final development may provide variations).

7.5 Rural Development

The City of Swan's Local Rural Planning Strategy (LRPS) was developed to consolidate existing local strategies and to guide the future land use planning direction of rural areas for the next 10-15 years. The LRPS proposes the following planning precincts:

- Townsite Expansion (Future Urban) comprises of the immediate areas surrounding the Bullsbrook townsite. Development of this area will be subject to structure planning to identify developer's contributions for community infrastructure, adequate buffers from agricultural land and to ensure serviceability.
- Rural Living A (Rural Residential) is a subset of Rural Living with land parcels typically ranging between 1-4 hectares predominantly with a lifestyle focus. Lots less than 4 ha in area are required to have reticulated domestic water. Rural Living lots are rural lots designed primarily for residential purposes, while being capable of supporting small-scale agricultural activities such as hobby farms, cottage industries, low-impact tourism and home-based businesses.
- Rural Landscape precinct is intended to protect and enhance biodiversity and the natural landscape values of the Swan hills, ensuring development, land use and subdivision is sensitive to the natural and biological fabric. Lot areas range from 20-50 hectares.
- General Rural and Agriculture comprises of the land generally suitable for supporting the production, processing and distribution of agricultural products whilst supporting other rural land uses such as extractive industries and agroforestry/ plantations.
- Priority Agriculture consists of areas considered critical to preserve agricultural land assets, protected from 'lifestyle' subdivision and other non-compatible development, in areas that are not restricted by buffer requirements and urbanisation, with the specific aim of protecting viable land to allow for a range of diverse agriculture uses. Land identified as priority agriculture is to be retained for that purpose and there is the general presumption against ad hoc fragmentation.



There are two priority agriculture areas in Bullsbrook; West Bullsbrook and East Bullsbrook.

Specific objectives for West Bullsbrook priority agricultural area include:

- Offer expansion of intensive agricultural activities, particularly 'closed-loop' cultivation systems such as poultry farming and hydroponic/glasshouse enterprises that export minimal nutrients and require proximity to markets and protection from residential land use;
- The nature of soils and sensitivity of the Ellen Brook catchment to nutrient loss requires adherence to best management practices to ensure sustainability and protection of natural resources as an area of local agricultural significance;
- Given the proximity to transport services, consideration of forms of cooperative agriculture and other supporting land uses such as 'grower's hubs' and shared packing/sorting facilities may also be considered favourably; and
- Facilitate investigation into the expansion of industrial land, complimentary to surrounding rural land uses and in accordance with land supply targets for industrial land, as identified in relevant State strategy.

Specific objectives for East Bullsbrook include:

- Maintain the predominantly large lot sizes to the east and north of existing rural-residential development in order to maintain the cleared good quality grazing land and other horticultural activities such as orchards and vineyards;
- Support agricultural activities based on livestock grazing benefiting from the close proximity to the Muchea Livestock Centre (in adjacent Shire of Chittering); and
- Best management practices are required to ensure sustainability as an area of local agricultural significance, with particular attention given to soil erosion risks.
- Industrial Investigation Areas are zones that require more detailed planning and analysis to direct land use and zoning. Industrial land supply targets and structure planning will dictate the function and form of industrial development and land use in this location. This land requires strategic consideration, as the land has been identified in the sub regional framework and State level strategies for industrial land.

Key issues

- Retaining the rural character of the Bullsbrook townsite and surrounds.
- Coordinate land use, development and services in those areas which do not detract from the prevailing rural character and landscape.
- Consider modifications to reflect final Sub-regional Framework once released.

Table 7. Actions and strategies relating to rural development within the Bullsbrook local area

City of Swan's Local Rural Planning Strategy 2016

- Develop the townsite in accordance with the Bullsbrook Townsite Master Plan
- Ensure any proposed development is adequately serviced
- Provide suitable rural residential development that meets demand where it meets criteria outlined within the Bullsbrook Townsite and Rural Strategy
- Address current constraints affecting development

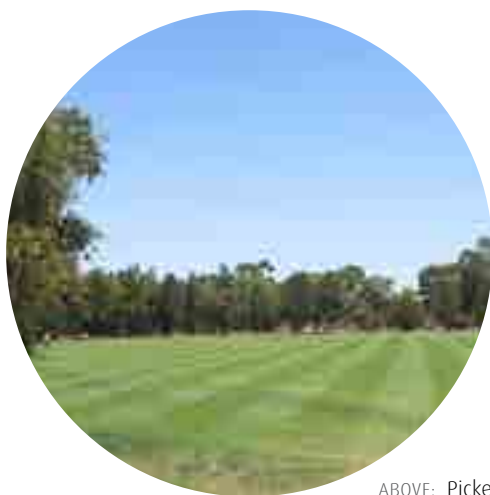


7.6 Community Facilities and Open Space

7.6.1 Community Facilities

The Bullsbrook townsite developed to service the rural hinterland, and as a result, residents of Bullsbrook local area have access to a wide range of facilities that are not often provided in comparable peri-urban growth areas. There is a district level sporting facility at Pickett Park, which includes Pickett Park Oval, Pickett Park Hall, Bullsbrook Sports Club/Pavilion, Lawn bowls and four hardcourts (Table 8). The City is currently upgrading buildings at this facility and is constructing a new community centre. The current provision of facilities and public open space is considered adequate for the existing population. Facilities are in good condition and well used however there is capacity for increased use.

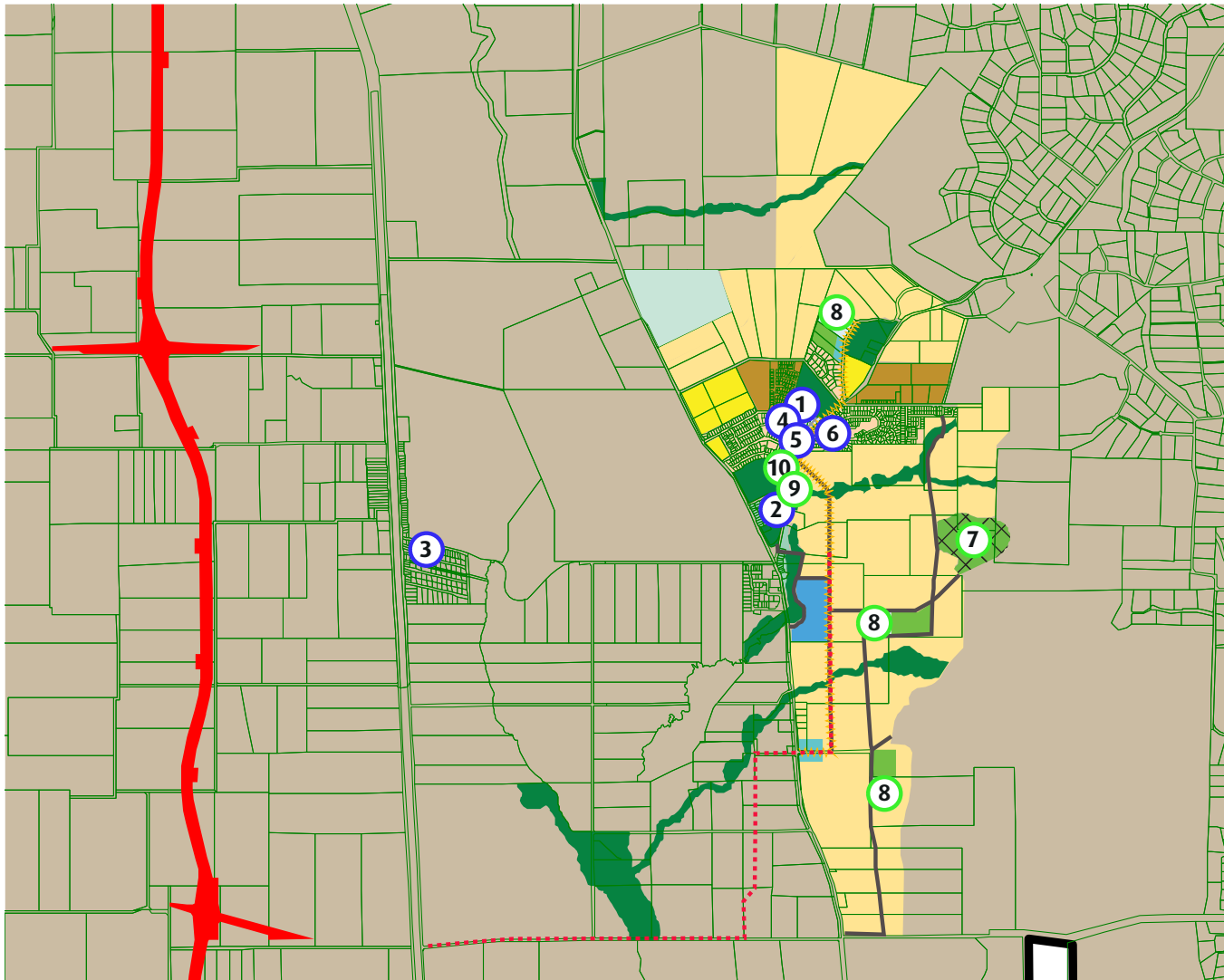
The community centre under construction, named the Ethel Warren Community Centre, will provide a 421m² library space, a crèche, staff facilities, various meeting spaces and a youth centre. The facility will replace the current Bullsbrook Place Office, Bullsbrook Neighbourhood Centre and address access constraints with the joint use of the Bullsbrook Community Library.



ABOVE: Pickett Park Oval

Table 8. Hierarchy of community facilities and current level of provision for Bullsbrook local area

Description	Type of facility	Function and key issues
Pickett Park	<ul style="list-style-type: none"> Picket Park Oval Lawn bowl Green 4 multiuse courts Cricket nets, Skate park and BMX track 	The oval has cricket bowling cages, a BMX dirt track, bowling bowl green, multiuse courts that are used for basketball, netball courts and tennis courts.
Pickett Park Hall	<ul style="list-style-type: none"> Main entry hall (capacity of 50) Main Hall (capacity of 150) 	Currently being refurbished. Very well used facility with Bullsbrook Residents and Ratepayers Association, Bullsbrook Scout Group, Gateway Ministries - Church and Zumba classes.
Bullsbrook Sports Club/Pavilion	<ul style="list-style-type: none"> Main room with (capacity of 200) Meeting room Kitchen 	The lawn bowl green has been resurfaced and extended with a synthetic green turf. Used by Heart Health Club, Yoga, and Football club, Lawn Bowls Club, and community family nights.
West Bullsbrook Hall	<ul style="list-style-type: none"> Hall (capacity of 50) Kitchen 	The kitchen was recently built, to replace the previous deteriorating facility. The hall is leased to the Bullsbrook Residents and Ratepayers Association (BRRA) and is used as a museum.
West Bullsbrook BMX	<ul style="list-style-type: none"> BMX dirt track Basketball net, footy goal post and playground 	The facility was constructed in 2003 and is well used. The playground facilities are out-dated & lack of shading.
Lowery Pavilion and Park	<ul style="list-style-type: none"> Pavilion (Capacity of 50) Tennis court Playground 	The asset is in very good condition and is booked regularly, predominately by the Bullsbrook Playgroup, the Bullsbrook Christian Fellowship and Meerlinga Young Children's Services Inc.
Bullsbrook Community Library	<ul style="list-style-type: none"> Available collection Business facilities, Internet access and Wi-Fi Book club and Story time 	The facility is unsuitable for wider use by the community due to Department of Education constraints.
Bullsbrook Neighbourhood Centre	<ul style="list-style-type: none"> Office and activity space The Shack Crèche. 	Currently operated under a five year lease as it is the intention to provide the service in the new Place Hub.
Chequers Golf Club	<ul style="list-style-type: none"> 18 holes Clubhouse 	Land owned by the City of Swan and operated by a private organisation.
Bridle trails	<ul style="list-style-type: none"> Bullsbrook , Clarkson Rd, Rhys/Dirk and Ridgetop Bridle Trail 	Maintained as firebreaks.



Existing Facilities

- ① Bullsbrook College
- ② Pickett Park
- ③ West Bullsbrook Hall
- ④ Bullsbrook Neighbourhood Centre
- ⑤ Bullsbrook Community Library
- ⑥ Lowery Park and Pavilion

Future Planned Facilities

- ⑦ District Open Space
- ⑧ Primary Schools with Sports Fields and Pavilions
- ⑨ Ethel Warren Bullsbrook Community Centre
- ⑩ Outdoor Youth Sapce Area

Figure 23. Community facilities in the Bullsbrook local area

7.6.2 Open Space

The quality of open space forms part of a place's urban fabric and the quality of life in that place. These spaces contribute to defining a community's unique identity and provide social, environmental and economic benefits to its residents, workers and visitors.

There are a wide range of passive reserves in the Bullsbrook local area (see Figure 16), with a district active reserve provided through Pickett Park. The 2016 Bullsbrook Community Infrastructure Plan (BCIP) guides the City on future planning, location, development and funding priorities for public open space and community facilities within the Rural Place Management Area. Key recommendations made in the BCIP pertaining to recreational and public open spaces in the Bullsbrook local area include:

- The City will need to dispose of the all existing buildings (including the Shack) on Lot 57, either demolishing or re-purposing the building, and making good the land to sell once the new Pickett Park facility is open.
- The existing skate park should be renovated and retained in the short term, however eventually be re-located to a district level facility on the Pickett Park site. This action will be determined in line with the development of the District Community Building.
- The City must develop a strategy which addresses the standard for bridle and walking trails/tracks throughout the City.
- The City is currently planning to provide a Leisure Centre facility in Ellenbrook which will be more accessible with the new road network linking Ellenbrook and Bullsbrook.

Based on the forecast population growth, there will a need for additional community infrastructure. The projected increase in families with dependents will generate demand for junior sport activities, while an ageing population creates demand for more targeted mid-week recreational activities. The City has identified the need for District Open Space with unrestricted sporting space, in order to cater for the community. The need for this development will be triggered when 50% of residential lots are developed in the catchment area. Additional neighbourhood level ovals are planned to be provided adjacent to proposed primary schools.

Table 9. Actions and strategies relating to the community facilities and open space applicable to the Bullsbrook local area plan

Bullsbrook Community Infrastructure Plan 2016	
	<ul style="list-style-type: none"> • Continue to monitor the amount of use of all sporting open space within the place area. • Provide additional neighbourhood ovals adjacent to the proposed new primary schools within the area and fund the construction of these fields through developer and municipal funds. • Future provision of public local open space will be prepared through the structure planning for Bullsbrook Place. • Encourage and plan to provide outdoor spaces for young people that are not just related to wheel sports; • Ensure a range of playgrounds are provided across the municipality that cater for a variety of ages, skills and abilities. • Ensure overall park designs incorporate areas for young people (hang out spaces) and involve these young people in planning consultation for park developments where appropriate. • Dispose of the existing Shack building (Lot 57) either by demolishing or re-purposing the building, and making good the land to sell once the new Pickett Park facility is open. • Renovated and retained the existing skate park in the short term, but eventually re-locate to a district level facility on the Pickett Park site (with the development of the District Community Building). • Develop a strategy which addresses the standard for bridle and walking trails/tracks throughout the City. • At the time the sub-regional structure plan is developed, detailed planning will be required in order to obtain costs estimates for the purposes of DCP funding. • The City is currently planning to provide an Ellenbrook Leisure Centre in Ellenbrook which will be more accessible with the new road network linking Ellenbrook and Bullsbrook.



FROM LEFT: Play equipment in Lowery Park; Pickett Park BMX track

Key issues

- Timing of provision of new open space.
- Cost constraints of providing active open space.
- Attraction of service providers and operation of facilities.
- Constraints of shared facilities such as libraries and school ovals.



FROM LEFT: Signage at Ethel Warren Community Centre; Ethel Warren Community Centre; Bullsbrook Sports Club Pavilion overlooking Pickett Park Oval; Pickett Park Cricket Nets.

7.7 Infrastructure Services

The lack of availability of essential infrastructure such as water provision, power and reticulated sewerage could be a major constraint to any further urban development or redevelopment of an existing area (Draft Local Planning Strategy, 2016).

7.7.1 Electricity

The Bullsbrook local area is connected to Western Power's South West Interconnected System via two 22kv feeders that radiate from a substation in Muchea. The Muchea substation is connected to the South West Transmission Network via a 132kV transmission line. Costs associated with the expansion of this network as the Bullsbrook townsite develops will be borne by the developers. There are no projected constraints in Western Power's network.

7.7.2 Water supply

Provision of reticulated water is currently restricted to the Bullsbrook townsite. Significant upgrades will be required to the current water infrastructure to facilitate scheme water supply for further residential, commercial and industrial development. Water Corporation Planning to date includes:

- New distribution mains to serve the town and a separate outlet from the existing Bullsbrook service tank; and
- Acquisition of land for a new Bullsbrook high level tank and construction of pump station to connect to existing tank.

7.7.3 Wastewater

A Water Corporation waste water treatment plant (WWTP) is located to the north of the Bullsbrook townsite and includes a buffer. In the long term, this facility is expected to be decommissioned and Bullsbrook townsite will be connected into the metropolitan sewer network via a pipeline to Ellenbrook. All properties located outside of the Bullsbrook townsite currently use individual septic tanks or effluent treatment systems.

Key issues

- Lack of infrastructure constraining further development.
- Cost of majoring infrastructure upgrades.
- Reliance on bore water and independent wastewater systems in rural areas.

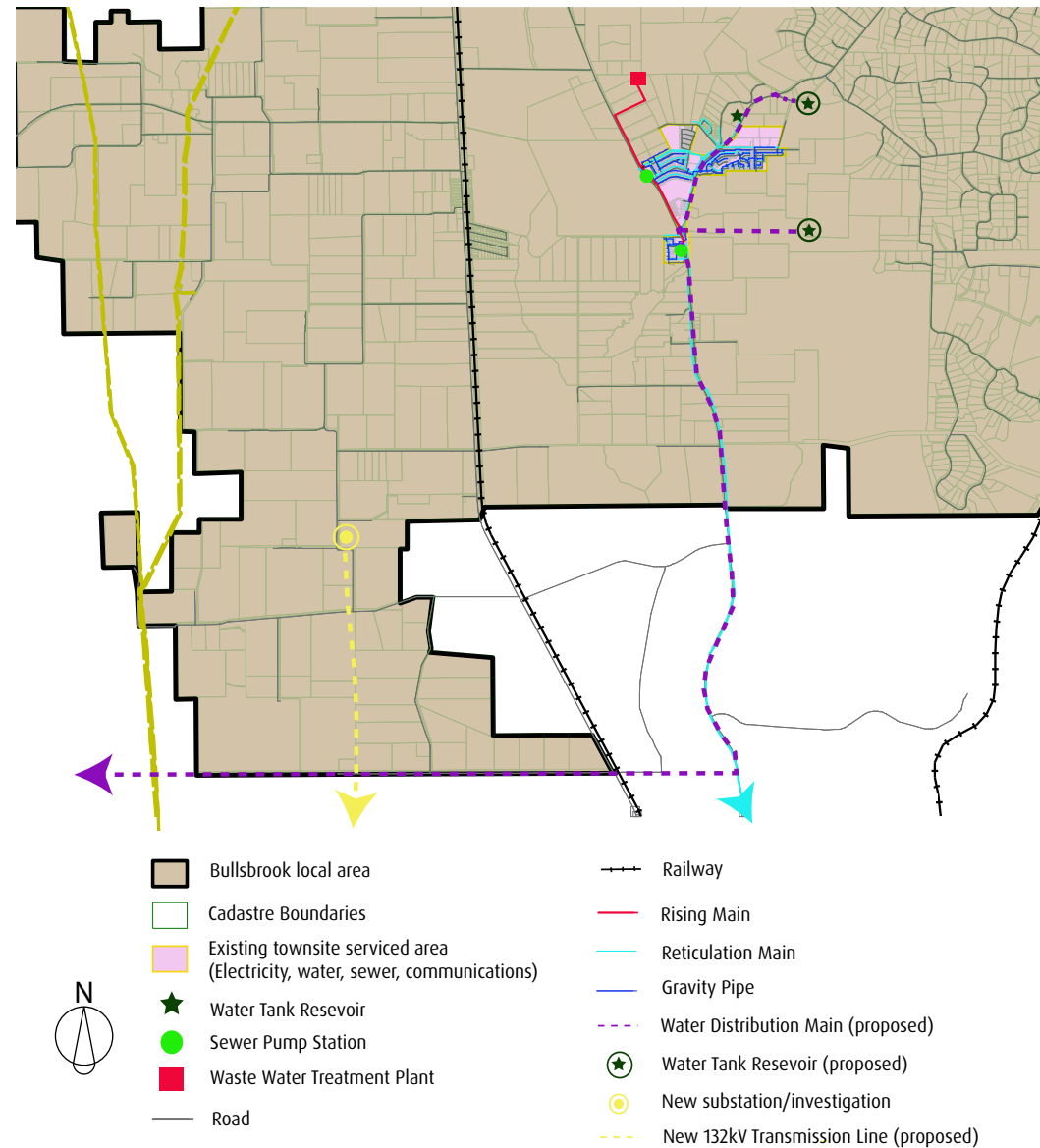


Figure 24. Existing and proposed infrastructure in the Bullsbrook local area

7.8 Transport and Access

7.8.1 Road Network

Bullsbrook local area is connected to the rest of the metropolitan area by Great Northern Highway and Railway Parade, which both run in a southern direction towards Ellenbrook and Midland. Bullsbrook is also accessible to Joondalup via Neaves Road and to the Wheatbelt via Chittering Road.

Great Northern Highway is a heavy haulage route, classified as a Primary Regional Road under the Metropolitan Region Scheme. The Highway passes through the centre of Bullsbrook creating traffic congestion and dividing the residential areas from the commercial area.

Road connections in an eastern or western direction are constrained by RAAF Base Pearce, which limits access in this direction to Rutland Road and Stock Road. Stock Road is currently only a single lane local road, with only a small length sealed and no connection through to Railway Parade.

The Perth Transport Plan projects that the Bullsbrook area, including the Ellenbrook / Swan Urban Growth Corridor, will be serviced by an upgraded Great Northern Highway, with links to Tonkin Highway (NorthLink) via Stock Road and the Neaves Road extension.

The WAPC has endorsed a preferred site for the South Bullsbrook Intermodal Terminal, which is expected to be developed when the Perth population reaches 3.5 Million people. WAPC has approved a Planning Control Area over the site and the Department of Transport is working with State agencies and Local Government to develop a concept plan. Further upgrades will be required to road and rail infrastructure to support the development of the intermodal terminal.

The City's Transport Strategy 2014 identifies the following:

- Stock Road to ultimately become a major link between Perth Darwin National Highway and Great Northern Highway and become the primary access to the South Bullsbrook Industrial Estate.
- Neaves Road is classified as Regional Distributor by Main Roads and along with Muchea South Road and Rutland Road, forms an important link between the northwest areas of the local area, Great Northern Highway and Brand Highway. The East Wanneroo Structure Plan proposed to reclassify Neaves Road as a Primary Regional Road under the jurisdiction of Main Roads WA.

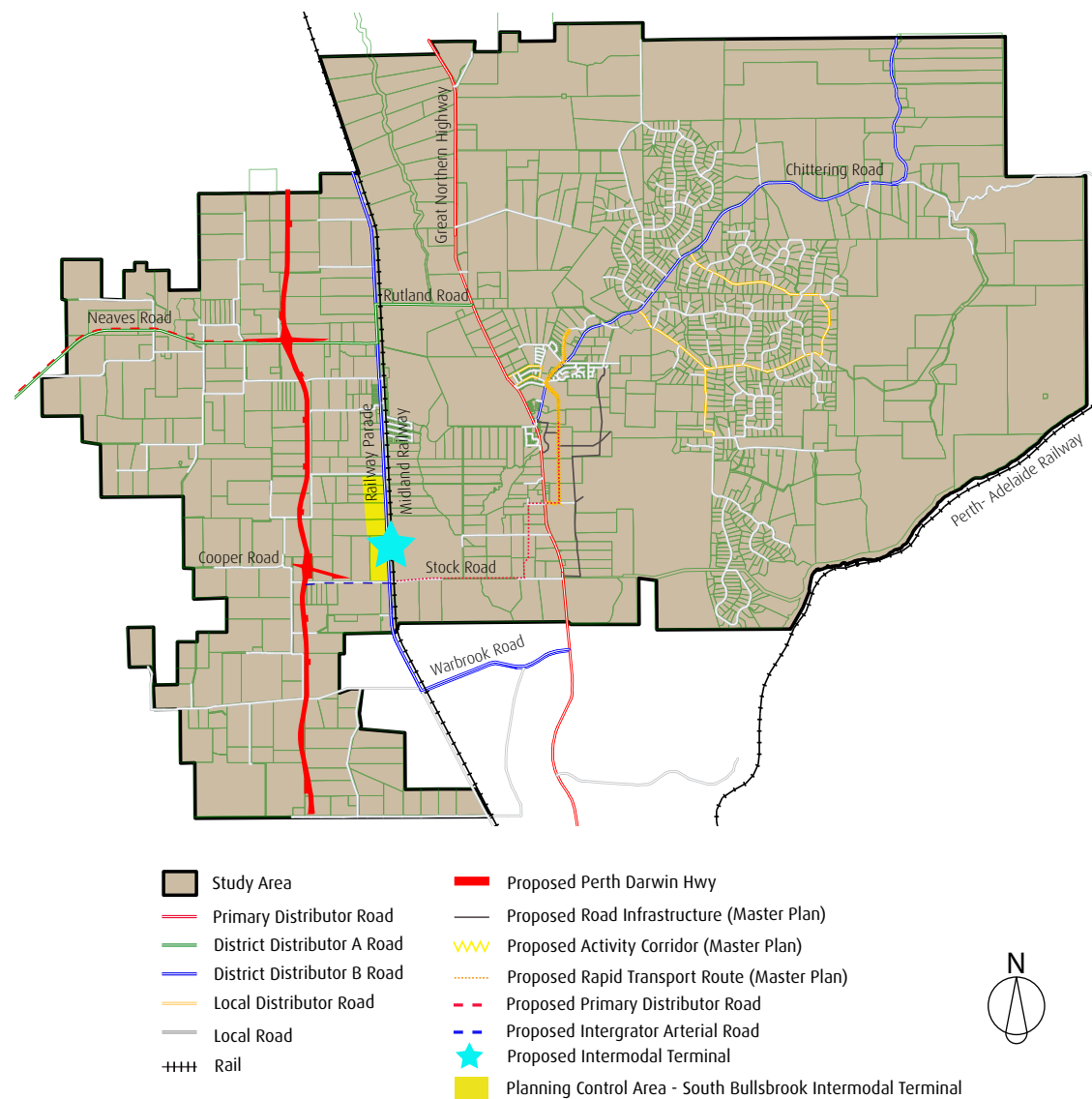


Figure 25. Existing and proposed road and rail network in the Bullsbrook local area

7.8.2 Freight Network

The NorthLink WA project is part of a larger Perth Freight Link Project to provide a strategic freight route between Fremantle Port and Muchea. Northlink WA will become the primary freight route to the north west of the state and reduce congestion on Great Northern Highway by shifting around 80% of heavy vehicles over to the new Perth Darwin National Highway. Construction of Perth Darwin National Highway will include a dual carriage way between Maralla Road and Muchea, with interchanges at Stock Road and Neaves Road. Construction on the northern section of NorthLink from Ellenbrook to Muchea is scheduled to commence late 2017 with completion expected in mid 2019.

The Perth Darwin National Highway, Stock Road and Neaves Road will all be built to accommodate Restricted Access Vehicles (RAV) Class 7 vehicles. By the time the Perth population reaches 3.5 million, it is envisaged that Neaves and Stock Road will be upgraded to dual carriageway.

An intermodal freight terminal connected to the Perth to Geraldton regional freight line is proposed in the proposed industrial investigation area, in close proximity to Stock Road. The Western Australian Planning Commission (WAPC) has granted approval for a Planning Control Area to ensure that no development is approved, which might prejudice the purpose of the land until it is zoned for Public Purpose (Special Use under the MRS). The terminal will serve as the northern freight hub of the Metropolitan intermodal terminal network and shift trucks away from existing and proposed container port facilities.

There are two railways in the Bullsbrook local area, the Eastern Goldfields Railway and the Perth Geraldton Railway. The Eastern Goldfields Railway provides passenger and freight transport, and connects Western Australia to the rest of Australia (moving 80% of all general freight from the east coast). The Perth Geraldton Railway is freight only, narrow gauge rail. Both railways are operated by Brookfield Rail.

According to the City's Transport Strategy, rail movements are expected to increase by 50% over the next 10 years and in response recommends a study to prioritise the grade separation of critical rail crossings. This has particular relevance to Stock Road and Rutland Road, which both cross the Railway and are proposed as major road routes. Increased freight rail traffic will also impact West Bullsbrook properties, whose access off Almeria Parade is restricted by the rail reserve.

7.8.3 Public Transport

Public transport is essential to the economic and social quality of communities. It provides access for those who do not have private vehicles and for those who choose to use public services. Public transport improves overall mobility, not only for the user but also for those who choose to use other modes.

This local area is currently serviced by the 311 Transperth bus service travelling along Great Northern Highway to Midland. Services run six times a day from Monday to Friday (including 2 buses that operate on school days only) and two times a day on Saturdays, Sundays and Public holidays.

Limitations in the transport system means Bullsbrook residents are highly dependent on the use of a private car for transport, leaving the community vulnerable to rising fuel prices. The City's Transport Strategy 2014 supports the need for a northern extension of the existing rapid transport corridor connecting Ellenbrook and Midland, in the long term. This corridor could link Ellenbrook with the future employment centres of south Bullsbrook, the proposed intermodal transport hub, Bullsbrook townsite and proposed northern Bullsbrook light industrial area (draft LPS).

7.8.4 Cycling Routes

There are currently only formal cycling and pedestrian routes within the Bullsbrook townsite. The existing residential area is well-served, however connections between the main residential areas and the retail precinct are constrained by Great Northern Highway, which provides a physical barrier to both vehicle, and pedestrian movements. Cycling and pedestrian routes outside of the townsite are constrained by busy roads such as Chittering Road and distances between neighbourhoods (West Bullsbrook and rural residential areas).

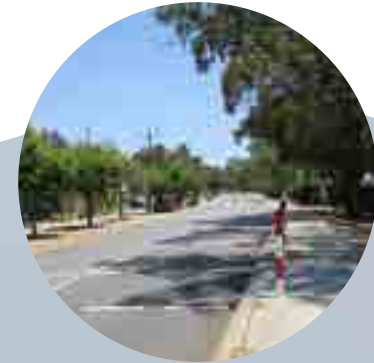
The Swan CycleConnect Strategy provides guidance on the development of cycling and pedestrian networks in the City with connections to existing commercial, educational and recreational facilities prioritised. The Strategy does not have any specific requirements for Bullsbrook local area, however all future developments will be required to comply with the guidelines.

FROM RIGHT: Traffic through Bullsbrook townsite on Great Northern Highway; Rural road in Rural Residential subdivision; Freight and local traffic on Great Northern Highway.



Key issues

- Physical barrier of Great Northern Highway separating townsite.
- Current densities do not justify public transport service upgrades.
- Heavy traffic through Bullsbrook Townsite on Great Northern Highway.
- West Bullsbrook is largely disconnected from eastern Bullsbrook by RAAF Base Pearce, which provides that only indirect access via Rutland and Warbrook Road is possible.
- No cycling or pedestrian routes outside of the Bullsbrook Townsite.
- Significant upgrades to the local road network will be required to facilitate population increase and industrial development.



FROM LEFT: Horse riding; Aircraft at RAAF Base Pearce; Streetscape through Bullsbrook townsite.

Table 10. Actions and strategies relating to the built environment applicable to the Bullsbrook local area plan

City of Swan Strategic Community Plan 2017-2027	
	<ul style="list-style-type: none"> • Facilitate diverse, inclusive, housing options. • Provide appropriate open space to recreate and connect. • Build a sense of place through public realm and improved streetscapes. • Create liveable Places through Local Area Planning. • Provide commercial and industrial land aligned to economic need and growth. • Lobby and advocate for public transport. • Provide bicycle and pedestrian connections.
City of Swan's Transport Strategy 2014	
	<ul style="list-style-type: none"> • Continue to promote realignment of the Midland Freight line. • Conduct a study to prioritise grade separation of critical rail crossings. • Support rapid transit between Ellenbrook and Bullsbrook either as a dedicated link or as an extension of Midland-Ellenbrook services. • Undertake Walkability Plans for precincts wherever significant change is expected, or in older suburbs without quality infrastructure. • Investigate the need for, and implementation of, a connection from the PDNH in the vicinity of Maralla Road/Warbrook Road. • Investigate the timing and form of Stock Road and associated intersection treatments as a result of regional road upgrades and local development requirements. • Undertake a rail crossing upgrade study for the Stock Road rail crossing. • The impact of potential improvements to Neaves Road, including grade separation at the PDNH, duplication and/or realignment should be evaluated. • Introduce minimum infrastructure standards for cycling facilities into planning policies.
Local Rural Planning Strategy 2016	
	<ul style="list-style-type: none"> • Provision of a rapid transit service to link Bullsbrook, the identified industrial precincts of North Ellenbrook and South Bullsbrook to Midland via the Ellenbrook Rapid Transit. • The Bullsbrook Master Plan has identified a site for a future intermodal terminal adjacent to the rail network and with linkages to major roads and highways. The future terminal should be planned to take on the role of a specialised activity centre. • Implement the Bullsbrook Master Plan and amend the MRS and the local planning scheme as required to facilitate developments such as the industrial development in south Bullsbrook and identify a site for an intermodal transport hub. • Identify a site in the Bullsbrook Masterplan area suitable for a future district centre. • Liaise with Department of Planning to ensure a future Bullsbrook District Centre is included in the final North-East Sub-regional Planning Framework. • Develop 'Local Area Plans' which specifically address the unique natural and cultural features which contribute to a sense of place and the local identity of rural townsites. • Develop spatial plans (master plans or Structure plans) for rural townsites (Bullsbrook, Gidgegannup and Upper Swan) to coordinate land use, development and services in those areas. • Facilitate the structure planning and subdivision processes during which landowners, developers and the Water Corporation or a third party provider can agree on the cost-sharing arrangements and the timely provision of reticulated sewerage to development areas such as Bullsbrook and Upper Swan. • Through the implementation of the Bullsbrook Master Plan, facilitate the structure planning and subdivision processes during which landowners, developers and the Water Corporation or a third party potable water supplier can agree on the cost-sharing arrangements. • Future residential developments within the Bullsbrook townsite area should be designed in such a way that road reserves accommodate passive transport networks.

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Part 2 – Community Engagement

8.0 Community Workshop

8.1 Background

One workshop was held for the Bullsbrook Local Area Plan on the evening of Tuesday 13 June 2017 from 6.30pm to 9pm, at the Pickett Park Hall. Stakeholders and interested parties were invited to the community workshop through a variety of methods and advertising, including:

- Emails to various known stakeholders and landowners;
- Public advertising of the event in *The Advocate* on 31 May and 7 June and *Hills Gazette* on 2 and 9 June (Community newspapers);
- Facebook posts on the City's Facebook page and on the Bullsbrook Residents and Ratepayers Association page; and
- Posters in the Bullsbrook Library.

As a result, there were 40 attendees to the Bullsbrook local area community workshop.

8.2 Purpose

The purpose of the community workshop was to obtain feedback from the community on the following three questions:

1. What do you like about what is happening or being planned for the Bullsbrook local area?
2. What are your concerns about what is happening or being planned for in Bullsbrook local area to address local issues?
3. What are your suggestions about what the City should be doing in the Bullsbrook local area to address local issues?



ABOVE: Community consultation at Pickett Park Hall

8.3 Conduct

8.3.1 Community Workshop

Upon registration of each workshop participant, they were given sets of three different coloured adhesive dots, being a different colour for each of the three questions they would be asked during the workshop.

The City of Swan's Senior Strategic Planner who is the project manager of this local area plan, gave a presentation at the workshop, explaining the Local Area Planning process.

The project manager gave insight to current City initiatives and known concerns within the Bullsbrook local area and undertook a session where attendees were asked the following:

1. What did they like about what was happening or planned in the Bullsbrook local area?
2. What were their concerns about the Bullsbrook local area?

Responses to each of the two questions were recorded and voted on by using the adhesive dots, indicating their five priorities in each category.

To conclude the workshop, the attendees had an open discussion in response to the third question asked:

3. What are your suggestions for what should be happening in Bullsbrook?

Again, priorities were then voted on by using the third set of dots.

These voting exercises gave a clear indication of what the attendees of the community workshop considered priorities for the Bullsbrook local area.

8.3.2 Survey

For those not available to attend the community workshop, an online survey took the top priorities in each category and allowed priority voting to occur once more.

The survey also offered the opportunity, for participants to articulate any likes, concerns or suggestions that were not already listed for consideration in the creation of the Bullsbrook Local Area Plan.

The online survey was made available on the City's website from 3 July 2017 until 24 July 2017, and attracted 23 youth responses and 127 general responses.

8.3.3 Youth Survey

In addition to the online survey, the City of Swan's Youth team conducted surveys during the Bullseye Youth Centre's 'drop in' hours. A total of 22 youth responses and 8 parent responses were received.

8.3.3 Community Consultation Results

The results of the community consultation process, in the form of feedback and comments from workshop attendees, and survey participants, are displayed in Tables 11, 12 and 13.

8.3.4 Conclusion

Responses from the community during the community engagement process were considered in the final formulation of Bullsbrook Local Area Plan and its strategies and actions.

Responses were aligned to the key result areas of governance, social environment, economic environment, natural environment, and built environment in the recently released Strategic Community Plan (SCP) 2017-2027.

Key priorities are as follows:

1. Mitigate the impacts of extractive industries;
2. Improve the visual aesthetics of the Bullsbrook townsite.
3. Support the strong social capital within Bullsbrook.
4. Ensure that the growth of Bullsbrook does not compromise the valued rural amenity and natural environment of the Bullsbrook Local area;
5. Provide adequate sporting facilities (Provide a leisure centre including indoor courts and a swimming pool).

Community consultation results and related actions

Table 11. Results from the Community Engagement in Bullsbrook local area - Likes

Public Comments received	Comments	Related Actions
LIKES: In order of priority		
1. Community spirit and close community creates a valued identity as a community.	Bullsbrook residents value the social capital created from the strong community spirit and shared sense of identity in Bullsbrook. The City can assist to form a community collective to bring community groups together and to undertake local place making and space activation. The new Ethel Warren Community Centre also provides a meeting place to encourage community connectedness.	6, 38, 39, 40
2. Semi-rural aspect.	The City's Local Rural Planning Strategy aims to protect and enhance the existing rural landscapes. The consolidation of urban development within the Townsite Land Use Master Plan area will preserve existing rural areas and retain the semi-rural aspect. The City of Swan is undertaking a Tree Canopy Strategy, which will take a baseline assessment of the existing tree canopy in order to protect this vegetation as Bullsbrook townsite transitions to urban and industrial land uses.	1, 14, 29, 30
3. Quiet and peaceful.	The majority of people who valued this item, reside in the rural residential properties to the east of the townsite, where larger lots and vegetation retention reduce the impacts of noise. The development of a Tree Canopy Strategy will protect the existing tree canopy and provide screening for privacy.	14, 30
4. Local businesses support local sporting clubs and community groups.	The process of getting sponsorship from local businesses is generally club driven. The City of Swan has a Club Development Officer that can assist clubs to grow capacity and expertise on sponsorship, advertising and governance.	23
5. Diverse Living Options (rural, semi rural etc).	The Bullsbrook local area provides a range of living options, including lots within the Bullsbrook Townsite from around 360m ² , rural residential lots of 2 ha or more to the east of the townsite and lots in the West Bullsbrook Townsite from 1000m ² to 4000m ² .	29, 30
6. Tourist routes through Chittering Valley and rural drives are separated from the urban/industrial front.	Chittering Road and Railway Parade are District Distributors. NorthLink WA and Great Northern Highway are the designated heavy haulage routes, which will carry the majority of traffic away from local roads.	20, 25
7. RAAF Base becoming involved with community.	RAAF has recently been involved with the Bullsbrook College's ANZAC ceremonies and holds open days for the public. To increase involvement in the community, the City will invite RAAF to take part in the proposed community collective.	4
8. Well situated to major facilities and destinations.	At the new Ellenbrook Sports Hub, there is a regional level pavilion and district level open space. The Ellenbrook Sports Hub is expected to begin construction on a indoor/outdoor recreation facility, subject to funding, in 2020 with completion expected in 2022. Bullsbrook is also close to The Maze/Outdoor Splash, the recently upgraded Chequers Golf Course, Walyunga and Avon Valley National Parks, and 30km from Joondalup and Wanneroo. The City's Standards of Provision ensures the equitable provision of facilities across the City.	31
9. Respecting the past (sharing stories and identification heritage places).	Places listed on the City of Swan's Heritage List within the Bullsbrook local area include Chittering Park Homestead (category 1), Maralla Road Bushland and Wetland (category 1), RAAF Base Pearce (category 2), the Barnard Springs Trough & Wetland (category 2) and the West Bullsbrook Hall (category 2). A shop at Lot 403 Turner Road (category 4) is on the Local Government Inventory. A museum in Bullsbrook Hall officially opened on 9 April 2016, in a 24 month licence agreement with the Bullsbrook Residents and Ratepayers Association (BRRA). There are opportunities to share history through e-news.	32

Public Comments received	Comments	Related Actions
LIKES: In order of priority		
10. Strong variety of community and sporting groups.	The City of Swan contacted 19 different community groups for consultation, during Part 2 of the Bullsbrook Local Area Plan. Community and sporting groups have ongoing contact with the City through the Club Development Officer and Place Office.	4, 23
11. Place office works well with the community.	The Bullsbrook Place Office has relocated to the Ethel Warren Bullsbrook Community Centre, where the integration with library services means a greater range of services can be provided, with regular opening hours.	6, 35, 38, 39
12. Wildlife.	The City of Swan is located in the South West botanical province, a biodiversity hotspot. The City can assist community members to establish 'friends groups' to protect local biodiversity. The City has a map of rare flora and fauna in City verges.	27, 28, 42
13. Potential future development to accommodate approximately 20,000 people guided by the Bullsbrook Town Site Land Use Master Plan.	The Bullsbrook Townsite Land Use Master Plan provides a strategy for the future development of Bullsbrook Townsite and guidance for accommodating a population of approximately 26,483 by 2036. Developers are looking at land in the area.	29
14. One school that goes from k-12.	Bullsbrook College is one of only two public schools in Western Australia that provides an educational facility from preschool up to year 12. Having one school contributes to the strong sense of connection in the community. The new Ethel Warren Community Centre, with the co-location of community services will continue to provide a strong sense of community into the future.	38
15. More services available in community across all ages.	Services provided in the community include the new Bullseye Youth Centre, the seniors in the sports club (rec-club) and the Child health/playgroup facility. The integration of the sports club with the new community centre will provide a common space for all ages. The City's Service Gap Analysis identifies any service gaps and the Standards of Provision identifies infrastructure gaps that need to be addressed by the City.	31, 37, 39
16. Low crime levels.	The Bullsbrook local area is serviced by the Central Metropolitan District Police, based at the Ellenbrook Police Station, which is open 24/7. In the past year, there was an average monthly incident rate of 10.6 in Bullsbrook. Incidences of crime don't show a statistically significant increase in yearly incident rates. Overall crime rates are below the Perth average according to the Perth Crime Map.	41
17. Perth to Darwin National Highway (NorthLink).	This project, known as NorthLink WA is run by Main Roads WA (MRWA). The contracts for the Northern Section have been awarded to CPB Contractors. The construction on the Northern Section will provide a free flowing dual carriage way between Ellenbrook and Muchea with interchanges at Stock Road, Neaves Road and Brand Highway. Completion of this northern section is expected in mid 2019, with the southern section (Benara Road to Reid Highway) completed early 2018 and the central section (Reid Highway to Ellenbrook) in mid 2019.	20
18. Greenery and natural bushland.	The Bullsbrook local area contains 16 Bush Forever sites and has retained a significant amount of vegetation on rural land and on road verges. The City of Swan is undertaking a Tree Canopy Strategy, which will take a baseline assessment of the existing tree canopy in order to protect this vegetation as Bullsbrook townsite transitions to urban and industrial land uses.	8, 14

Table 12. Results from the Community Engagement in Bullsbrook local area - Concerns

Public Comments received	Comments	Related Actions
CONCERNS: In order of priority		
1. Impact of extractive industries and associated truck movements, including no consideration of accumulative impacts on local community.	State Planning Policies have identified land in Bullsbrook where scarce resources have to be protected for extraction. Thorough environmental and traffic impact assessments are required to be conducted in the assessment of any future Resource Extraction application.	5, 33
2. No indoor leisure/sporting facility (swimming pool).	Pickett Park is a neighbourhood level sporting facility, which includes outdoor multipurpose courts. The City's draft Standards of Provision provides for a district level leisure centre (including indoor courts and a 25m pool) for a population of 50,000 plus people. The Pearce region now has a population of 50,000 plus people, and the City is in the process of planning the Ellenbrook Leisure Centre, which will include a 25m lap pool, leisure pool and indoor multi-purpose sports courts. Subject to funding being secured, construction is expected to commence by 2020. This will provide Bullsbrook residents with a district level recreation facility 15 minutes from the Bullsbrook Townsite. The City's Aquatic Strategy guides planning decisions for aquatic investments in the City to 2036.	31
3. Entrances into Bullsbrook are poorly presented.	The land at the entrances to Bullsbrook are either held in private ownership, such as the commercial and industrial areas, or in the control of Main Roads WA. The City can assist residents by facilitating a community meeting to lobby land owners and MainRoads to improve the streetscape.	3
4. Disparity between local and state process destroys faith of community. No matter what the community says/does/wants they are not being heard (in relation to extractive industries and trucks).	Bullsbrook residents have submitted petitions on behalf of the community for a number of extractive industry and telecommunication applications. These applications have been refused by Council but overturned at the State Administrative Tribunal (SAT). The City makes decisions in the best interest of the community where the City has remit and capacity (this doesn't extend to JDAPs or SAT). The City will investigate community engagement options through the community collective.	4, 44
5. Bullsbrook being held back by lack of diverse growth (development).	A lack of diverse growth, including employment generating industries, will constrain residential development. The City has proactively through land use planning, appropriately designated land for industrial, residential, commercial and logistics growth. Take up of development is determined through market forces.	24
6. East Bullsbrook has one way in/out which is dangerous in an emergency situation.	An alternative access route has been proposed in the Shady Hills Outline Development Plan since 2004. This proposed access road is an eastward extension of Stock Road, however it has never been constructed. The City is liaising with State Government and developers to negotiate the construction of an access route, possibly through an extension of Lage Road through the undeveloped residential and rural residential land.	21, 33
7. No third party right of appeal in the SAT process for people directly affected.	In Western Australia there is no mechanism for third parties such as neighbours, to appeal a State Administrative Tribunal (SAT) decision. This position is currently being reviewed by Government.	No action required
8. City doesn't maintain rural verges regularly enough.	Verges are maintained at least annually as part of the City's Verge Management Strategy. Verges that pose a greater fire risk are maintained more regularly. Residents concerned about their verges should contact the City to investigate.	42
9. Not enough living facilities for older people to remain in the area.	There is only one aged care facility in Bullsbrook, which is largely at capacity. Many support programs are run through community groups and the City of Swan Community Care Services. The City encourages residents to participate in the 'Inspire' community collective program to feed their needs into the Bullsbrook Community Infrastructure Plan. The City would welcome and continuously promote the development of aged living facilities but has no plans to develop its own.	4, 36, 37, 40

Public Comments received	Comments	Related Actions
CONCERNS: In order of priority		
10. Not enough sporting facilities e.g. croquet courts.	The City of Swan's draft Standards of Provision: Open Space and Community Buildings 2017, requires one organised sports space for a population of 4000-5000 people. The current provision of facilities is sufficient for the existing population. A new District Open Space is proposed as part of the Bullsbrook Townsite Land Use Masterplan. This requirement will be triggered when 50% of residential lots are developed in the catchment area. The City will liaise with sporting groups when new facilities are designed to ensure they meet community needs.	31
11. Proposed industrial area in West Bullsbrook is inappropriate because of impact on high quality agricultural land.	The subject land is currently zoned Rural and agriculture in the MRS and the City of Swan Local Planning Scheme No. 17. This means that applications for industrial uses not permitted by the Scheme, require an amendment of the Metropolitan Region Scheme and Local Planning Scheme to be permitted. The draft North East Subregional Framework has however identified the land as an area for Industrial Investigation. Clarity on an outcome on this will be determined by the WAPC through their release of the North East Subregional Framework.	10
12. Existing shops are visually unappealing and not conducive to Bullsbrook's village feel.	The Bullsbrook Townsite Land Use Master Plan designates land to the east of Great Northern Highway for a new town centre. Population growth will provide the impetus for redevelopment and replacement of facilities in line with the City's Commercial Centre Strategy. The development of the district centre will be coordinated through an activity centre structure plan, which should provide for an improved outcome.	7, 12
13. Not enough for the youth to do or places to hang out.	The Youth survey identified a lack of activities for local youth. The opening of the Bullseye Youth Centre and the Bullsbrook Library has created new spaces to hang out. The new Bullseye Youth Centre has funding to open 2 evenings a week and during school holidays. The centre includes a seating and a grassed area near the entrance and is located in very close proximity to Pickett Park Oval, the skate park and the BMX track.	11, 31, 37, 39
14. Cost of construction of Stock Road as a high wide load route and Great Northern Hwy intersections is a constraint to development occurring.	Stock Road is currently a local road that will be a vital east west connection to NorthLink WA and intermodal transfer facility from the Bullsbrook Townsite. Construction required to improve Stock Road to freight standard includes 2 bridges and upgrades to Great Northern Highway. Insufficient funding/delays will result in poor facilities. Discussions are currently taking place with regards to the funding of Stock Road through a Developer Contribution Plan (DCP) and/or state and federal funding.	17
15. Insufficient storage for community groups in new facility.	The new Ethel Warren Bullsbrook Community Centre contains 7 storage areas totalling 101m ² . To determine the extent of storage required at the centre, the City met with users of the existing facilities and put out an expression of interest to community groups and service providers inviting input. The Toy Library was accommodated by the RAAF Base Pearce at the time of consultation, but have since been accommodated within an existing storeroom and activity room at Ethel Warren Community Centre.	31
16. There will be land use conflict under the City's existing waste water treatment plant.	A waste facility is considered an Additional Use in the City of Swan Local Planning Scheme No.17, therefore waste applications need to apply for an Additional Use to land often zoned for rural or industrial, and will subsequently be advertised for public comment. Applications are required to be consistent with strategic policy including the WAPC's State Planning Policy No.11 'Agricultural and Rural Land Use Planning' (SPP 11), WAPC's 'Economic and Employment Lands Strategy' (EELS) and the Waste Authority's 'Western Australian Waste Strategy: Creating the right environment'.	13, 29, 30
17. Lack of frequent bus services to Midland (Lack of public transport).	Bullsbrook is serviced by the 311 bus from Bullsbrook to Midland, which has 4 services a day during the week (with 2 extra services on school days) and 2 services on Saturday, Sunday and public holidays. Bus services are provided by the Public Transport Authority (PTA) based on assessed demand. The City has no plans to privately fund a service but will liaise with PTA as required.	18

Public Comments received	Comments	Related Actions
CONCERNS: In order of priority		
18. Loss of rural amenity/ small town feel from industrial development and heavy traffic in the townsite.	The proposed industrial areas are located to the west of Great Northern Highway. The Bullsbrook Townsite Land Use Master Plan proposes a new district centre, accessed via a new activity centre to the east. The Master Plan proposes that urban and industrial development be consolidated in precincts. Rural land is protected by the Local Rural Planning Strategy.	29, 30
19. Upgrades needed to existing parks and more playgrounds needed, especially in new areas.	The City's Playspace Strategy provides a mechanism for the replacement of old playgrounds. In the 2016/17 financial year, Lowery Park play equipment was replaced and West Road/Railway Parade playground had additional play equipment installed. The City of Swan's draft Standards of Provision: Open Space and Community Buildings 2017, require a neighbourhood playspace for every 2,000 persons, a district playspace every 8,000-10,000 persons and a regional playspace every 50,000. Further development in new residential areas will apply the Standards of Provision and will require new playgrounds as part of the development.	2, 34
20. Safety concerns especially with the lack of lighting at the skate park.	The existing skate park site is constrained, being in commonwealth ownership, without connections to power services and surrounded by a Bush Forever site. The City will consider short term solutions to improve safety.	31
21. Traffic congestion on Great Northern Highway.	Great Northern Highway will remain a heavy haulage route but traffic is expected (at least in the short term) to decrease once NorthLink WA has opened. Construction of NorthLink with a Stock Road link to Great Northern Highway will disperse traffic. New development in the areas will require upgrades to intersections of roads with Great Northern Highway, which should improve the situation.	20
22. Clearing of vegetation and loss of biodiversity.	Some rural land with remnant vegetation has been earmarked for residential land in the future. New development proposals will have to address this aspect through Environmental Impact Assessments.	8, 27
23. Conflicting priorities and aspirations could hurt Bullsbrook going forward.	A lack of a shared vision for the future of Bullsbrook is creating conflict with some residents welcoming the residential and industrial growth while others lament the loss of the rural amenity. A balanced outcome should be worked towards in the future Structure Plan process.	4
24. Perceived crime levels and lack of security/ police presence.	In the past year, there was an average monthly incident rate of 10.6 in Bullsbrook, which in real terms represents a lower crime rate than the average for Perth. Incidences of crime don't show a statistically significant increase in yearly incident rates. The City will explore the possibilities of Neighbourhood Watch to address perceived crime levels.	41
25. Limited employment opportunities.	Employment opportunities in Bullsbrook will be increased with the establishment of the South Bullsbrook Industrial area, the Intermodal Transport Facility, and with new rapid connections to Malaga via NorthLink WA. The allocation of a new town centre with greater commercial capacity will also generate employment opportunities.	10, 17, 20
26. A large proportion of the Bullsbrook local area is bushfire prone - therefore require community preparedness.	In a bushfire prone area there is greater need for bushfire preparedness education and compliance with Fire Hazard Reduction Notices, Firebreak Notices and Fire Management Plans. The Red Cross Preparedness Program is a grass roots community program targeted at fire prone communities to educate on bushfire Preparedness. The new Ethel Warren Community Centre is one of several identified evacuation centres in the City of Swan.	9, 42, 43
27. PFOA and PFOS Foam Contaminants at RAAF Base Pearce.	Preliminary site investigation are complete and the Federal Government is now doing a Detailed Site Investigation and Human Health and Ecological Risk Assessment. Public meetings were held on 18 May 2017, 22 September 2016 and 23 June 2016. This investigation is part of the RAAF Base's remit and the City can only monitor its progress.	19

Table 13. Results from the Community Engagement in Upper Swan local area - Suggestions

Public Comments received	Comments	Related Actions
SUGGESTIONS: In order of priority		
1. New shopping centre on church side of Great Northern Highway.	The Bullsbrook Townsite Land Use Master Plan designates a new town centre to the east of Great Northern Highway and accessible by a new road. The development of the district centre will be coordinated through an activity centre structure plan. A developer is currently in the process of preparing a Structure Plan for the area.	7, 12, 29
2. Provide a public swimming pool.	The City of Swan's draft Standards of Provision provides for a leisure centre with a 25m pool for a population of 50,000 and a 50m pool for a population of 150,000. The population of Bullsbrook does not necessitate a pool, however the Ellenbrook Leisure centre being developed 20km from Bullsbrook, will have a pool and the new NorthLink Highway will provide a faster access route to this facility.	20, 31
3. Indoor Leisure Centre, including multipurpose courts, gym etc.	There will be additions to the sporting amenities in Bullsbrook at the future District Open Space, however indoor facilities are not required in line with the Standards of Provision. There is an existing private gym in Bullsbrook and the new NorthLink WA will improve accessibility to the Ellenbrook Leisure Facility, once constructed.	31
4. As population expands, increase public transport to Midland and Joondalup.	The provision of public transport is not within the City of Swan's remit, however the City will continue to lobby the Public Transport Authority (PTA) for the provision of public transport.	18
5. Keep Bullsbrook beautiful program including entries.	There is scope for the City to develop an 'Adopt a Spot' community group or to get the community on board to register in the Tidy Towns Sustainable Communities competition. The new Waste Transfer Facility in Bullsbrook also provides opportunities to incorporate waste reduction and environmental programs into community groups. The residential developer to the east of the highway will contribute to the improvement of entrances.	3, 4, 28
6. Lobby for a passenger train to Bullsbrook, working with organisations such as the Swan Chamber of Commerce.	The City will continue to lobby the Public Transport Authority (PTA) for the provision of public transport as population growth occurs. The Bullsbrook Townsite Land Use Master Plan identifies a long term route location for a rapid transport route, linking the centre to NorthLink via Stock Road.	18, 29
7. The City should consider constructing an alternative route for trucks from extractive industries in the shorter term, prior to the planned closure of Chittering Road.	Heavy vehicle traffic is dispersed through the existing and future road network that is planned to accommodate as of right vehicles.	5
8. Employment generating hub.	The draft North East Sub-regional Planning Framework identifies an intermodal freight terminal on Stock Road. The Framework also identifies a significant area of industrial expansion to the south and west of Pearce, expanding on the Bullsbrook (south) industrial area that was recently rezoned as industrial under the MRS.	22, 24
9. A men's shed style facility to run arts and crafts.	The new Ethel Warren Bullsbrook Community Centre contains multipurpose activity spaces to run arts and crafts. The facility is now open to accept bookings.	31
10. Develop a community garden.	The City is in the process of designing a community garden at the new Bullsbrook Waste Transfer Station.	15
11. City to fund ideas up front before accessing developer funds.	Developer Contribution Plans are implemented to equitably share the costs of building new infrastructure in an area. Notwithstanding, the City spent \$7.45 million on the construction of the Ethel Warren Bullsbrook Community Centre without any developer contributing to it.	31
12. Have more youth activities including opening the new Bullseye Youth Centre more often.	The new Bullseye Youth Centre is currently funded to open 2 days a week. The centre also runs a School Holiday Program, which includes excursions to Fremantle skate park and to the Swan Valley Adventure Centre. Demand and available funding will determine its future operations.	11, 16

Public Comments received	Comments	Related Actions
SUGGESTIONS: In order of priority		
13. City to include community representative in internal process of City plans.	The advertising procedures for statutory planning applications is determined by the State Government in the Planning and Development Act 2005. The establishment of community collectives, such as the proposed 'Inspire' program in Bullsbrook, will allow the Place Office to have greater contact with their communities and involvement in the development of strategies and plans.	4
14. City to survey the youth to find out what they want /need and assess the required hours for Bullseye to operate.	The City has a youth worker based at Bullseye Youth Centre, who is assessing the youth needs, and services that can respond to these needs. The Lifespan Services Team's Place Service Plans will identify servicing priorities, including for youth.	4, 16
15. Permanent home for toy library.	The Toy Library was accommodated by the RAAF Base Pearce at the time of consultation for the Ethel Warren Community Centre. The Toy Library has now been provided with a renewal booking for an activity room and shared storage room at the Ethel Warren Community Centre and further storage solutions are being investigated.	31
16. Cemetery similar to Bindoon.	Cemeteries are regional facilities and the Bullsbrook area is catered for by the Midland Cemetery in Swan View. No plans exist for a new Bullsbrook Cemetery.	No action required
17. Replace the old neighbourhood community centre.	The Ethel Warren Bullsbrook Community Centre opened on 17 July 2017 and houses a number of City of Swan services including the new library, the Bullseye Youth Centre and the new Rural Place Office. Expressions of interest are now being taken from community groups and local businesses for the hiring of spaces.	31
18. Parks in the village to be updated and made more appealing to passerbys.	Parks in Bullsbrook will be built and updated as redevelopment occurs and funded through Developer Contribution Plans. The City's draft Standards of Provision will determine what park facilities are required and existing park infrastructure will be replaced through the Park Renewal Program.	2, 34
19. Public toilets, playground and BBQ's to be installed for locals and tourists to use at the vacant land on highway adjacent to Trusscott Street.	The open space at Trusscott Street is owned By the Commonwealth, however the City is in the process of investigating the potential installation of these facilities. The City's draft Standards of Provision require public toilets and BBQ's in public open spaces designed for long stays.	2, 34
20. Our community to be the 1st WA suburb to be "fast food free".	The City cannot refuse an application for a fast food outlet, where it is a permitted use on the subject land under the City's Local Planning Scheme. There is scope to consider some uses in the scheme unsuitable, for non-planning reasons. The City is also preparing a Health Plan, which should provide further guidance in this regard.	4
21. A landmark to put Bullsbrook on the map.	The City can investigate an entry statement, however any significant landmark is likely to be developed with input from RAAF Base Pearce or by developers as part of developer contributions.	2, 3, 4
22. City to do more advertising about these meetings so more residents can attend and voice their concerns and attract a more multicultural approach.	The City advertised the Bullsbrook Workshop via public advertising in the Advocate and Gazette (Community newspapers) for two weeks, Facebook posts on the City's Facebook page and on the Bullsbrook Residents and Ratepayers Association page, posters in the Bullsbrook Library, and emails to various known stakeholders and landowners. The City continuously endeavour to improve community participation in these processes.	4
23. Alternative exit for East Bullsbrook.	An alternative access route has been proposed in the Shady Hills Outline Development Plan since 2004. This proposed access road is an eastward extension of Stock Road, however it has never been constructed. The City is liaising with State Government and developers to negotiate the construction of an access route, possibly through an extension of Lage Road through the undeveloped residential and rural residential land.	21
24. Bigger skate park.	The Bullsbrook Community Infrastructure Plan identifies that the existing skate park should be renovated and retained in the short term, however eventually be re-located to a district level facility near the Pickett Park site. This action will be determined in line with the future development of Pickett Park.	31

Part 3 - Local Area Plan

9.0 Local Area Plan

The Bullsbrook local area has strong linkages with the natural assets of the area such as the Walunga and Avon Valley National Parks and with the rural landscape. The area is characterised by its rural feel and historical connection to RAAF Base Pearce.

9.1 A Vision for the Future

The Bullsbrook local area comprises the entire locality of Bullsbrook. The Bullsbrook area is predominately rural, with a large area of rural residential lots. A considerable amount of strategic planning has been undertaken in Bullsbrook, in preparation for anticipated industrial and residential growth.

The Bullsbrook Local Area Plan has developed as a consolidated document for the future of Bullsbrook, to be reviewed and to evolve as the needs of the local area are met and priorities shift. The following objectives, strategies and actions represent what the City is to undertake in coming years to ensure the Bullsbrook local area strengthens its position as a sustainable and desirable area to live, work and play.

9.2 Objectives

The top priorities identified by the community were to:

1. Mitigate the impacts of extractive industries;
2. Improve the visual aesthetics of the Bullsbrook townsite.
3. Support the strong social capital within Bullsbrook.
4. Ensure that the growth of Bullsbrook does not compromise the valued rural amenity and natural environment of the Bullsbrook Local area;
5. Provide adequate sporting facilities (Provide a leisure centre including indoor courts and a swimming pool).

9.3 Strategies and Actions

In achieving the vision for the Bullsbrook local area, actions have been developed through a process of consultation with the City of Swan's Business Unit representatives and internal staff. Community input was considered during the development of this Local Area Plan which was informed by City approved strategic documents and reports.

The actions identified in the following tables (Tables 14-18) are aligned to the City's internal business planning process and will be reviewed annually as part of the City's corporate business planning process and associated budget reviews.

Table 14 illustrates the projects, which are yet to commence and Table 15 illustrates process, which is yet to be established. Table 16 lists actions that are currently in progress but have a set start, end and budget. Table 17 lists advocacy actions, which the City can lobby on behalf of, but are not the ultimate decision makers. Table 18 lists actions that are established and ongoing processes and applicable to the Bullsbrook local area.

BELOW: Bushland in Bullsbrook



The following key priorities were identified by the community during the community consultation process:

1. Mitigate the impacts of extractive industries

The number one concern of consultation participants was the cumulative impact of extractive industries and associated truck movements.

State Planning Policies have identified land in Bullsbrook where scarce resources have to be protected for extraction. Thorough environmental and traffic impact assessments are required to be conducted in the assessment of any future Resource Extraction application.

2. Improve the visual aesthetics of the Bullsbrook townsite

Consultation participants were concerned that the shopping precinct was visually unappealing and not conducive to the rural town aesthetic. Participants were also concerned that the entries into town were poorly presented.

The Bullsbrook Townsite Land Use Master Plan designates land to the east of Great Northern Highway for a new town centre. Population growth will provide the impetus for redevelopment and replacement of facilities in line with the City's Commercial Centre Strategy. The development of the district centre will be coordinated through an activity centre structure plan, which process allows for the local community's input into its design.

The land at the entrances to Bullsbrook are either held in private ownership, such as the commercial and industrial areas, or in the control of Main Roads WA. The residential developer to the east of Great Northern Highway has indicated that they envisaged to contribute to the improvement of entrances as part of their development.

The City can assist residents in facilitating a community meeting to lobby land owners and MainRoads to improve the streetscape.

The City can also assist the community to develop an 'Adopt a Spot' community group to clean up the entrances. The new Waste Transfer Facility in Bullsbrook also provides opportunities to incorporate waste reduction and environmental programs into community groups.

3. Support the strong social capital within Bullsbrook

Bullsbrook residents highly valued the strong community spirit, close community and shared sense of identity in the Bullsbrook community. There were concerns that this social capital will be lost as the townsite expands. The City of Swan aims to strengthen the Bullsbrook community by assisting to form a community collective to bring community groups together and to undertake local place making and space activation. The collective will also provide a forum to invite the RAAF Base Pearce to participate in the community. The new Ethel Warren Community Centre provides a hub to foster community participation and the City of Swan's Club Development Officer will continue to assist local sporting clubs to build capacity.

4. Protect the valued rural amenity and natural environment

Participants of the community engagement highly valued the semi-rural character of Bullsbrook and were concerned that this character would be lost with increasing residential and industrial development in the townsite.

The City has developed a Local Rural Planning Strategy, which aims to protect and enhance the existing rural landscapes by restricting subdivision of rural land.

In addition, the consolidation of urban development within the Townsite Land Use Master Plan area will preserve existing rural areas and retain the semi-rural aspect. The City of Swan is undertaking a Tree Canopy Strategy, which will take a baseline assessment of the existing tree canopy in order to protect this vegetation as Bullsbrook townsite transitions to urban and industrial land uses.

5. Provide adequate sporting facilities

Participants of the community engagement valued Bullsbrook's proximity to a number of major facilities and destinations, but identified a lack of a leisure centre, including indoor courts and a swimming pool as a major concern. The City of Swan's draft Standards of Provision: Open Space and Community Buildings 2017, requires one organised sports space for a population of 4000-5000 people. The current provision of facilities at Pickett Park in Bullsbrook is sufficient for the existing population. A new District Open Space is proposed as part of the Bullsbrook Townsite Land Use Master Plan, containing approximately 10 hectares of unrestricted sporting space. This requirement will be triggered when 50% of residential lots are developed in the catchment area and the City will liaise with sporting groups when new facilities are designed to ensure they meet community needs.

The draft Standards of Provision provides for a district level leisure centre (including indoor courts and a 25m pool) for a population of 50,000 plus people. The Pearce region (inclusive of Ellenbrook and Bullsbrook) has a population of 50,000 plus people, for which the City is in the process of planning the Ellenbrook Leisure Centre, which will include a 25m lap pool, leisure pool and indoor multi-purpose sports courts. Construction is expected to commence 2020. This will provide Bullsbrook residents with a district level recreation facility 15 minutes from the Bullsbrook Townsite.



Table 14. The Bullsbrook Local Area Plan Strategies and Actions - Projects to Commence

Strategic Community Plan (SCP) Strategy	Local Area Planning Actions	Responsibility	Time frame	Current Status (As at August 2017)
E2.1.1 Identify extent and growth in all economic and commercial centres throughout the City of Swan and address our economic vulnerability	1. Initiate an Agri-business Strategy. Identify opportunities for agricultural diversification (EDS Action 14).	Business and Tourism Services (BaTS)	Short term	To commence in 17/18
B1.1.3 Provide appropriate open space to recreate and connect	2. Investigate upgrading public open space in the Bullsbrook Townsite to provide facilities for tourists and locals.	Asset Management CM	Short term	To commence
B1.2.1 Build a sense of place through public realm and improved streetscapes B1.2.2 Create liveable Places through Local Area Planning	3. Investigate facilitation of a community meeting to lobby land owners and MainRoads to improve the streetscape at the entrances to Bullsbrook.	Place Management	Short term	To commence
S2.1.2 Strengthen the sense of place and culture and belonging through inclusive community interaction and participation	4. Undertake the 'Inspire' community collective program and intact its findings.	Lifespan Services Place Management	Short term	To commence
B1.1.2 Strengthen growth through the alignment of land use and infrastructure planning	5. Investigate, report and recommend on the cumulative impact of heavy vehicle movements resulting from existing/approved extractive industries on the road network.	Strategic Planning Statutory Planning	Short Term	To commence
S2.1.1 Strengthen Place based management of services through collaboration and access	6. Promote the Bullsbrook Hub services with a Bullsbrook Place brochure.	Place Management MPR	Short term	To commence

Table 15. The Bullsbrook Local Area Plan Strategies and Actions - Processes to Establish

Strategic Community Plan (SCP) Strategy	Local Area Planning Actions	Responsibility	Time frame	Current Status (As at August 2017)
E2.1.1 Identify extent and type of industry growth in all economic and commercial centres throughout the City of Swan and address our economic vulnerability B1.2.1 Build a sense of place through public realm and improved streetscapes	7. Ensure that the development of a Bullsbrook District Centre is coordinated through an Activity Centre Structure Plan that considers retaining a 'village feel' in it's design.	Strategic Planning	Medium term	To commence
N1.2.2 Implement Policy changes through planning, building, land management and infrastructure N2.1.2 Conserve natural vegetation and bushland	8. Incorporate proposed scheme amendments for biodiversity into any future Local Planning Scheme review.	Strategic Planning	Short term	To commence
S2.2.1 Facilitate improvement of community safety S2.2.2 Strengthen public health and safety outcomes within the community through promotion and education	9. Local police teams and City of Swan safety Representatives to make more regular contact with the community.	Community Safety Place Management	Short term	To commence
G1.1.2 Integrate planning, resources and reporting	10. Ensure future planning aligns with the final North East Sub-regional Framework to be released by the WAPC.	Strategic Planning Statutory Planning	Short to long term	To commence
G1.2.1 Develop successful and collaborative partnerships S1.1.2 Seek alternative service providers to facilitate, coordinate or partner appropriate service access; such as other agencies, non-government organisations and community groups	11. Explore partnerships with Not-For-Profits and community groups to maximise the use of the Youth Centre, in particular with mental health services.	Lifespan Services	Short term	To commence

Table 16. The Bullsbrook Local Area Plan Strategies and Actions - Projects in Progress

Strategic Community Plan (SCP) Strategy	Local Area Planning Actions	Responsibility	Time frame	Current Status (As at August 2017)
E2.1.2 Facilitate future industrial development	12. Implement the actions from the Local Commercial and Activity Centres Strategy 2017.	Strategic Planning	Short to long term	In progress
N1.1.2 Reduce waste through reduction, re-use and recycling of waste products	13. Implement the Reducing Illegal Dumping (RID) Program in Bullsbrook and review need in 3 years (funded for 3 years).	Community Safety Fleet and Waste	Short to medium term	In progress (RID Officer being advertised)
N2.1.2 Conserve natural vegetation and bushland	14. Map the existing tree canopy in the City as part of the Tree Canopy Strategy.	Strategic Planning GIS	Short term	In progress
B1.2.2 Create liveable Places through Local Area Planning	15. Support Bullsbrook residents to create a community garden at the Bullsbrook Waste Transfer Station.	Waste Management	Short term	In progress
S1.1.1 Develop and deliver service options meeting future community requirements	16. Develop Lifespan Place Action Plans to identify social service priorities including for youth.	Lifespan Services	Short term	In progress (Complete by December 31)
G1.2.2 Advocate for infrastructure and access to services	17. Continue discussions with regards to the funding of Stock Road through a Developer Contribution Plan (DCP) and/or state and federal funding.	Executive Strategic Planning Statutory Planning	Short term	In progress

Table 17. The Bullsbrook Local Area Plan Strategies and Actions - Advocacy

Strategic Community Plan (SCP) Strategy	Local Area Planning Actions	Responsibility	Time frame	Current Status (As at August 2017)
B3.1.1 Lobby and advocate for public transport	18. Lobby and advocate for public transport to meet growing demand.	MPR Strategic Planning	Long term	To commence
S2.2.2 Strengthen public health and safety outcomes within the community through promotion and education	19. Monitor the progress of the Federal Government’s Detailed Site Investigation and Human Health and Ecological Risk Assessment.	Health Services	Short to medium term	On-going Implementation
G1.2.2 Advocate for infrastructure and access to services	20. Support the construction of NorthLink WA as the primary heavy haulage route.	MPR Strategic Planning	Short term	In progress
G1.2.2 Advocate for infrastructure and access to services	21. Work with State Government and developers to facilitate provision of an alternative access to rural residential areas in East Bullsbrook.	Statutory Planning Strategic Planning	Short term	In progress
G1.2.2 Advocate for infrastructure and access to services E2.1.2 Facilitate future industrial development	22. Support the development of an intermodal hub at Bullsbrook and lobby for the funding of the associated construction of Stock Road. (EDS Action 29).	Executive MPR BaTS Strategic Planning	Short term	In progress

Table 18. The Bullsbrook Local Area Plan Strategies and Actions - Established Processes

Strategic Community Plan (SCP) Strategy	Local Area Planning Actions	Responsibility	Current Status (As at August 2017)
E1.1.2 Create business and community partnerships	23. Continue to assist local sporting clubs through the Club Development Officer.	Leisure Services	On-going Implementation
E2.1.1 Identify extent and type of industry growth in all economic and commercial centres throughout the City of Swan and address our economic vulnerability E2.1.3 Target and attract emerging growth sectors to capitalise on local economy and employment	24. Ensure that the growth of Bullsbrook is diverse, in order to promote employment generation. (EDS Action 26).	BaTS Strategic Planning Statutory Planning	On-going Implementation
E3.1.2 Leverage our environment, built, heritage and social assets in the promotion of tourism	25. Implement the City's Tourism Development Strategy. <ul style="list-style-type: none"> • Work with landholders and the community to identify the potential for new short drive itineraries (e.g. Wildflower Drive), and capitalise on the opportunities for local produce to add to the tourism experience and grow the potential of agri-tourism. • Continue to support development of Outback Splash as a high quality experience - Pursue new investment in freehold land with the goal of creating new pastoral property based experiences. 	BaTS	On-going Implementation
N1.1.1 Effectively manage resource consumption, including water, energy and non-renewable resources	26. Implement the City of Swan Sustainable Environment Strategy.	Strategic Planning	On-going Implementation

Table 18 Continued. The Bullsbrook Local Area Plan Strategies and Actions - Established Processes

Strategic Community Plan (SCP) Strategy	Local Area Planning Actions	Responsibility	Current Status (As at August 2017)
N1.2 Adapt to the effects of climate change N2.1 Enhance, preserve and protect local ecology and biodiversity of natural ecosystems N2.2 Reduce adverse impacts on biodiversity	27. Implement the City of Swan Local Biodiversity Strategy 2016.	Strategic Planning	On-going Implementation
N2.1.2 Conserve natural vegetation and bushland	28. Promote the development of 'Friends' Groups to support communities protect flora and fauna in their local communities.	Construction and Maintenance (CM)	On-going Implementation
B1.1.1 Facilitate diverse, inclusive, housing options	29. Plan the townsite in accordance with the Bullsbrook Townsite Land Use Master Plan.	Strategic Planning	On-going Implementation
B1.1.1 Facilitate diverse, inclusive, housing options B1.1.2 Strengthen growth through the alignment of land use and infrastructure planning	30. Implement the City of Swan Local Rural Planning Strategy 2016.	Strategic Planning	On-going Implementation
B1.1.3 Provide appropriate open space to recreate and connect B2.1.1 Continue to improve asset management practices	31. Plan community facilities in line with the Bullsbrook Community Infrastructure Plan 2016 and Standards of Provision. Consider community input received through Amex submission on the draft Bullsbrook Local Area Plan.	Asset Management	On-going Implementation
B2.1.2 Maintain and protect heritage	32. Maintain and protect the heritage of Bullsbrook in all planning activities.	Strategic Planning	On-going Implementation
B2.1.2 Maintain and protect heritage	33. Continue to implement road safety initiatives.	Asset Management PM CM	On-going Implementation

Table 18 Continued. The Bullsbrook Local Area Plan Strategies and Actions - Established Processes

Strategic Community Plan (SCP) Strategy	Local Area Planning Actions	Responsibility	Current Status (As at August 2017)
B2.1.2 Maintain and protect heritage	34. Facilitate on-going renewal of City owned assets (includes playgrounds, footpaths, etc).	Asset Management PM	On-going Implementation
B2.1.2 Maintain and protect heritage	35. Facilitate on-going renewal of City owned Building assets.	Asset Management PM	On-going Implementation
S1.1.1 Develop and deliver service options meeting future community requirements	36. Implement the City of Swan’s Strategy for an Ageing Population.	Lifespan Services Statutory Planning Strategic Planning	On-going Implementation
S1.1.1 Develop and deliver service options meeting future community requirements	37. Investigate service needs through Service Gap Analysis’s and advocate delivery.	Lifespan Services	On-going Implementation
S2.1.1 Strengthen Place based management of services through collaboration and access	38. Promote the provision of services and community participation through the Bullsbrook Place Office.	Place Management	On-going Implementation
S2.1.2 Strengthen the sense of place and culture and belonging through inclusive community interaction and participation	39. Develop and deliver a wide range of programs and activities that support knowledge and learning to strengthen communities. Continue to run programs for a range of demographics including Storytime, Digital Technology classes and CoderDojo.	Customer and Library Services (CLS)	On-going Implementation

Table 18 Continued. The Bullsbrook Local Area Plan Strategies and Actions - Established Processes

Strategic Community Plan (SCP) Strategy	Local Area Planning Actions	Responsibility	Current Status (As at August 2017)
S2.1.3 Actively strengthen relationships with our diverse cultural community	40. On-going support for community initiatives and events to promote the inclusion of people from diverse cultural backgrounds in ongoing community projects.	Lifespan Services	On-going Implementation
S2.2.1 Facilitate improvement of community safety S2.2.2 Strengthen public health and safety outcomes within the community through promotion and education	41. Local police teams and City of Swan safety representatives to make more regular contact with local community. Police and City of Swan Community Safety team members to attend relevant to community meetings.	Community Safety	On-going Implementation
S2.2.1 Facilitate improvement of community safety S2.2.2 Strengthen public health and safety outcomes within the community through promotion and education	42. Implement the City's Verge Management Strategy.	Community Safety	On-going Implementation
S2.2.2 Strengthen public health and safety outcomes within the community through promotion and education	43. Implementation of the City of Swan's Community Safety Plan: Direct service delivery at place, through local place office. Ensure effective communication flows between City of Swan front line staff, place based staff and business units working on community safety priorities such as crime prevention and perceived crime rates.	Community Safety Lifespan Services Facilities Management (FM)	On-going Implementation
G1.1.2 Integrate planning, resources and reporting	44. Consider the LAP process and actions to deliver Strategic Community Plan objectives and strategies.	All Business Units	On-going Implementation

www.swan.wa.gov.au

City of Swan
2 Midland Square Midland
PO Box 196 Midland WA 6936
t (08) 9267 9267
f (08) 9267 9444



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COS01608