

Shire of Bridgetown – Greenbushes  
Local Planning Strategy

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Strategic Direction

Interim Briefing Paper #1

November 2008

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## 1. consultation and community outcomes

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### 1.1 consultation programme

Community consultation has been an integral component of the preparation of the Local Planning Strategy with the objective of ensuring that:

- All viewpoints, related issues and community values and aspirations in respect of the Shire are identified early in and addressed through the planning process; and
- The Strategy enjoys the most broad, practical and achievable support within the “Community of Interest”.

The principles underlying the approach to the consultation process have been:

- A clearly defined and transparent consultation process;
- A process that provides opportunities for all stakeholders to participate and provide feedback; and
- Respect for all viewpoints expressed.

Two Phases of consultation were undertaken and specifically:

- Phase 1 – Visioning : with the object of developing a longer term Vision for the Shire as the foundation for the development of the Local Planning Strategy; and
- Phase 2 – Draft “Proofing” : with the object of “proofing” a broad based Draft Strategy with the Community prior to finalisation and adoption by Council for formal consultation processes.

#### *1.1.1 Phase 1 Consultation*

Phase 1 Consultation comprised two “Visioning” Workshops, firstly with Councillors and secondly with the broader Community and were advised to the Community through :

- Press releases in local newspapers to announce the Local Planning Strategy Review to landowners and the broader community and invite submissions and registrations for future Workshops; and
- The placement of invitations in local newspapers to the Phase 1 Community Workshop.

The Phase 1 Community Workshop was held on the afternoon of the 18<sup>th</sup> October, 2008 at the Bridgetown – Greenbushes Recreation Centre and proved to be particularly valuable in gaining an appreciation of the

community issues and views that need to be addressed in the preparation of the Strategy. The Workshop for Councillors was held prior to the Community Workshop on the afternoon of the 16<sup>th</sup> October, 2008.

The Community “Visioning” Workshop, which was conducted in small working groups, was attended by 53 people and sought to address three primary questions:

- What is unique about the Shire and Townsites and what does the community value about the way it has developed?
- What does the community dislike about the Shire and Townsites and the way it has developed?
- How does the community wish to see the Shire and Townsites develop?

Additionally, participants were requested to address their responses in the context of four key Outcome Areas for the Strategy:

- Character & Lifestyle;
- Housing;
- Environment; and
- Economy & Employment having regard for the Townsites, Rural Areas and Tourism

The Values, Issues and Directions of a “spatial” nature directly impacting on the planning and distribution of land use within the Shire are discussed further in this section. The outcomes from the Workshops are summarised in Appendix 1.

### *1.1.2 Phase 2 Consultation*

(future text)

## **1.2 Phase 1 Outcomes - Community Values**

The Key Values identified by the community typically represent those of the physical and social environments that serve to distinguish Bridgetown and the broader Shire from other regional locations and specifically:

- The lifestyle opportunities presented by the strong focus on the arts and culture within the Shire.
- A small, diverse and caring community which is readily accepting of others reflecting the limited size of the Town.
- The heritage values and character of Bridgetown Townsite as represented by its older housing styles, heritage buildings and main street shopping.
- The availability of larger lifestyle lots providing for a range of semi-rural pursuits while contributing to the broader ambience of the district.

- The broader landscape of the Shire comprising rolling hills and diverse range of rural activities.
- The views, often extensive, available from most parts of Bridgetown Townsite.
- The connection with the environment provided by the various parks, bushland areas and extensive mature vegetation, both indigenous and exotic, particularly within Bridgetown Townsite.
- The range of private, Government and Shire facilities & services available within the Shire.

### **1.3 Phase 1 Outcomes - Community Issues**

The following are the principal Issues identified by the community:

- Private and public subdivision and development, and particularly housing, that is un-sympathetic in its design and materials to the heritage character of Bridgetown.
- Excessive, poor and inappropriate signage, much of it old.
- The poor standard of maintenance of vacant land arising largely from absentee land owners.
- Lack of a proper and well located Light Industrial Area and the visual impacts of the existing LIA on the entry to Bridgetown.
- Deterioration of the air quality as a consequence of dust and particularly smoke from wood fires.
- The lack of Yr 11 & 12 facilities at the Bridgetown High School and on-going vocational training and adult education facilities.
- Lack of youth employment opportunities.
- Lack of a proper supermarket with adequate and accessible parking.
- Heavy haulage traffic along Hampton Street.
- Closure of the railway to goods and passenger traffic.
- Inadequate parking within the Bridgetown central area.
- Lack of facilities for the frail aged.
- Inadequate recreation facilities for youth and small groups.

## 1.4 Phase 1 Outcomes - Community Directions

It is evident that the Community has a clear “sense of direction” as to how the future form of the Shire should evolve. The key Values identified by the community are held very deeply and clearly help distinguish Bridgetown from many other rural locations. Their preservation and enhancement where possible is critical to broad acceptance and ownership of the Strategy.

Key Directions emanating from the Workshop discussion are:

- The need to retain the compactness and limit growth of the Bridgetown Townsite so as to maintain its strong sense of community.
- Retention of the heritage character of the Town and its various elements including preservation of heritage buildings, ensuring that new housing, development and streetscapes blend with the old and maintaining the character of the main street shopping strip.
- Requiring all future development to achieve high levels of sustainability in their design and construction.
- Provision of an improved mix of lifestyle and compact lots.
- Provision of housing for the “over 55’s” together with frail aged hostel and nursing facilities.
- Protection of the broader environmental values of the Shire, the parklands and native bushlands within Town and the establishment of wildlife corridors.
- The establishment of a college / centre of excellence for the Arts, Culture and Performing Arts.
- Provision of Year 11 & 12 facilities and the establishment of vocational / TAFE training facilities.
- Preservation of the rail reserve to facilitate its future re-establishment for freight and passenger services.
- Establishment of a by-pass for heavy haulage traffic.
- Provision of a Civic & Cultural Centre including library, cinema, theatre and amphitheatre facilities.

## 2. strategic vision & objectives

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The Values, Issues and Directions identified by the community provide a deep insight into the aspirations of the community for the future growth and development of the Shire and the primary Townsites. From these, the following Strategic Vision and Objectives have been defined.

### *strategic vision*

*To develop a long term Strategy to manage the growth of the Shire and Townsites in a manner that enhances, builds upon and promotes cultural, heritage and environmental values that distinguish the Shire from other regional locations and cumulatively contribute to the lifestyle enjoyed by residents and visitors.*

### *strategic objectives*

*To encourage the sustainable development and expansion of the secondary Townsites within the Shire to improve their service viability while affording the opportunity to contain growth within the Bridgetown Townsite so as to preserve its strong sense of community.*

*To ensure that future subdivision and development within the Bridgetown Townsite provides a broad range of housing choices, is sympathetic with the character and landform and respects and enhances the physical environment and heritage character of the Town.*

*To broaden the long term economic and employment base of the Shire by building on the arts, cultural and environmental focus that has developed within the Shire while encouraging greater strength within the rural economy through greater diversification.*

*To enhance Bridgetown's position as a major service centre to the central South-West Region through provision for an expanded range of services and facilities and particularly education, post-secondary training, retail and aged care services.*

The Vision and Objectives are submitted for consideration and endorsement by Council as preliminary directions for the further development of the Local Planning Strategy. It is proposed that the Strategy be developed under the following four key Outcome Areas which cumulatively contribute to the fabric and lifestyle offered by the Shire and specifically:

1. Built Environment & Housing Choice;
2. Long Term Health of the Environment;
3. Long Term Health of the Economy; and
4. Effective Use of Services and Infrastructure.

appendix 1 :

summation – visioning workshops outcomes

## SHIRE OF BRIDGETOWN GREENBUSHES : VISIONING WORKSHOP - OCTOBER 2008 - SUMMATION

Outcome Area	Values	#	Issues	#	Directions	#
<b>Lifestyle &amp; Character</b>	Arts, crafts, cultural activities, events, opportunities, mentoring	8			Retain peaceful and friendly character	3
	Caring community / strong community spirit / volunteers	6			People friendly town - not car friendly	1
	Mix of people / diversity of population	6				
	People accepting / friendly / community spirit / volunteers	4				
	Relaxed & varied lifestyle / peaceful	4				
	Safe Town / Family Friendly / Good place to bring up kids	3				
<b>Built Environment &amp; Housing</b>	Heritage housing - not "city" housing / suburbia	6	Unsympathetic / out of character housing & devt - public & private	6	Retain compactness of Town - 5km rad / limit growth / village style	9
	Larger lots - ambience / allow hort-permaculture / gardens	5	Excessive / poor / old / inappropriate signage	5	Retain heritage character / feel of Town	8
	Heritage town / buildings	5	Poor property maintenance - absentee owners / vacant lots	5	Eco-design / sustainability standards for all future development	8
	Main Street style shopping / unique / not arcades	4	Historic facades / buildings allowed to run down	3	Mixture of lifestyle & compact lots	7
	Limited size of town - small community	5	Object to City style development / subdivision / housing	4	Maintain strip shopping - retain character	7
	Non-urban / yuppie / suburbia	3	Lack of proper LIA	4	Preserve heritage buildings - establish heritage building fund	7
	Choice of living in smaller rural townships	2	Sewer holding back development of units	2	New housing - in character with existing houses & streetscapes	6
	Variety of block sizes	1	Lack of smaller lots	2	Frail Aged Hostel / Nursing Home / Palliative Care	6
	Housing prices reasonable	1	Lack of Over 55's accommodation - non-village	3	Over 55's accommodation options - independent / non-village	5
	Good access to housing materials	1	Excessive cut & fill	3	Encourage development of small townships	4
	Townscape beautification - adds respect & pride	1	Inadequate planning focus on new technology / sustainability	2	Relocate LIA - develop as mixed housing / shopping, main st style	4
	Community Service Centre	1	Housing too far out of Town	1	Enhance Bridgetown entry - retain rural entry character / non-logo	4
	No "franchise" style operations - visual impact	1	Lack of vision / skills in development proposals	1	Low-cost / affordable housing & rental	4
	Mine Interpretive Centre and Mine Dams	1	Lack of affordable rental / Homeswest	1	Subdivision responsive to landform, land capability, sustainable	3
	Railway Sheds precinct	1	Development being setback from main street - stay on footpath	1	Protect views / skyline	2
	Blackwood River Bridge	1	No Town Entry Statements	1	Refocus town to Geegelup Brook	2
			Increase in plantations in Shire	1	More development focus on Blackwood River	1
			Concern over Extractive Industries	1	Introduce more public art	1
			Greenbushes - lack of residential lots	1	Public Town Square	1
			Lack of understanding of rural issues	1	Re-cycle rail sheds as artists precinct	1
					Cluster housing / eco village on rural land	1
					Restrict areas of higher density housing	1
					No multi storey development	1
					Higher density to focus around parkland	1
					Single storey development	1
	<b>Environment</b>	Trees / parks / bush in town - native & exotic species	7	Air quality - dust / wood fire smoke	4	Protect environment / parklands / trees - link to wildlife corridors
Landscape / rolling hills / rural aspect		7	Tree removal / clear felling in new estates	3	Improved shade in parks	1
Views preserved		5	Replacement of native veg with exotic / deciduous	3		
Blackwood River & assoc attractions - river parks, walks, activities		3	Unsuitably entry with LIA area	2		
Restoration / preservation of Town Creeks		3	Greenbushes - air quality / pollution - mine / mill / burn-offs	1		
Attractive / diverse rural areas		3	Inadequate wildlife reserves	1		
Diversity of wildlife / nature reserves		2	Barbed wire fencing in Town	1		
Surrounded by nature - nature reserves		2	Inappropriate land uses on hobby farms	1		
Fresh Air		2	Noise pollution	1		
Pleasant climate		2	Lack of planning for water efficiency - decreasing rainfall	1		

<b>Economy</b>	<p>Strong small economy / Self-sustainable 2</p> <p>Good range of shops / small operators/ scale 2</p> <p>Tourism - vital and adds to variety / facilities / services 2</p> <p>Friendly &amp; accommodating business &amp; shop owners 1</p> <p>Range of full &amp; part-time employment &amp; work from home 1</p> <p>Good access to Manji / Bunb - shopping / services 1</p> <p>No heavy industry 1</p> <p>Strong large employers 1</p>	<p>Lack of youth employment opprtunities 4</p> <p>Lack of higher education -Y11&amp;12 / trades / night school / arts &amp; cult 4</p> <p>Proper supermarket 4</p> <p>No major tourism focus 2</p> <p>No RV Home Park 1</p> <p>Lack of Backpackers accom 1</p> <p>Lack of restaurants / eateries 1</p> <p>Lack of live / work mixed precinct 1</p> <p>No sale yards / abbatior 1</p>	<p>College Uni for Arts / Culture / Performing Arts 8</p> <p>High School to Yr 11 &amp; 12 6</p> <p>Tafe - vocational training 6</p> <p>No heavy / polluting industry 4</p> <p>Protection of viable agricultural lands 3</p> <p>Rural - potential as food bowl - niche markets 2</p> <p>Focus as tourist town - increased tourist attractions 2</p> <p>Live work opportunities 1</p> <p>Encourage eco-friendly farming practices 1</p> <p>Maintain access to basic raw materials 1</p>
<b>Infrastructure</b>	<p>V Good services &amp; facilities - Private, Govt &amp; Council 5</p> <p>Range of sport &amp; recn activities - adults and children 4</p> <p>Good services / facilities for Seniors 1</p>	<p>Heavy haulage Traffic - Hampton St 7</p> <p>Insufficient Parking - CBD - also for caravans 5</p> <p>No Railway 5</p> <p>Lack of nursing home / frail aged facilities 4</p> <p>Inadequate recreation facilities / youth / small meeting facility 4</p> <p>Indoor Heated pool 3</p> <p>Poor access to Kangaroo Gully area / Turner Rd traffic 3</p> <p>Lack of civic &amp; cultural centre 2</p> <p>Need for local public transport 2</p> <p>Lack &amp; condition of DU Paths/ Footpaths 2</p> <p>Lack of Mental Health Services 1</p> <p>No cinema 1</p> <p>River facilities west of bridge 1</p> <p>Sportsground not central 1</p> <p>Street naming and numbering confusing 1</p> <p>Standard or roads to regional centres 1</p> <p>Greenbushes - Poor infrastructure footpaths, drainage 1</p> <p>Poor water quality entering Blackwood River 1</p> <p>Overhead power 1</p> <p>Cost of water / power infratructure 1</p> <p>Poor TV / Radio Reception 1</p>	<p>Civic &amp; Cultural Centre / Library / outdoor amphitheatre / cinema 8</p> <p>Preserve rail reserve / Reinstate rail - passenger, freight, timber 7</p> <p>Bypass for heavy haulage 5</p> <p>Local public transport service 3</p> <p>Improved off-street parking to CBD 2</p> <p>Improved mental health services 2</p> <p>Landing strip for RFDS 2</p> <p>Heated Indoor Pool - additional to outdoor 50m pool 2</p> <p>Improved power supply 2</p> <p>Community bus service to Mani &amp; Bunbury weekly 1</p> <p>New Police complex - out of CBD 1</p> <p>Dual Use Path network thru Town 1</p> <p>Blackwood/ Geegelup / Somme - improve recn facilities / paths 1</p> <p>Greater Multi-use of all facilities - avoid duplication 1</p> <p>Improved youth services and facilities 1</p> <p>Active sport facilities for tourists 1</p> <p>Consolidate / centralise sports facilities 1</p> <p>Increased / reliable long term water supply 1</p> <p>Improved telecom services 1</p> <p>Crematorium 1</p> <p>Park facilities west of bridge 1</p> <p>Better universall access 1</p>
<b>Community Inclusiveness</b>	<p>Inadequate community consultation on major planning issues 4</p> <p>Lack of recogniion of indigenous heritage &amp; culture 1</p> <p>Access to sustainability measures for Pensioners / Low Income 1</p>	<p>Improved community consultation 2</p>	