

City of Swan

Gidgegannup Local Area Plan

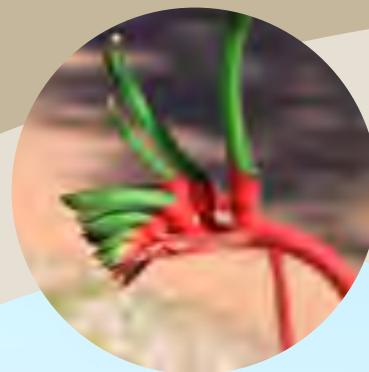
Including Gidgegannup,
Red Hill and Avon
Valley National Park

November 2016



one city diverse places





FROM LEFT: Small Farm Field Day.
Kangaroo Paw. Wineries with
Hills in the background.



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NOTE: The Introduction and Part 1 of this document are the Discussion Paper, which is released early in the LAP process prior to community consultation. At the release of the full draft Local Area Plan for final community consultation, and at adoption, the discussion paper is not updated to be current.

FROM TOP:
Percy Cullen Recreation Centre and Oval. Gidgannup.
Building of the Gidgannup Hall 1928.

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 producing 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 Mick Wainwright.

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.

City of Swan Integrated Planning Framework Model

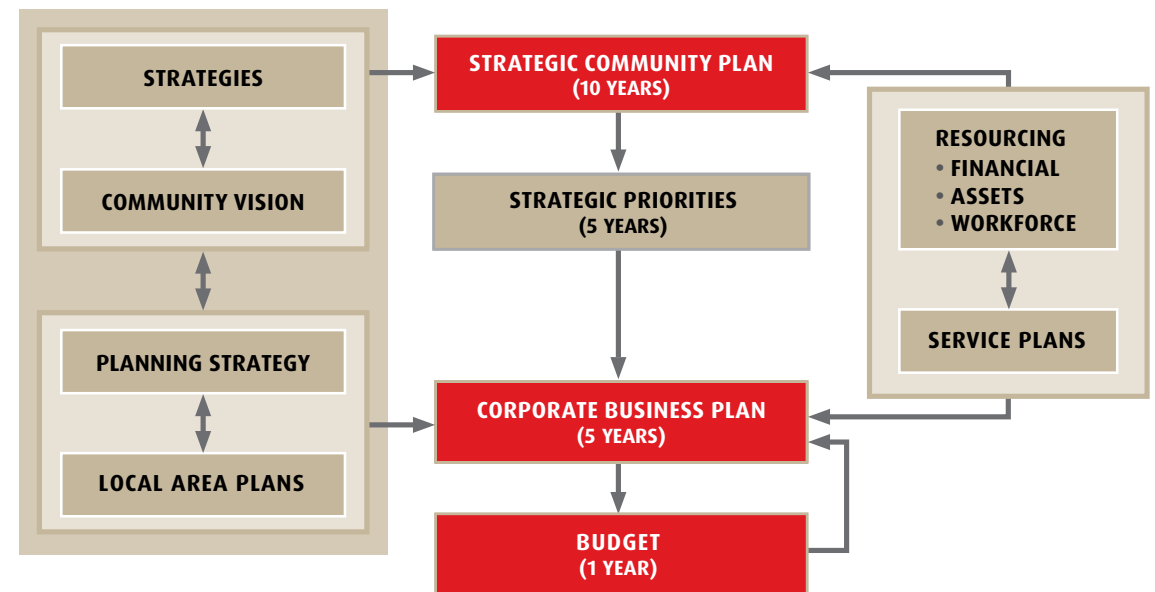


Figure 1. Integrated Planning Framework Model

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 2012-2022 (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). The SCP is currently undergoing a major review as part of the City's legislative requirement. The community will be consulted during this review which will guide the strategic direction for the City of Swan for the period 2017-2027.

1.2.2 Draft Local Planning Strategy

The Draft 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.

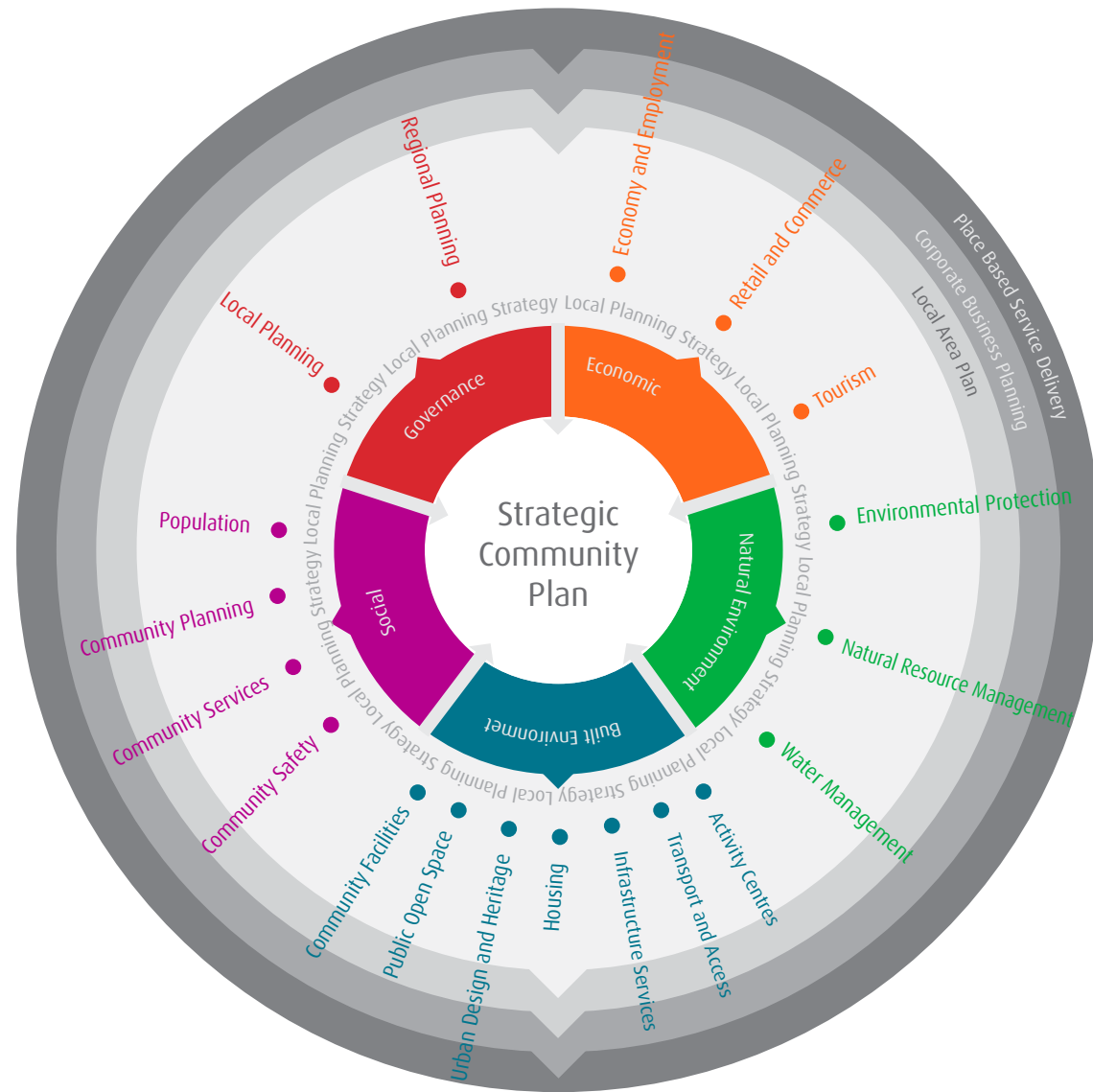


Figure 2. Local Area Planning Model

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 Gidgegannup 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

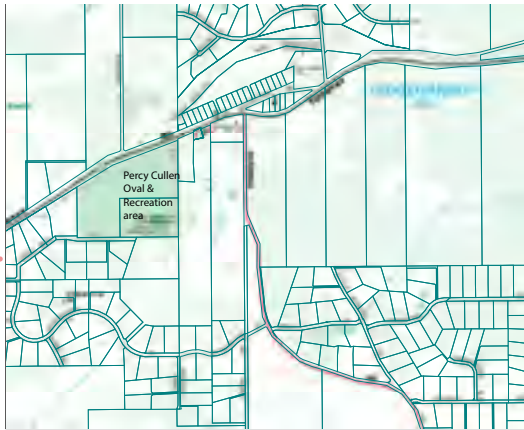
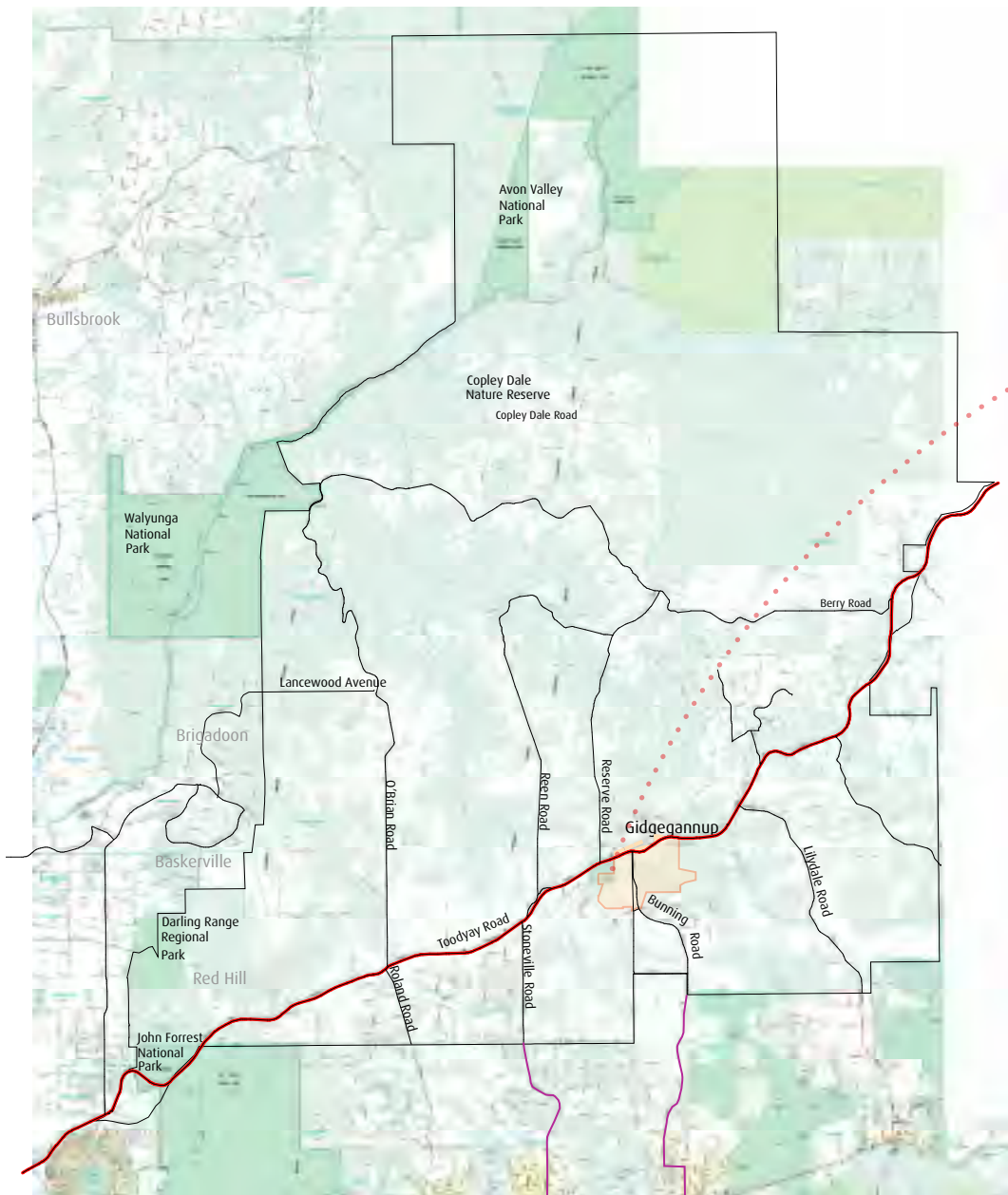
Local Area Plans are developed in co-operation with local communities.

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.



INSERT:
Gidgegannup townsite.



Figure 3. The Gidgegannup local area street map

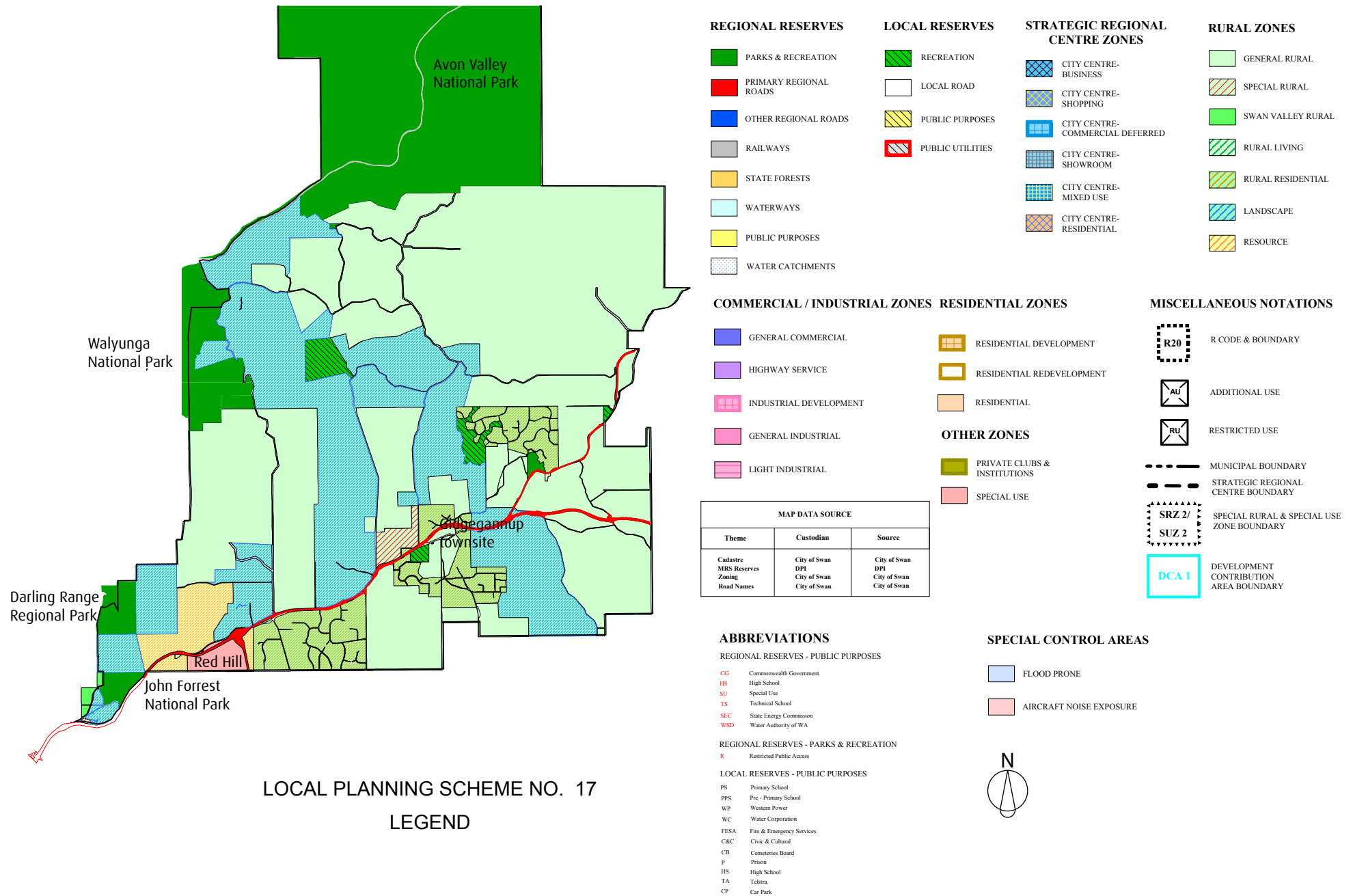


Figure 4. City of Swan Local Planning Scheme No. 17 Zoning Plan

Part I – The Gidgegannup Local Area

2.0 Context

2.1 The Gidgegannup Local Area

The Gidgegannup local area is located 45 kilometres northeast of Perth CBD and 23km northeast of Midland Strategic Metropolitan Centre, comprising the localities of Gidgegannup, Red Hill and the Avon Valley National Park to the north. The Gidgegannup local area occupies a land area of 43,270 ha. This area is bounded by the Shire of Chittering in the north, Shire of Toodyay in the north and east, the Shire of Mundaring in the south and Bullsbrook, Upper Swan, Swan View local areas to the west and southwest (Figure 5).

Forming the north-west boundary of Gidgegannup, is the Avon River, which is joined by the Swan River at Walyunga National Park, 72km upstream from the river mouth. Located between the Avon and Swan Valleys, Gidgegannup area is considered as a transition area between the urban areas of Midland Place and the predominantly rural area of the Darling Ranges. The Avon River offers an array of tourism opportunities, with its locality in the Darling Range also offering nature-based tourism experiences along winding roads and walking and cycling trails in the nature parks.

A large area, covering 46% of the Gidgegannup area, is zoned 'General Agriculture' under the City of Swan's Local Planning Scheme (LPS 17), thereby maintaining the natural character and visual amenity of the rural landscape. The rural character of this community is constantly under pressure from residential development and also mining of valuable regional resources including bauxite/alumina. The City recognises that these pressures contribute to the need to review all current rural policies and recently developed its Draft Local Rural Planning Strategy (LRPS) to guide the future land use planning direction of rural areas in the City.

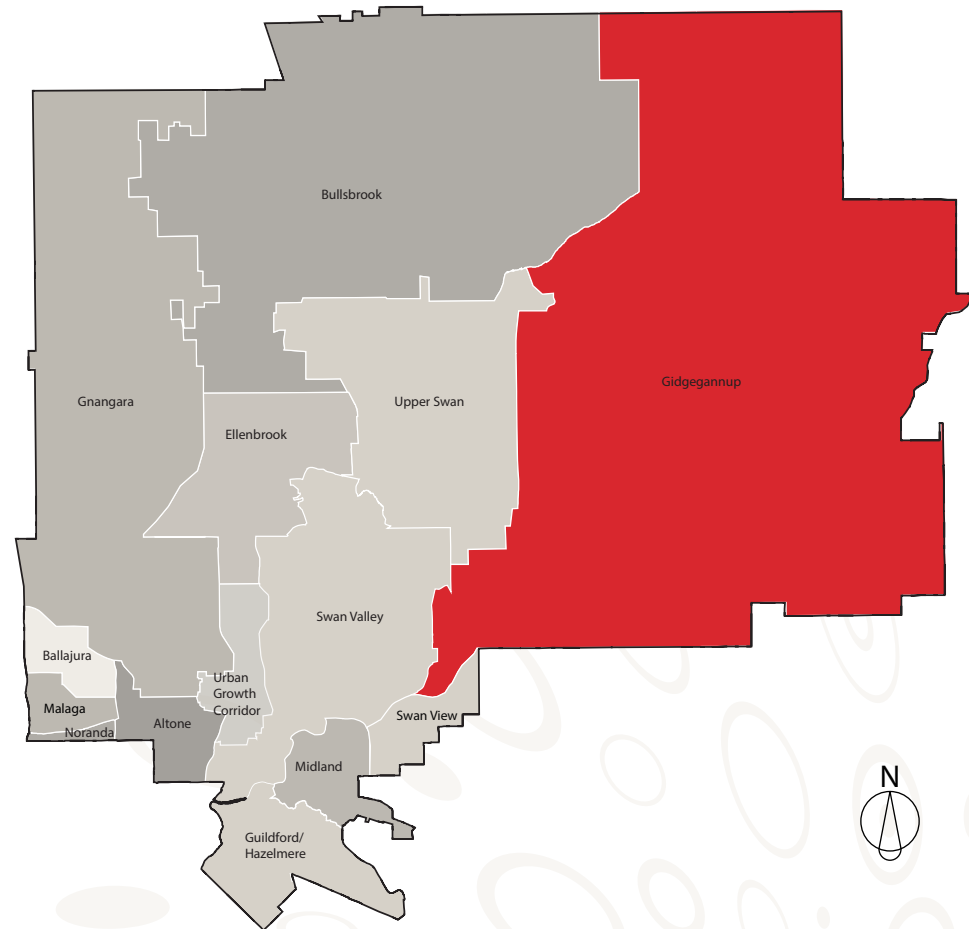


Figure 5. City of Swan Local Area Plan areas

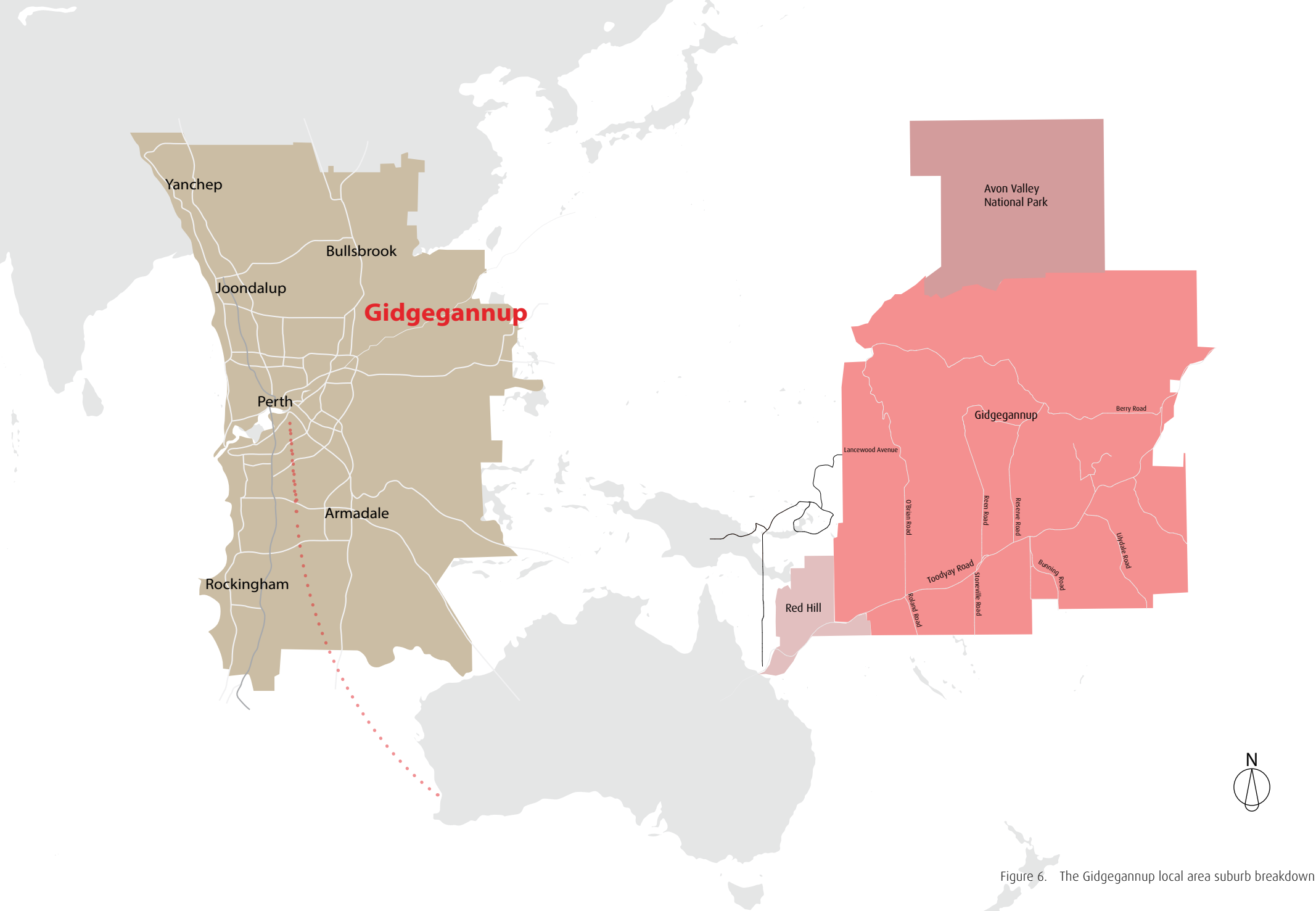


Figure 6. The Gidgegannup local area suburb breakdown



2.2 Spatial Distribution

The majority of the City of Swan's rural land falls within its Rural Place Management area, which includes the Gidgegannup and Bullsbrook local areas. The majority of land in the Gidgegannup local area is zoned for rural purposes including agriculture (46.12%), regional reserves (22.28%), rural landscape (21.7%), rural residential (5.75%) and special rural which is less than 1%. The Gidgegannup Townsite area contains the largest number of urban land uses including residential and commercial. Refer to Figure 4 for the City of Swan Local Planning Scheme No. 17 Zoning Plan.

2.3 History

The name Gidgegannup was recorded as Gidgegannup Springs in 1852 and later in 1873 as "Gijegannup", from the Aboriginal word that means "place where spears are made" (Gidgegannup Place Plan 2004). Aboriginal groups travelled through the Gidgegannup district to hunt kangaroos and other native animals. In the 1830s, the local Perth Gazette made mention of a 'Hills tribe', which was often in conflict with the 'Weeipe tribe' of the Upper Swan area, but boundaries of the tribal territories were not clear (Bourke, 1992).

During the early years of European settlement in the Swan district in 1829, the earliest land allocations along the eastern banks of the Swan River took the form of long linear strips. These linear land allocations stretched back several miles into the Darling Range. The Gidgegannup area was formed on land which formed part of Swan Locations 4, 5, 5a, 6 and 9 (Figure 7). The rear parts of these grants were often not considered suitable for agriculture by the early settlers.

The geology in the Hills, largely consisting of ironstone gravel or sandstone deficient of nutrients, made this land unsuitable for agricultural purposes and settlers also had no access to artificial fertilisers to improve soil quality for agricultural activities (Bourke, 1992).

Early records of the Gidgegannup area and the Swan-Avon River date as far back as the 1830s when Bland, Agett and Trimmer followed the Avon River from York, proving that it was part of the Swan River (The Perth Gazette and Western Australian Journal, 17 May 1834). It was recorded at the time that water was found in abundance, in pools but not in a connected stream. Through this journey it was confirmed that the Swan River extended no less than 170 miles north from the town of Beverlee (1834).

The early settlers travelled along York Road from Perth to Toodyay district, meandering through the hills (Bourke). In 1836, Governor Stirling commissioned an investigation to create a more direct route through the hills from Upper Swan which subsequently became the Old Toodyay Road. An exploration by Drummond, Whitfield and members of the Andersen family, guided by an Aboriginal called Babbing, originally set out to find the gap in the hills visible from 'Belvoir' Upper Swan (Gidgegannup History Group, 1994). Detours were later constructed as the roads were too steep.

Smaller townsites developed along the road at 'Bailup' and 'Worriloo' (now called Wooroloo) on the northern and southern routes, but never fully developed as towns. Both these areas are today outside the City's boundaries.

From the 1850s convict prisoners were brought to Western Australia from Britain as labourers to improve roads in the colony, and in 1852 a convict depot was established at Guildford. This depot housed ticket-of-leave men employed on public works including the upkeep of Toodyay Road. A sub-branch of the Guildford depot was established on Toodyay Road at Toodyay Greenmount (now called Red Hill) which was constructed so that workers could live closer to their work on Toodyay Road (Bourke). The ruins of the original buildings along Toodyay Road are still visible today.

By 1886, the colonial government signed an agreement with the Waddington syndicate to build the Midland Railway between Guildford and Walkaway, southeast of Geraldton. As payment, the syndicate was given large grants of Crown land along the route of about 40,000 acres which was later sold to the Copley family, and located in Gidgegannup. Part of the Copley land was later sold to a sawmill firm of Bunning Brothers which intended to cut jarrah logs on a large scale.

Little development occurred in the Gidgegannup area, outside of agricultural activities until the 1920s and 1930s. Development was initiated at this time with the Bunning brothers releasing their Gidgegannup land and selling it on easy terms ranging from 100 to 2,000 acres in size. The brothers also established a research centre and a model farm along Toodyay Road, to demonstrate the suitability of this area for agricultural purposes. Today, evidence of this is still found on the orange orchids farm opposite the Lilydale Road intersection along Toodyay Road. In 1946, the local Agricultural Society was formed and together with the Hampstead Hills Progress Association (formed in the 1930's) they built an Agricultural Hall with timber from the Goldfields (Bourke). The original Agricultural Hall was built near the townsite along Toodyay Road, but was later replaced by the current brick building located on the showgrounds site.

By 1945, the district known as 'Hampstead Hills' was changed to 'Gidgegannup'. The townsite only fully took off after the 1950s with a general store, tea rooms and a garage being constructed. By the 1980s the Gidgegannup population had increased to the extent that necessitated the building of a primary school in Gidgegannup opposite the local shops along Toodyay Road.

A summary of Gidgegannup's rich history is detailed in later chapters of this Local Area Plan document.



ABOVE:
Farming in the early days of Gidgegannup.

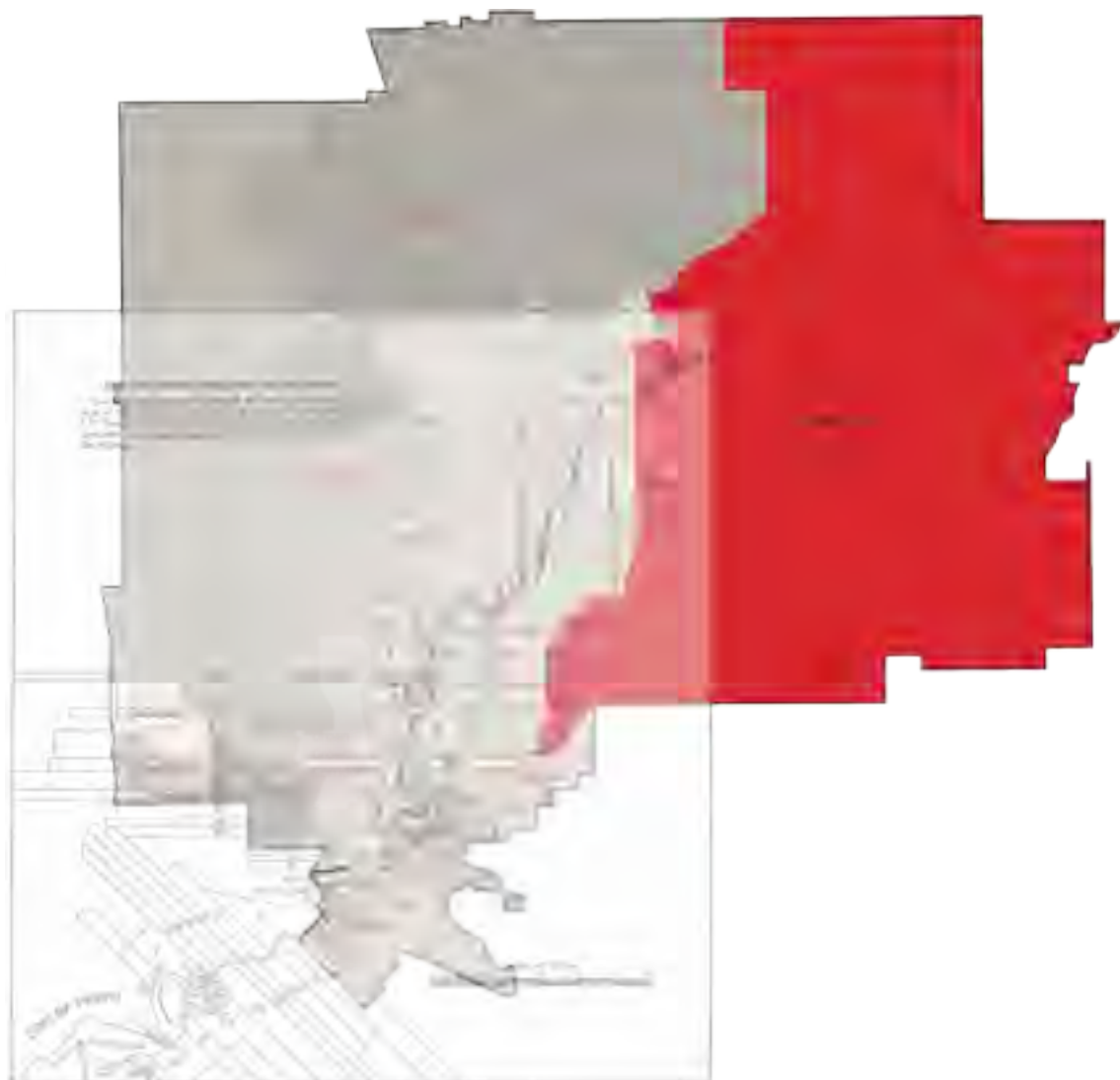


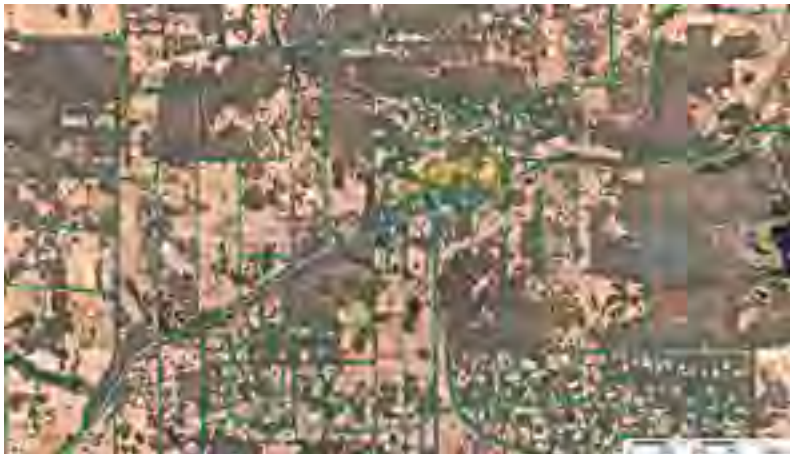
Figure 7. Early allocation of land along the Swan River
(Source: Bourke, 1987)



ABOVE: Berry Road Hinterland



ABOVE: Red Hill

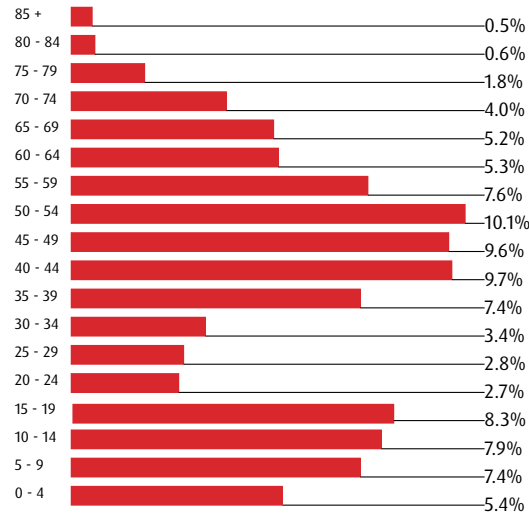


ABOVE: Gidgegannup townsite

Figure 8. Gidgegannup local area aerial (2014)

2.4 Socio-economic Profile

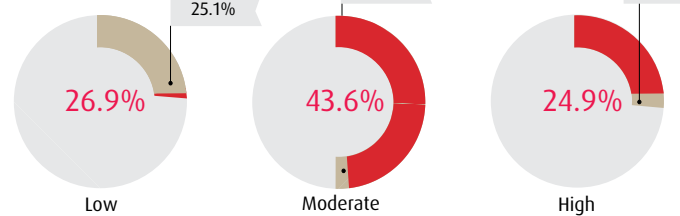
AGE COMPOSITION



2,597
usual resident population

0.07 persons per hectare

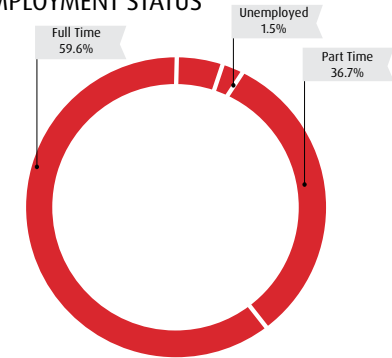
INCOME LEVELS



6 in every 10 people drive to work

1,388
persons comprise Gidgegannup LAP labour force

EMPLOYMENT STATUS



The top 4 industries of employment are:
Construction (11.2%)
Public Administration & Safety (8.8%)
Retail Trade (8.4%)
Health Care & Social Assistance (7.8%)

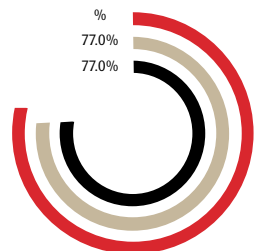


9 in every 10 people speak English only at home

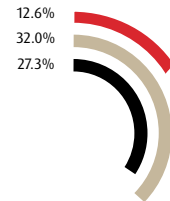


2.73 average persons per dwelling

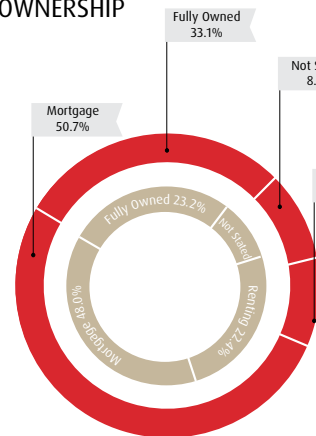
BROADBAND CONNECTION



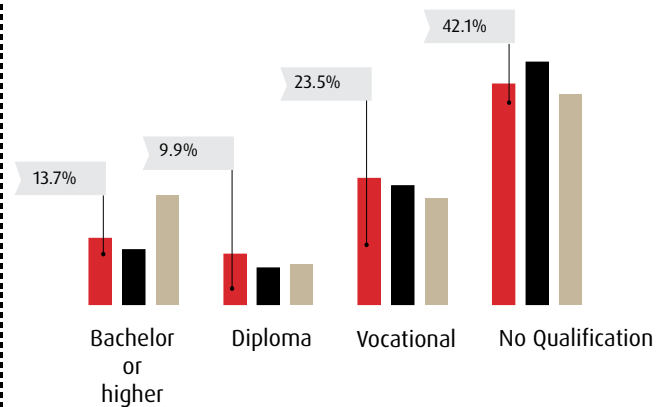
ONE CAR HOUSEHOLDS



HOME OWNERSHIP



LEVEL OF EDUCATION



■ Gidgegannup local area ■ City of Swan ■ Greater Perth

Figure 9. Gidgegannup Local Area Plan socio-economic statistics (Source: ABS 2011)



“Recognising that a ‘one size fits all’ approach does not effectively meet the challenges in giving the attention necessary to service such a large and diverse area, the City of Swan has implemented a Place Management approach.

The primary objective of this corporate initiative, is to ensure that the organisation is working in a cross-functional integrated manner in its planning and delivery of services, programs and infrastructure unique to Place. It shifts the focus from organisational outputs to community outcomes” (City of Swan’s Place Management Approach).

ABOVE: Rural Place Office in Gidgegannup townsite.

3.0 Governance

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

Local Area Planning is part of a framework of strategic and statutory instruments and documents 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 (LAP) 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 Gidgegannup LAP are discussed in the following sections.

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

The WAPC recently released the Draft Perth and Peel@3.5million (PP@3.5m) strategic suite of draft planning frameworks for public viewing. This document also includes the North-East Sub-Regional Planning Framework (NESRPF) to realise the vision encapsulated in Directions 2031 and Beyond and also the State Planning Strategy 2050.

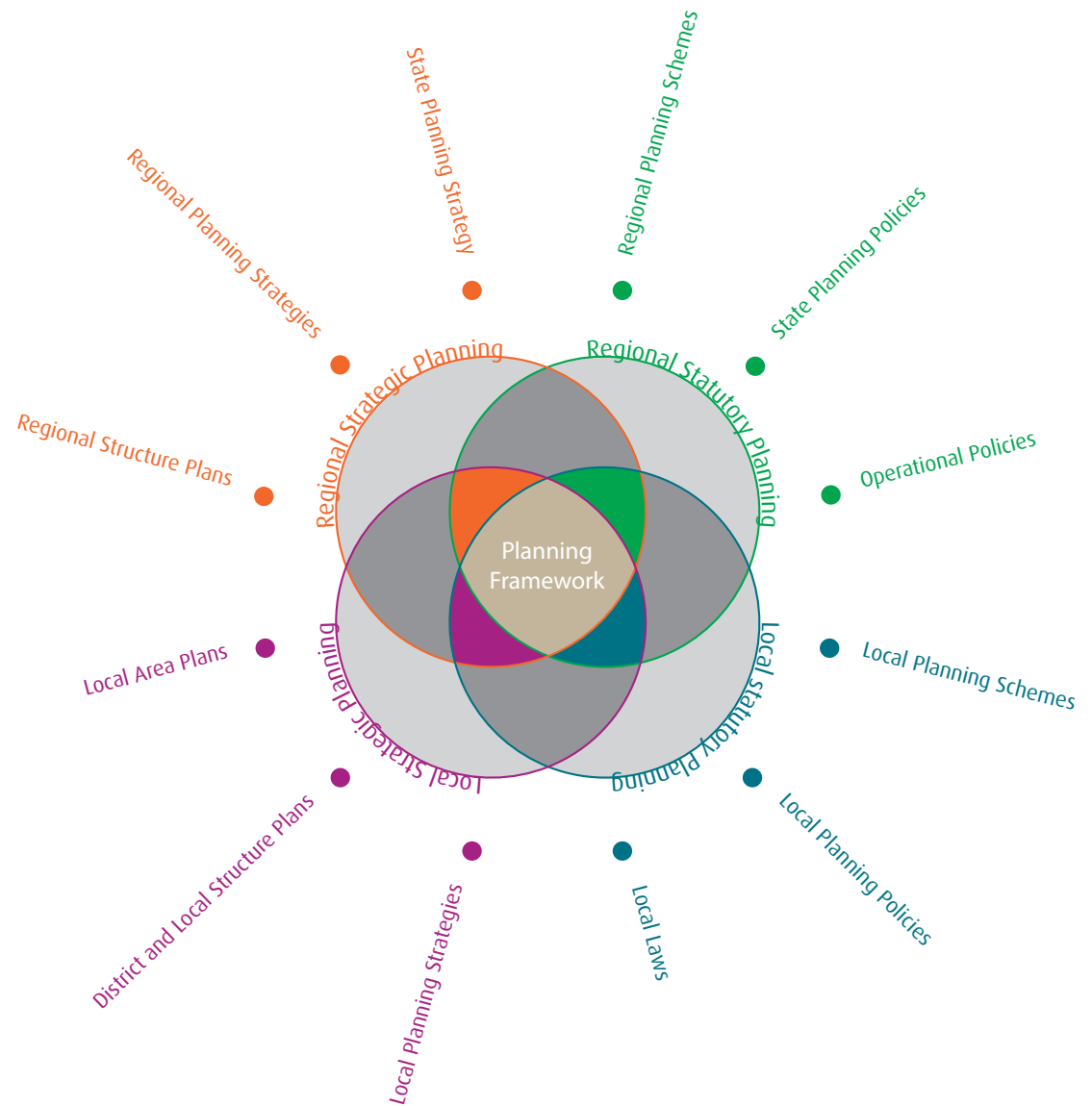


Figure 10. The Planning Framework

3.1.3 North-East Sub-Regional Planning Framework

Four draft sub-regional planning frameworks were developed as part of the PP@3.3m (Department of Planning, 2015). 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.

3.1.4 Metropolitan Region Scheme

The Metropolitan Region Scheme (MRS) is the State government's broad brush land use zoning of land for the Perth metropolitan region and with which zoning under local planning schemes is required to be consistent. An application for the proposed lifting of 'Urban Deferment' pertaining to the Gidgegannup Urban Precinct is currently with the Western Australian Planning Commission for consideration. At the time of writing this report no final outcome was available.

3.1.5 The North Eastern Hills Settlement Pattern Plan 2002

The Western Australia Planning Commission (WAPC) adopted the North Eastern Hills Settlement Pattern Plan in April 2004, to define the settlement pattern for the North Eastern Hills. This plan defined the role of this area in the region, and the concept of rural-residential/landscape protection and the long-term special agricultural areas for special resource conservation/management.

3.2 Local Planning

3.2.1 Draft City of Swan Local Planning Strategy 2014

The Draft Local Planning Strategy 2014 (LPS 2014) is a strategic plan for the entire City of Swan district that is prescribed under the *Planning and Development Act 2005* and provides the strategic direction for the City to inform the Local Planning Scheme, through which it is implemented.

3.2.2 Local Rural Planning Strategy 2016

The City of Swan's Local Rural Planning Strategy 2016 (LRPS) was developed to inform the City of Swan's Draft Local Planning Strategy 2014 and will guide the future land use planning direction of rural areas within the City over the next 10 to 15 years. The LRPS consolidates the Bullsbrook Townsite and Rural Strategy; Gidgegannup Rural Strategy; Swan Hills Rural Strategy; and considers recent changes to the State's planning framework including; the WAPC's *State Planning Policy 2.5 'Land Use Planning in Rural Areas (2012)'* and the Rural Planning Guidelines. The LRPS was endorsed by Council on 19 October 2016.

3.2.3 Gidgegannup Rural Strategy 2006

In 2006, the City of Swan developed the Gidgegannup Rural Strategy POL-C-087 as a local planning policy to guide strategic and statutory land use and development decisions for the Gidgegannup area which also included part of Red Hill. The overarching vision for Gidgegannup was stated as: "Hills lifestyle with managed growth" (City of Swan, 2006). This vision was developed as part of the formulation of the North Eastern Hills Settlement Pattern Plan and given effect through the Gidgegannup Rural Strategy 2006.

3.2.4 Gidgegannup/Brigadoon Place Plan 2004 - 2014

The Gidgegannup/Brigadoon Place Plan 2004 - 2014 was endorsed by Council on 24th November, 2004 after extensive consultation with the community and stakeholders. The purpose of the Place Plan was to provide the rationale for the land use precincts and guide development in the area covered by Gidgegannup Rural Strategy Policy POL-C-087. For that purpose the Place Plan was referred to the Western Australian Planning Commission (WAPC) for formal endorsement with the Policy. The Gidgegannup/Brigadoon Place Plan 2004 includes draft local policy provisions to guide the Local Structure Plans/Outline Development Plans, future subdivisions and land use developments for Gidgegannup area over a 5 to 10 year period.

3.2.5 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.

3.3 Decision Making

The process of decision making for local area plans sits within the local area planning model described in Part 1.1, 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 Gidgegannup Local Area Plan will also include community engagement through a request for submissions, community workshops, and online engagement. This information will then inform the final development of the Gidgegannup Local Area Plan.

Key issues

- A rural landscape - 'Hills' Lifestyle within Perth Metropolitan area with services for a rural community.
- Issues facing this community include isolation in terms of services and place delivery.
- Lack of services.
- Protecting the natural environment against increase in subdivision of rural land.

Table 1. Strategies and actions relating to the governance framework applicable to the Gidgegannup Local Area Plan

City of Swan Strategic Community Plan 2012-2022	
	<ul style="list-style-type: none"> • G1.1 Provide accountable and transparent leadership <ul style="list-style-type: none"> - G1.1.2 Integrate planning resources and reporting. - G1.1.3 Manage future local government reforms. • G1.2 Promote the City of Swan as a place to live work and invest <ul style="list-style-type: none"> - G1.2.1 Develop successful and collaborative partnerships. - G1.2.2 Advocate for infrastructure and access to services. - G1.2.3 Promote, advocate and market the City's profile. • G2.1 Improve capability and capacity <ul style="list-style-type: none"> - G2.1.1 Strengthen Place based delivery model. - G2.1.2 Improve organisational systems. - G2.1.3 Strengthen customer service. - G2.1.4 Use resources efficiently and effectively. • S2.1 Strengthen Place based access and delivery of services <ul style="list-style-type: none"> - S2.1.1 Strengthen Place based management of services. - S2.1.2 Create a sense of place and culture and belonging through inclusive community interaction and participation. - S2.1.3 Advocate and continue to strengthen relationships with our diverse cultural community.

4.0 Social

4.1 Population

The Gidgegannup local area largely consists of rural and rural-residential land, with the exception of a small residential area and associated land uses in the Gidgegannup townsite area and Red Hill locality north of Jane Brook. Gidgegannup is known for its rural lifestyle at the foothills of the Darling Scarp. The population of this area was 2,597 persons in 2011 (Census), representing 2.39% of the City's population with 918 households (Profile.id, 2015). The Gidgegannup population is distributed widely over an area of 39,451 hectares, and a low population density of 0.07 persons per hectare (Profile.id, 2015) which is a strong indicator of its rural character.

Population trends for the Gidgegannup area show that by 2015 the projected population is forecast at 2,872 persons and will increase to 6,583 persons by 2036, with the average household size falling from 2.86 to 2.78 by 2026 (Forecast.id). This population increase assumes that the number of dwellings in Gidgegannup will increase by an average of 56 dwellings per annum to 2,471 in 2036 (Forecast.id).

In 2011, the dominant group in Gidgegannup was the age group between 50 and 54 years, which accounted for 10.3% of the Gidgegannup population. The largest increase in persons according to Forecast.id, between 2011 and 2026, is forecast to take place in the age group 60 to 64, which is expected to increase by 85 persons, representing 7.0% of the total persons in this age group in Gidgegannup in 2026 (Forecast.id). Between 2026 and 2036, a further increase in this age category of 125 persons is expected to occur, for a total of 374 persons for this age category in Gidgegannup. However, this increase in persons will not show a proportional increase in the population of Gidgegannup but a decrease from 7.0% to 5.7% of Gidgegannup's population.

Population growth can be attributed to a number of factors including:

- Forecasted increases are based on dwelling additions in the north, west and south of Gidgegannup of which the largest development is expected within the Gidgegannup Townsite. It is forecasted that 975 dwellings could potentially be developed at the site between 2025 to 2036 (Forecast.id).
- Low level of infill development which is expected between 2-3 dwellings per annum.
- Gain of young families from the first home-buyers with children between the ages of 0 to 14 years.
- Modest gain of older adults and retirees between the ages of 45 and 64 years.

In 2011, approximately 41.1% of households in Gidgegannup were made up of couples with children, compared with 37.2% of households in the City of Swan. Overall, 32.6% of couples in Gidgegannup do not have children compared to the City of Swan's 23.7%.

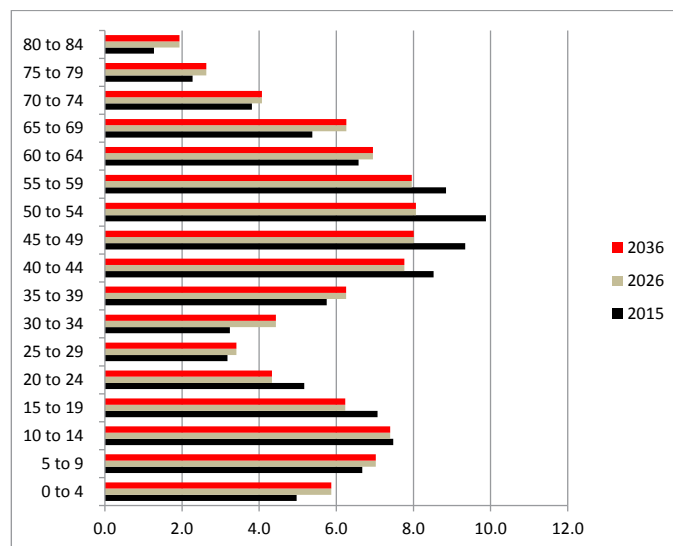


Figure 11. Forecast population growth for the Gidgegannup local area (Source: Forecast.id, 2015)

The majority of residents in Gidgegannup in 2011 were born in Australia, 72.4% in comparison to 64.3% of residents in the City of Swan. A small percentage of people in Gidgegannup in 2011, were born overseas (21%), and an even smaller proportion from a non-English speaking background (5.7%). In 2011, 15.4% of the people in Gidgegannup were born in English speaking countries other than Australia, including the United Kingdom (11.6%), New Zealand (2.0%) and South Africa (0.8%). English is therefore the most spoken language with 90.7% of people speaking only English (Forecast.id, 2015).

A high proportion of Gidgegannup's population holds an educational qualification, if compared to the City of Swan. According to Forecast.id this is one of the most significant indicators of the socio-economic outlook of a community. Overall, a high number (47.1% of people older than 15 years) in Gidgegannup had a formal qualification in 2011, if compared to the City of Swan's 39.7%. Also 42.1% held no qualification in 2011, which is significantly lower than the City of Swan, with 49.0% of the residents without a qualification. The largest changes in the level of qualification in Gidgegannup between 2006 and 2011 were within the group vocational qualifications which showed an increase of 119 persons and the category of no qualifications, an increase of 110 persons. With regards to the workforce, a large number of residents are employed as Professionals (17.2%), Managers (17.6%), and Technicians and Trades Workers (18.6%) in Gidgegannup area.

The weekly income of Gidgegannup's households is also one of the most important indicators of the economic position of its community, which aligns to the level of qualifications and type of occupations present in this community. In general, 29.5% of the households of Gidgegannup in 2011 earned a high income and 26.9% were low income households, which is higher than the City of Swan's 20.8% and 25.6%, respectively.

Key issues

- Pressure placed on housing and infrastructure supply due to population growth.
- The largest increase in population in Gidgegannup will occur within the empty nesters (parents whose children have left the family home to establish new households elsewhere) and retirees groups (people at retirement age).
- Significant growth within the age group between 0 to 14 years.

Table 2. Strategies and actions relating to population applicable to the Gidgegannup Local Area Plan

City of Swan Strategic Community Plan 2012-2022

- S1.1.1 Develop acceptable service levels and service delivery models.
- S2.1.1 Strengthen Place based management of services.
- S2.1.2 Create a sense of place and culture and belonging through inclusive community interaction and participation.
- S2.1.3 Advocate and continue to strengthen relationships with our diverse cultural community.



ABOVE: Seniors. Small Farm Field Day 2015.

4.2 Community Planning and Service Delivery

Community wellbeing is one of the priority areas for the City of Swan as reflected in the City's Strategic Community Plan (2012) (SCP). The SCP strategies for this priority area is reflected in actions to identify the service levels linked to service delivery models pertaining to the aged, youth, families and children.

The City's community development programs are provided for children and young people including children between the ages of 0 to 14 years (early and middle years) and young people between the ages of 12 to 25 years. The City of Swan's service delivery is aligned to the industry standards but creates an overlap between the middle years and young people. Children between the ages of 12 to 14 years are catered for in programs and services for both middle years and young people. In terms of presenting accurate ABS data per age group, as the overlapping age groups are reflected in both groups, the statistics that are presented in this section are only indicative of the number of children and young people within Gidgegannup local area in comparison to the City of Swan's and other local areas.

Population information about the age structure of the population is important in the planning process as this guides the planning around age-based facilities and services, especially related to the early years group (0-8 years), middle years (9-14 years), young people (12-25 years) and also seniors. Rural lifestyle areas such as Gidgegannup and Bullsbrook are more attractive to mature aged families seeking a rural environment and lifestyle (Forecast.id, 2015). Specific services and programs for these age groups are currently run throughout the City and listed in the following sections.

4.2.1 Children

During June this year the City of Swan engaged stakeholders within the City to participate in a Draft Children's Discussion Paper. This discussion paper covered the age groups early years and middle years and set out what the current status is of children within the City of Swan. The key outcomes of this investigation, specifically to guide planning for these age groups within the Gidgegannup local area, are reflected in this report.

An increase of the number of children in the Rural Place area will show a significant growth but specifically an increase of 1,263 young persons in the Gidgegannup area between 2011 and 2026. The significant changes recorded for the Gidgegannup local community and services provided by the City, include the following:

Early Years (0-8 years)

According to ABS Census data this age group (0-8 years) represented 11.31% of Gidgegannup local area's population in 2011 compared to 13.49% for the City. Since 2006, this age group has shown no significant change, but anecdotal information exists to show that there is an increase in this age category across the City and it will continue to grow over the next 10 years to 13% of the population (Forecast.id, 2015). Services are provided for children and their parents through programs currently run by the City of Swan's Community Development and Library programs and services across all the City's Place areas. Services include the promotion of early literacy and building community capacity. These literacy programs are designed to encourage children and their parents/guardians to play, learn and grow together. The City of Swan currently runs the Gidgegannup story-time for children and parents every fortnight through the Gidgegannup Playgroup.

Middle Years (9-14 years)

According to ABS Census data this age group (9-14 years) consisted of 243 young people in 2011, representing 9.36% of the Gidgegannup population, which is higher than the City of Swan's 9.06%. This group will show an increase according to Forecast.id (2015) to 554 persons in 2036. However, this increase in young people will not show a proportional increase in the population of Gidgegannup but a decrease from 9.36% to 8.4%.



ABOVE. Children at a local skate park facility

Youth (12-25 years)

Young people in the Gidgegannup local area comprised 16.6% of the population in 2011. A large number of young people attend schools outside the City of Swan boundaries, within the Shire of Mundaring at Eastern Hills Senior High School and Helena College, a private school in Glen Forrest. But also within the City's boundaries there are private schools in Guildford and the Swan Valley. Existing youth services and facilities offered to young people in this age category include a skate park, BMX dirt track, and there are a number of local sporting and equestrian clubs in the Gidgegannup area. The City's Youth Development team will engage with the young people in this area during this consultation process to establish what their specific needs are that will inform the outcomes of this Local Area Plan. The outcomes of this survey will be included in the final Local Area Plan.

4.2.2 Aged Services

At present, approximately 10.1% of Gidgegannup's population is within the age group 50 to 54 years, which is lower than the City of Swan's 12.02%. An increase in population numbers within the age group 60 to 69 years did not show a significant increase in numbers (from 271 to 274) between 2006 and 2011, but this age group represents a much higher percentage of the Gidgegannup population, at 10.54%, than the City of Swan's 7.91%. A significant change within this age category in Gidgegannup is expected to happen by 2036, with an increase of more than 200 persons, this category will represent 5.7% of the total Gidgegannup population in 2036. This will not be much different from the City of Swan's 5.1% in 2036. The largest 5 year age group in 2026 is expected to be the 50 to 54 years, with a total of 289 persons (Forecast.id, 2015).

This ageing population will have implications with regards to provision of services, and appropriate accommodation enabling seniors to age in place. The City of Swan's vision for supporting its ageing population into the future

is reflected in the City of Swan's Strategy for the Ageing Population (SAP) adopted at an Ordinary Council Meeting on 1 July 2015, as: "City of Swan communities are places where ageing residents enjoy healthy and fulfilling lives whilst actively contributing to the social and economic fabric of Swan" (City of Swan, 1 July 2015).

The implementation of the vision of the SAP will be achieved by overarching objectives and a series of strategies and actions through the SAP. Refer to Table 3 for SAP key outcomes and strategies and actions specific to this Local Area Plan. This will be incorporated and implemented through this local area process.

Key Issues

- Young people in Gidgegannup use facilities outside the area.
- Communication and involvement of all age groups in services and activities.
- Lack of research information pertaining to specific age groups and their needs for leisure and recreational spaces.



FROM TOP: Ageing Disgracefully

4.3 Community Safety

The general perception of the community is that the Gidgegannup local area is a safe place with little anti-social behaviour, mainly linked to a few incidents around the Gidgegannup townsite area. The Gidgegannup community rated community safety high on the Community and Business Perceptions Survey in 2014. (Note that the survey results include the Bullsbrook local area).

Population preparedness in the fire prone areas is one of the key concerns facing this community, where the focus is on:

- Preparedness - including protecting property and community from the effects of fire through firebreaks around assets and to allow safe access for fire fighting vehicles.
- Education - increase the community's understanding of bushfire risks around homes, streets and immediate surrounding bush land in the area.
- Regular inspections - fire hazard assessments
- Volunteering - the West and East Gidgegannup Volunteer Bush Fire Brigades operate from the Fire Station in the Gidgegannup townsite area.

The Gidgegannup area has a Bushfire Ready Group operating from the Gidgegannup Townsite. This initiative 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. All Bushfire Ready Group facilitators are required to be members of a Bushfire Brigade, Volunteer Fire and Rescue Service or Volunteer Emergency Service.

Key Issues

- Bushfire risk and preparedness.



FROM LEFT TO RIGHT: Rural Watch. Fire Station at Gidgegannup.

Table 3. Strategies and actions relating to community services and safety applicable to the Gidgegannup Local Area Plan

City of Swan Strategic Community Plan 2012-2022	
	<ul style="list-style-type: none"> • S2.1.2 Create a sense of place and culture and belonging through inclusive community interaction and participation. • S2.1.3 Advocate and continue to strengthen relationships with our diverse cultural community.
City of Swan Strategy for the Ageing Population 2015	
	<ul style="list-style-type: none"> 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.
City of Swan Community Safety Plan 2014-2018	
	<p>Priority Area: Addressing safety issues related to personal and community responsibility in local neighbourhoods</p> <ul style="list-style-type: none"> • 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. • Provide animal management information, education and enforcement actions, this includes the promotion of key messages related to fire safety, animal management and Off-Road Vehicles.

5.0 Economic

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 is measured by employment self-sufficiency which measures the quantity of jobs available in a given area as a proportion of that area's labour force, which is expressed as a percentage. The City of Swan will show a stronger growth in its population over the next 35 years than the other local government areas within the sub-region, with an increasing importance of providing sufficient employment land and infrastructure to serve this population. The number of jobs for the sub-region will increase from 82,379 jobs in 2011 to about 134,090 jobs in 2031, with an employment self-sufficiency of 80.3% (WAPC, 2015). The City of Swan has already reached this target with its current labour force of 63,821 workers and 53,350 total jobs, achieving a self-sufficiency of 86.8%. In essence, for each job in the City of Swan a total of 1.19 workers are available. The City has a high number of jobs compared to surrounding Local Government Areas such as Joondalup, with a self-sufficiency of 57.5% and Wanneroo with 55.1% self-sufficiency.

The City of Swan is committed to developing partnerships with government and business to ensure local commerce is supported and sustainable. Local employment opportunities should attract and sustain the local areas ('our communities'), who should have access to local services, shopping, health and education (City of Swan's Strategic Community Plan 2012-2022).

In 2009, the City appointed SGS Economics and Planning to develop its City of Swan Economic Vision and Strategy: Delivering Growth and Investment for Diversity and Sustainable Economic Development (September 2009). This strategy directed the City's Commercialisation and Economic Development Business Unit in developing appropriate strategies and actions.

Please refer to Table 4 for the key Economic Action Plan strategies and actions pertaining to the Gidgegannup local area.

The Gidgegannup Place Plan defined its vision for the area as: "a growing and diverse local economy, based on the intrinsic rural and environmental features of the district that provides income and local employment opportunities" (City of Swan, 2004). The vision of this area is imbedded in the value of rural and environmental capital, expansion of commercial and light industrial activities in the Gidgegannup townsite area and improvement and support of the local economic development.

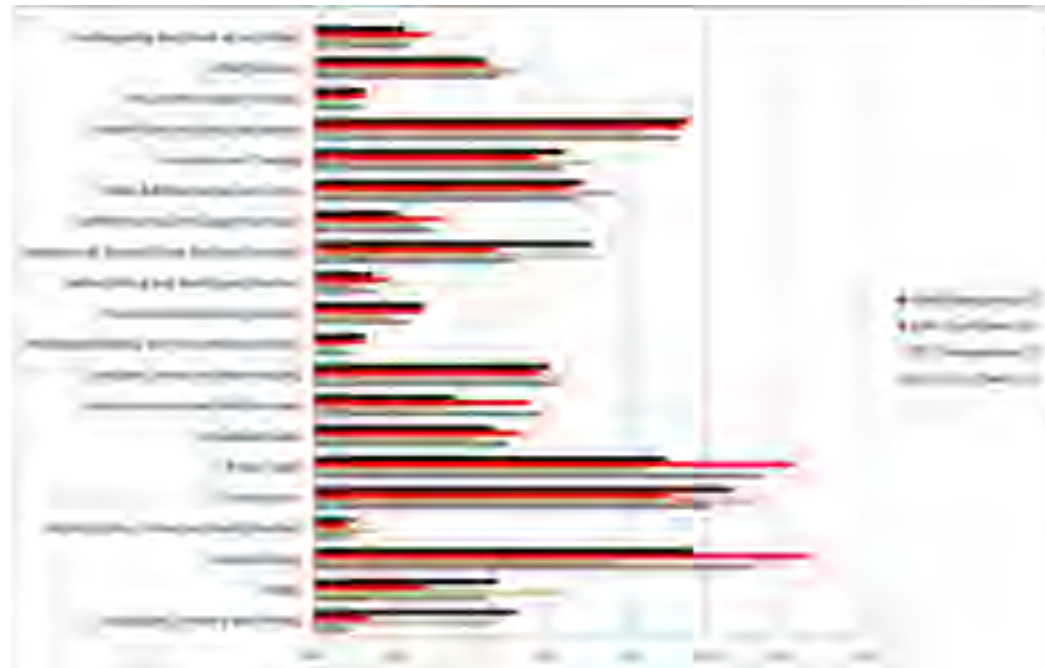


Figure 12. Industries of employment (2006 to 2011) for the City of Swan and Gidgegannup local area (Source: Profile.id, 2015)

The key objective of investigating employment is to promote employment opportunities and to increase the number of people who live and work in a specific sub-region according to the Draft North-East Sub-Regional Planning Framework (WAPC, 2015). The focus of employment for the north-east sub-region is to develop Midland as a strategic metropolitan centre, and key industrial centres by maximising existing infrastructure. Key employment areas within the City of Swan and accessible to the residents of Gidgegannup include Midland (23km), emerging Ellenbrook as a secondary centre (30km), and industrial centres of Malaga (34km) and Hazelmere (28km). Areas outside the City easily accessible to residents of Gidgegannup include Forrestfield in the Shire of Kalamunda (34km), Perth Airport (34km), Kewdale and the Morley and Cannington strategic metropolitan centres to the south-west outside the City of Swan boundaries.

The Gidgegannup population mostly work in the City's main employment sectors including Construction (11.2%), Public Administration and Safety (8.8%), Retail Trade (8.4%), Health Care and Social Assistance (7.8%), and Manufacturing (7.7%) (Figure 12). Emerging industries include Mining which showed an increase (+35) between 2006 and 2011, as well as Public Administration and Safety (+35), Education and Training (+19), and Construction (+16) (Profile.id, 2015).

In 2011, the Gidgegannup population worked mostly as technicians and trade workers (18.6%), managers (17.6%), professionals (17.2%), but also as clerical and administrative workers (15.2%) according to Profile.id. The greatest increase in the number of people employed in occupations between 2006 and 2011 includes technicians and trade workers (+30), professionals (+29), managers (+25), and community and personal service workers (+20).

Key issues identified in the City's Economic Vision and Strategy Action Plan for the Swan area, are the education and skills gap between demand from employers and the level of education of potential employees and how residents feel about upskilling. A flexible approach to engaging and further training of marginalised unemployed and underemployed residents should be taken. This is particularly the case for groups such as migrants, indigenous persons and people with a disability (SGS, 2009).

The level of educational qualifications relating to an education outside of primary and secondary schooling is an important indicator of socio-economic status. In 2011, 47.2% of the population aged 15 years and over held formal educational qualifications in Gidgegannup, and 42.1% had no qualifications, compared with 46.8% and 42.3% respectively for Greater Perth. Formal qualifications include Bachelor or higher degree, Advanced Diploma or Diploma, or Vocational qualifications (Profile.id, 2015).

Employment opportunities for residents of the Gidgegannup local area will build on the current economic opportunities in the region including opportunities in management and white-collar jobs according to the sub-regional framework. But the community has also indicated that with the townsite expansion they would like to see local employment opportunities. Opportunities may also exist for white-collar home based businesses.

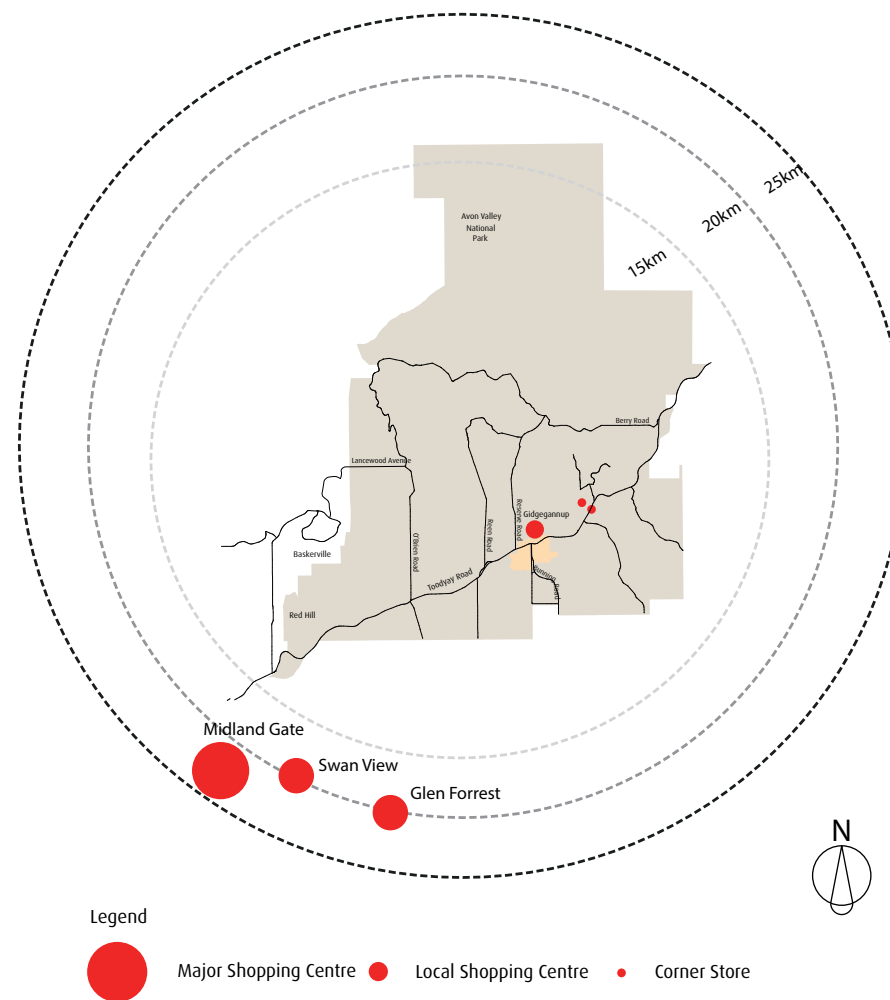


Figure 13. Commercial land use plan

5.2 Retail and Commerce

During 2011, the City appointed Essential Economics to undertake a Retail Needs Assessment which linked retail growth to population growth and increased captured spending. The Retail Needs Assessment identified the Gidgegannup shopping area, along Toodyay Road within the townsite area, as a neighbourhood centre. This centre includes a bakery and café, real estate office and the Gidgegannup Place Office. Other commercial uses in the Gidgegannup townsite include a hardware store to the north of Toodyay Road, and a service station with general store, bottleshop, pharmacy and a newsagency to the south of Toodyay Road.

5.3 Agriculture and Rural Produce

The key economic activities in Gidgegannup were recorded in the Sustainable Rural Produce and Activities Strategy and Action Plan 2006 – 2010 (The Action Plan), prepared by the company Toolbox WA in 2006, sponsored by the Department of Local Government and Regional Government and the City of Swan. Rural activities included rural farming and produce, and aquaculture. At the time Gidgegannup farming activities included horses, cattle, goats, sheep, and alpacas farming. An olive grove and several citrus orchards are also found in the Gidgegannup area. The Gidgegannup area is considered to be a transition from full-time agricultural land uses to part-time hobby farming.

Open pit quarrying has been part of the Gidgegannup area since the early 1960s with the construction of access roads to the east. The Hanson and Boral Quarries have been part of this area since 1963 with the first quarry in Red Hill started by Pioneer Construction Materials Pty Ltd (now Hanson Construction Materials Pty Ltd).

Key opportunities for the area for consideration in the future development of Gidgegannup are:

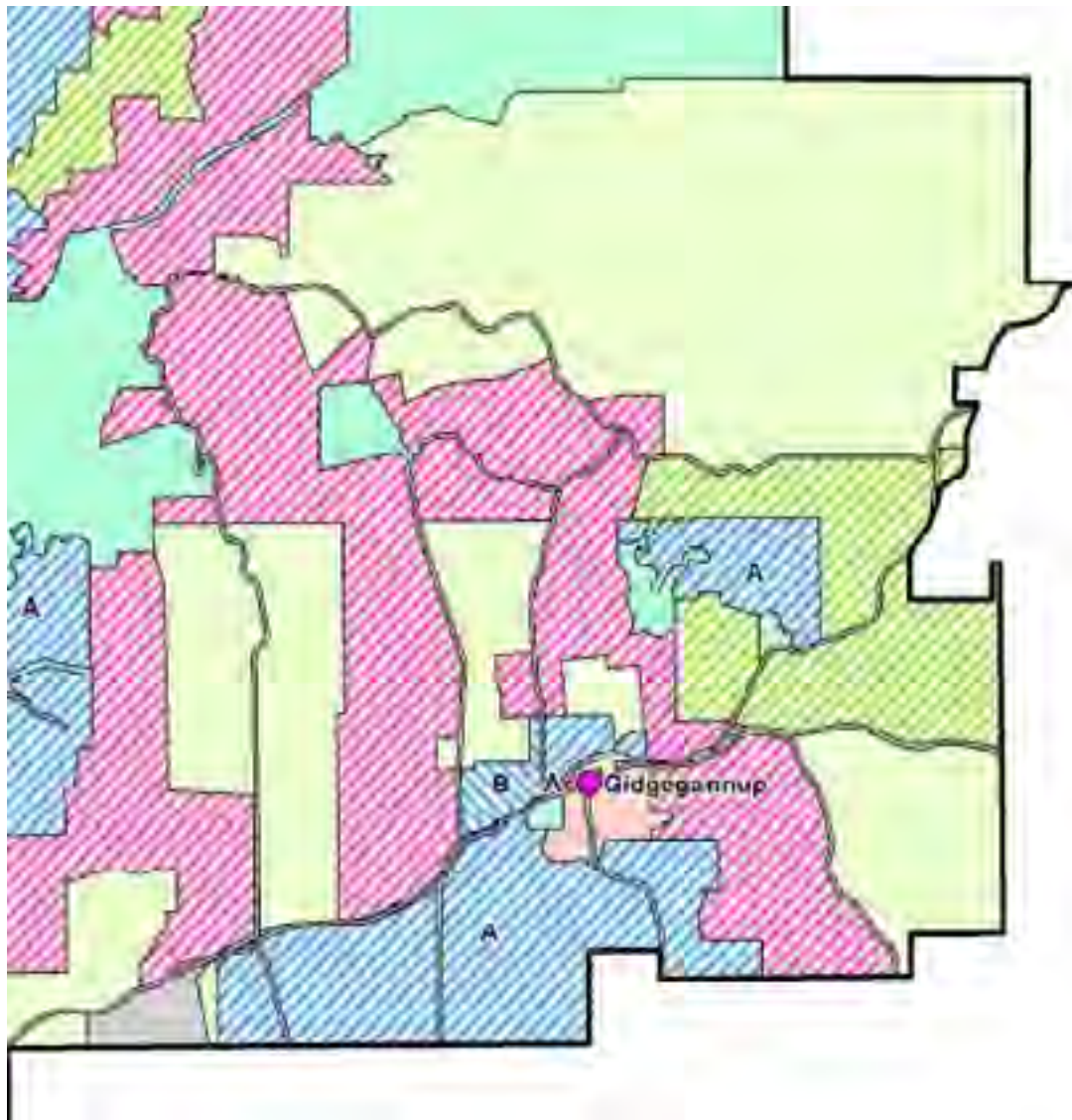
- Rural opportunities including protecting ‘special agricultural areas’;
- Encouraging development of “boutique” agricultural industries including aquaculture (freshwater yabby, koonac and marron fishing), horticulture and viticulture;
- Livestock operations, local production delivery and sale of livestock products for Perth metropolitan area which will also include farming with diverse species such as alpacas;

- Development of farm-stay accommodation/facilities;
- Education and training opportunities in regards to sustainable land use/management (soil and water quality, water-wise usage, salinity, waste disposal, ecosystems, bushfires, erosion and remnant vegetation) and business development;
- Development of tourism in the area; and
- Extractive industries as it contributes to the local economy.













Several constraints to rural development in the area were identified in the The Action Plan (2006) that may influence the future development of this area, including:

- Lack of water supply to diversify rural produce;
- Economic viability of agricultural produce relative to cost inputs;
- The market price for rural land does not reflect its agricultural value in this area;
- Fluctuations in prices of rural products; and
- Limited size of land holdings negatively influencing its long term viability as an agricultural area.
- Through land capability assessments and sustainable land practices rural areas within the Gidgegannup area may be found to be capable of agricultural production however not all are suitable due to constraints such as watercourses setbacks and the expansion of landscape precincts.

The City of Swan’s Local Planning Strategy 2014 (draft) notes the continual pressure for the development of areas of intensive agricultural uses encouraged the City of Swan to protect these areas as Local Priority Agricultural Areas in Gidgegannup, Swan Valley and around the Bullsbrook areas. The Local Rural Planning Strategy (LRPS) addresses where type, location and scale of development in rural areas is to occur. The Rural Precinct Plan (Figure 14) also identifies the agricultural and resource zones, proposed by the draft LRPS. Strategies from the LRPS for the protection of rural areas in support of agricultural land use are addressed in Table 4.



Legend

-  Future Urban
-  General Rural & Agriculture
-  Rural Living A - Rural Residential
-  Rural Living B - Rural Smallholdings
-  Rural Living C - Western Swamp Tortoise Rural Living
-  Priority Agriculture
-  Rural Landscape
-  Resource
-  Major Road
-  Non Rural Areas
-  Major Parks/Reserves
-  Rural Townsite

Disclaimer: Each precinct has been allocated 'indicative' or anticipated land uses to guide future revisions to Scheme zoning, land use and corresponding permissibility. It should be noted that identified precincts will not automatically dictate the future zoning of certain lands, as rezoning and subdivision is subject to determination by the WAPC.

Figure 14. Extract from the Rural Precinct Plan in the Draft Local Rural Planning Strategy.

5.4 Tourism

The City of Swan's vision for tourism is 'One City – Diverse Places and Endless Experiences', which is to guide the strategies and actions for tourism development within the City of Swan, expressed through its Tourism Development Strategy (TDS) (endorsed at an Ordinary Council Meeting on 1 July 2015). The TDS sets out the direction for City of Swan's role in developing tourism by capitalising on existing trends in the Perth tourism market. To give effect to this vision, the strategic direction and actions for implementation are aligned to key service areas. These service areas include stakeholder engagement, visitor servicing, marketing, business support and development, and investment attraction/infrastructure and Place-specific actions. The Place-specific strategies and actions for Gidgegannup are listed in Table 4 of this section.

Information in Table 4 is focused only on the actions relevant to the Gidgegannup local area considered in the context of what the City has planned for its key tourism areas such as the Swan Valley Wine Region and marketing of neighbouring areas such as the Perth Hills. Great tourism development opportunities exist, in the following areas:

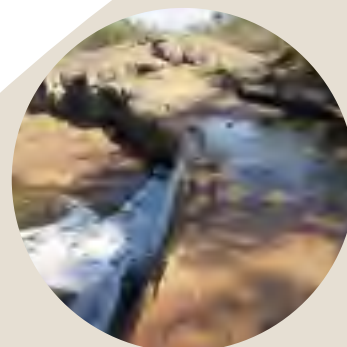
- A scenic wildflower drive that will connect Gidgegannup and Swan Valley through Bindoon;
- Noble Falls along Toodyay Road is one of the attractors to the area with tourism businesses benefiting from tourists visiting the falls or driving through the area;
- Gidgegannup has a large equestrian community with world class stud farms;
- Llama and alpaca breeders in Gidgegannup area;
- Lookout points available in the Hills overlooking the Walyunga National Park and along Toodyay Road with views as far as Perth city;

- Wineries in the south and south western parts of Gidgegannup local area;
- Overnight camping in Walyunga National Park and in the Avon Valley is permitted by Department of Environment and Conservation; and
- Several walking trails are offered to tourists in the Hills at Berry Reserve along Clenton Road, Noble Falls walking trail, and around the Walyunga National Park in the Darling Range.

The annual Gidgegannup Show showcases the region's rural produce and tourism opportunities. It is generally held in October every year and attracts a large number of visitors across the region. The local Small Farm Field Day is held in May every year and is well supported by local businesses and well attended by locals in the area.

The City is committed to working closely with local businesses, partners and communities to provide class-leading destination management support and leadership. The local tourism community group, Experience Gidgegannup, sets out to increase rural and tourism businesses in the area through ongoing partnerships with local businesses, government agencies and the City of Swan.

Opportunities exist for small-scale accommodation and camping facilities that are linked to nature experiences to expand the tourism products in the area. Opportunities also exist for further development of recreational cycling, walking and bridle trails that could be linked to the existing 'Perth Hills Mountain Bike Ride 3' forming part of the Railway Reserve Heritage Trail.



FROM LEFT. Noble Falls. Brass Band at Gidgegannup Show. Equestrian community.



ABOVE. Farm in Gidgegannup.

Key Issues

- Lack of employment opportunities in the local area for residents.
- Lack of infrastructure to attract investment opportunities.
- Tourism opportunities are not fully utilised.
- Limited farm-stay opportunities for tourists visiting the area.
- Lack of sustainable source of water to diversify rural produce.
- Economic viability of agricultural produce relative to cost inputs.
- Size of landholdings influences its long term viability as an agricultural area.
- Through land capability assessments and sustainable land practices rural areas within Gidgegannup local area may be found to be capable of agricultural production however not all are suitable due to constraints such as watercourse setbacks and the expansion of landscape precincts.
- Continual pressure for the development (urban/rural residential) of areas of intensive agricultural uses.

Table 4. Strategies and Actions relating to the economic environment applicable to Gidgegannup Local Area Plan

City of Swan Strategic Community Plan 2012-2022	
	<ul style="list-style-type: none"> • E1.1 Attract business investment opportunities <ul style="list-style-type: none"> - E1.1.1 Identify extent and type of industry growth and address our economic vulnerability. <ul style="list-style-type: none"> • Advocate for improvements to local public transport services across the City. • E2.1 Actively support and develop local and new business <ul style="list-style-type: none"> - E2.1.2 Create business and community partnerships. - E2.1.3 Review and align land use and infrastructure plans .
City of Swan Draft Local Planning Strategy 2014	
	<ul style="list-style-type: none"> • Strategy 3.3.9 - Ensure that the City's commercial centres are well equipped for sustainable growth <ul style="list-style-type: none"> - Action - Review of the City's Commercial Strategy to ensure it is consistent with SPP 4.2.
City of Swan Tourism Development Strategy 2015 – 2020 and Action Plan	
	<p>Place-Specific Recommendations for Gidgegannup local area are:</p> <ul style="list-style-type: none"> • Implement the town centre site master plan and seek investment in new commercial business opportunities. • Establish high profile banners/signage to highlight the commercial centre of town plus a tourism orientation point that promotes the natural attractions of the area. • Work with Experience Gidgegannup to identify the potential for small-scale accommodation, and continue to develop a suite of short walks close to the area. • Work in partnership with neighbouring councils and tourism organisations to ensure that Gidgegannup is well positioned to benefit from opportunities to promote itself as part of the Perth Hills proposition. • Build awareness of the nature based experiences in this area including the Avon River, equestrian trails and opportunities for cycling. • Promote local rural activities such as the Small Farm Field Day and the Gidgegannup Show and encourage additional new events linking to farmstays and local accommodation.
City of Swan's Local Rural Planning Strategy 2016	
2.1	<p>Protection of Agricultural Land</p> <ol style="list-style-type: none"> 1. Protect rural areas which can support agricultural land use and primary production, recognising the economic, social and historical significance of primary industries in the City. 2. Create opportunities for new forms of agriculture and potential new enterprises in rural areas. 3. Foster and facilitate the establishment of new sustainable rural industries or activities including tourism in order to broaden the economic base of the City.
2.2	<p>Promote Tourism and Recreation</p> <ol style="list-style-type: none"> 1. Encourage growth and development of tourism and recreation opportunities in the City's rural areas. 2. Support tourism development in rural areas, respecting the primary productivity of the City's rural areas whilst recognising the contribution tourism has on the local economy. 3. Encourage opportunities for tourism that are an appropriate scale and nature which complement the rural character prevailing in the City's rural lands.
2.9	<p>Place-Specific Objectives - Rural Areas – Gidgegannup</p> <ol style="list-style-type: none"> 4. Support and develop rural tourism and recreation opportunities in the Gidgegannup local area.

City of Swan's Economic Action Plan 2013

- **Grow Local Business, Support Emerging Industry Sectors and Attract New Investment to the City of Swan:**
 - Action 1.2 - Establish and Promote a City of Swan Investment Attraction Policy and Accompanying Prospectus Material.
 - Action 1.3 - Develop a City of Swan Local Business Investment Support Package to Support Businesses.
 - Action 1.4 - Design and Implement Strategies to Attract Advanced Business Services to the City of Swan.
 - Action 1.6 - Facilitate Local Access to State and Federal Government Programs for Emerging Export Industries.
 - Action 1.8 - Continue to Resource, Progress and Monitor the City of Swan Tourism Action Plan as a Priority.
- **Prioritise Urban Development and Strategic Infrastructure for Economic Prosperity:**
 - Action 3.5 - Advocate for Improvements to Local Public Transport Services Across the City.
 - Action 3.6 - Facilitate Development of the City's Broadband Telecommunications Infrastructure through Appropriate Planning and Development Mechanisms.
 - Action 3.7 - Deliver and Leverage Strategic Projects for Economic Development.
- **Foster Strong Leadership in Governance and Planning to Facilitate Economic Development:**
 - Action 4.1 - Communicate Findings of Economic Vision & Strategy to Stakeholders.

6.0 Natural Environment

6.1 Natural Resource Management and Environmental Protection

6.1.1 Environment

Achieving a suitable balance between development and environmental protection is complex and requires a significant resourcing process within a local government such as the City of Swan. The City is committed to achieving a sustainable future for its communities by achieving its objectives as set out in the City's Sustainable Environment Strategy (SES, 2012).

The City's main objective pertaining to natural resource management and environmental protection is to "Protect the City's natural resources, provide responsible environmental management and manage impacts of climate change" (City of Swan's Local Planning Strategy 2014 (draft)). The Gidgegannup local area is located on the Darling Range of the Perth Metropolitan Region with an underlying lateric soil type with granite outcroppings, resulting in an array of different vegetation types such as Jarrah, Marri, Blackbutt and Wandoo (Gidgegannup/Brigadoon Place Plan 2004). Lateric soil is also known for its rich iron and aluminium content, which results in a rusty-red coloration.

The Gidgegannup area is further known for its wildflowers during August to November, with yellow Wattles, Hibbertia and rich blue Leschenaultia well promoted on tourism websites.

6.1.2 Human Settlement

From 1829, when the Swan district was settled by Europeans, grants were allocated along the eastern banks of the Swan River. These grants were long linear strips of land stretching back several miles into the Darling Range. The Gidgegannup area was covered by several of these 'Swan locations' as shown in Figure 7 of this report. The rear parts of these grants, in the Hills districts were not suitable for agriculture by early settlers, partly due to a lack of artificial fertilisers to improve the soils. Based on its geology of ironstone gravel or solid rock, and dense forests, it was considered to be too difficult to clear and cultivate the land for agriculture (Bourke, 1992).



FROM TOP: Noble Falls. Granite outcroppings at Bells Rapids.

6.1.3 Basic Raw Materials

The resources in the area include sand, gravel and hard rock, which is extracted to provide materials for construction of buildings and roads and infrastructure (Gidgegannup/Brigadoon Place Plan 2004). The areas where most of the resources are extracted are located to the north of Toodyay Road (Figure 15).

The Department of Planning is currently reviewing its State Planning Policies that will underpin the Western Australian Planning Commission's Perth and Peel @ 3.5million strategy and the Sub-Regional Frameworks. The State Planning Policy 2.4 Basic Raw Materials (Department of Planning) is currently under review. The sites with regional significance are shown in Figure 15.

The SPP 2.4 seeks to protect resource-rich areas from being further developed for incompatible land uses which could limit the future extraction. This should also ensure that appropriate staging and rehabilitation of extractive industry operations are maintained to ensure that extraction areas are restored to accommodate viable agricultural and rural land uses, in a post-extraction stage.

6.1.4 Biodiversity

Biodiversity retention is critical to maintaining healthy ecosystem services such as drinkable water, clean air and fertile soils. It is important to the sustainability of the City of Swan as it contributes to the City's regional identity, visual amenity and land productivity.

The Gidgegannup local area contains some of the City's most significant environmental and landscape assets contributing to the distinctive 'Hills lifestyle'. Some of these assets include regionally significant reserves, Avon Valley National Park, declared rare and priority flora and extensive stands and corridors of high quality remnant vegetation (Place Plan 2004).

The distribution of vegetation complexes in the City of Swan is captured in the City of Swan's Local Biodiversity Strategy 2016 (LBS), which shows that a large part of the Gidgegannup area contains several native vegetation complexes including the Darling Scarp Complex which is associated with woodlands to open forests over a diverse understorey (City of Swan, 2016). The LBS also identifies ecological corridors in the City of Swan as functional linkages between natural areas to allow for animal movement for survival of some species. The Gidgegannup area has a significant number of these corridors but they are only connected in a few cases. Figure 16 illustrates the Regional Ecological Linkages in Gidgegannup area. Furthermore, the LBS and LRPS propose a reassessment of local ecological linkages (City of Swan, 2016).

The Gidgegannup local area has several reserves to be prioritised for preservation. These include, F.R. Berry Reserve, Noble Falls, bushland surrounding the Percy Cullen Oval (Bushland 2145), and Hargraves Crescent Reserve. These reserves are being reviewed and updated in accordance with the Natural Area Initial Assessment template developed by the Perth Biodiversity Project, to record threats and to guide appropriate management actions over time (LBS, 2016).

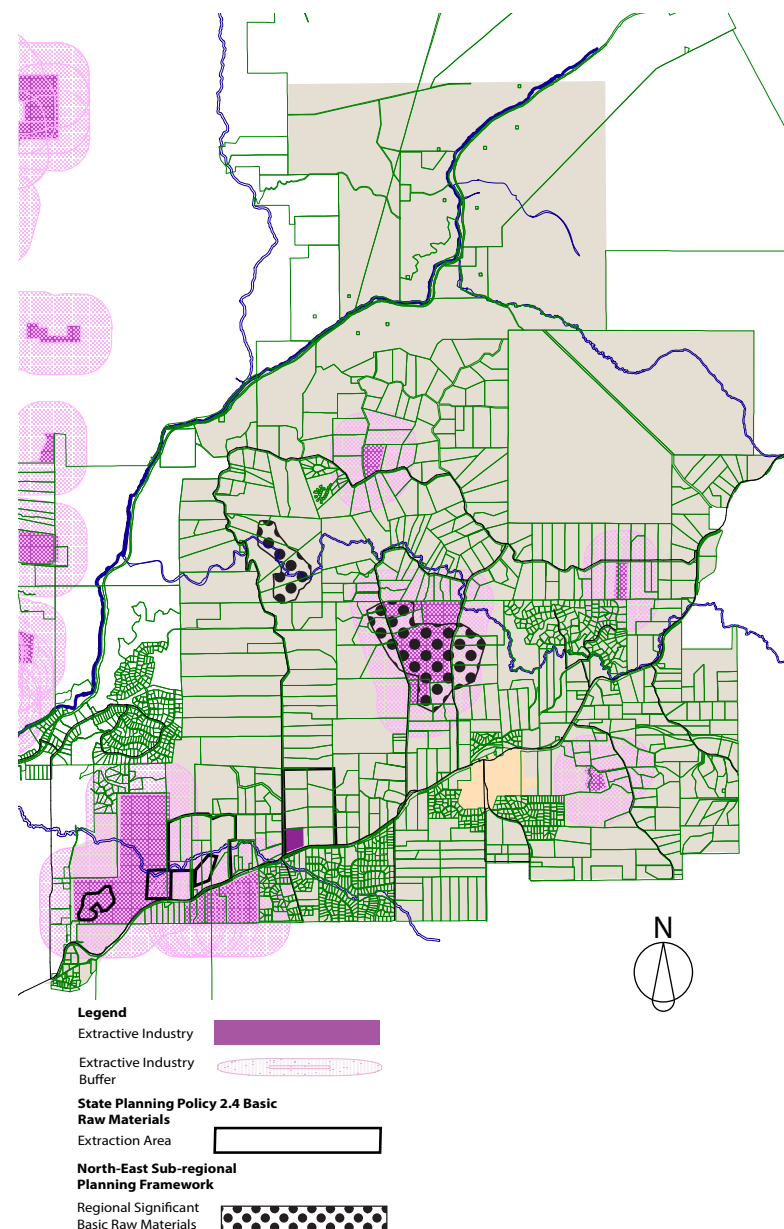


Figure 15. Extractive Industries and Extraction Areas in Gidgegannup area.

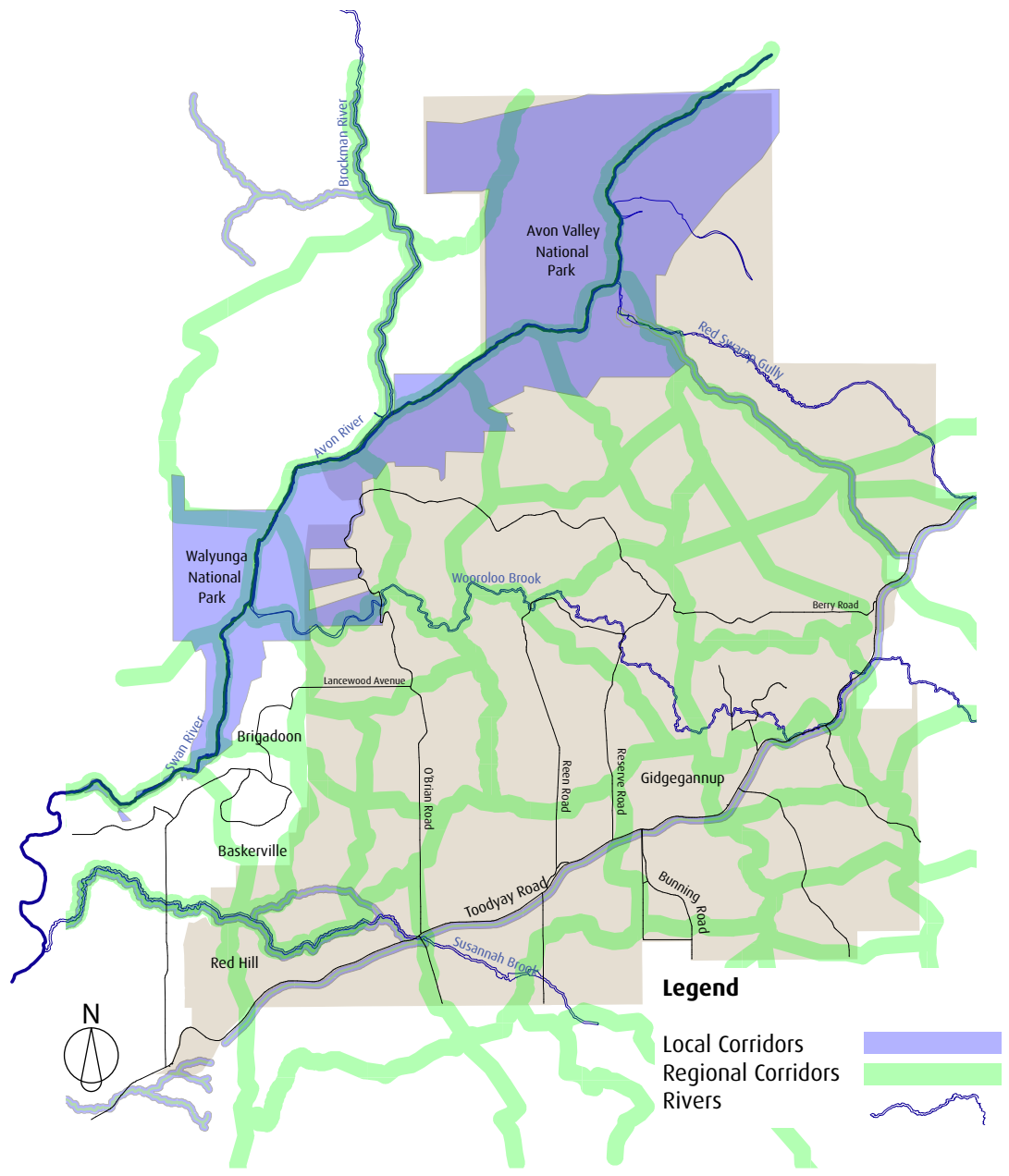
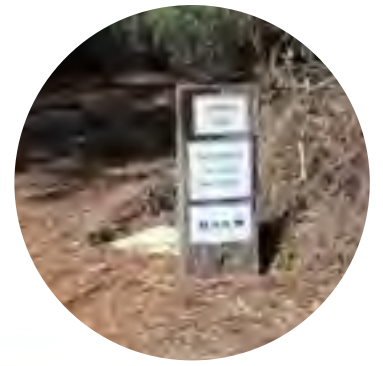


Figure 16. Ecological Corridors in the Gidgegannup local area



FROM TOP: Perth Heritage Trail. Avon River.

6.1.5 Water

This local area has a number of significant rivers, brooks and tributaries of the Avon River catchment. Gidgegannup is within the lower Avon River that reaches from Walyunga Pool, downstream of the Wooroloo Brook, to the eastern boundary of the Avon Valley National Park (Department of Water, 2008). The Wooroloo Brook catchment covers an area of 536km². Other tributaries of the Lower Avon River affecting the Gidgegannup area also include the Brockman River and several others. The Australian Wildlife Conservancy manages about 1,800ha of land across and adjacent to the Avon River. The tributaries, or reaches of tributaries, flowing through these areas are generally in a good condition. The Avon River becomes the Swan River at Wooroloo Brook in the Walyunga National Park and both Wooroloo Brook and the Brockman River are within the Swan-Canning catchment area, managed by the Swan River Trust. The Wooroloo, Jane, Susannah and Brockman catchments are designated areas for public water supply with a 'Priority 3 status', where land use types must be compatible with protection area objectives (Gidgegannup/Brigadoon Place Plan 2004).

Several nutrient reduction strategies are currently being undertaken or have recently been completed in the Susannah Brook catchment through the Eastern Hills Catchment Management Program, the Eastern Hills Tributaries Project (for foreshore restoration activities on key tributaries to the Swan-Canning estuary) and the Integrated Catchment Management Plan (ICMP). The purpose of the ICMP is to integrated land, water and resource management to achieve the sustainable and balanced use of resources. The Swan River Trust is primarily responsible for the ICM in the Swan River but relevant government departments are responsible for the natural resource management of their respective areas under their jurisdiction. These departments are working with landowners to solve issues related to their land (LRPS, 2016). Revegetation of these tributaries and major waterways is then also applied in this plan.

The City of Swan recently completed a condition assessment of the Susannah Brook Reserve and Susannah Dams Public Open Space area and will continue to assess the environmental assets in this area.

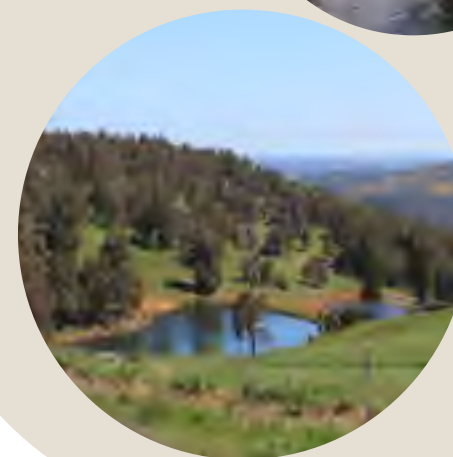
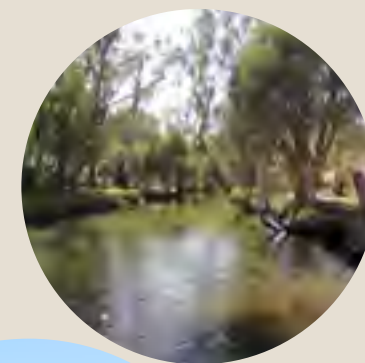
The Local Biodiversity Strategy proposes the development of a 'Waterway Protection Policy'. The purpose of such a policy is to support the City of Swan's current practices and to formalise the process of protecting significant waterways in the City of Swan. A Waterway Protection Policy should apply primarily to recognised major waterways of the local area, such as the Swan River, Wooroloo Brook, and Susannah Brook (LBS, 2016).

6.1.6 Waterways and Wetlands

The City recognises the value of protecting sensitive environments including wetlands or areas subject to high water table and/or flooding. Development in these areas (including Conservation Category Wetlands) should be avoided where undesirable impacts on the environment are likely to occur (LRPS, 2016). Wetland areas are generally places where permanent, seasonal or intermittent inundation (lakes, and watercourses), and seasonally waterlogged areas (damp-lands), occur (LRPS, 2016).

Several regionally significant wetlands, predominantly confined to the existing watercourses, are found within the Avon River, Red Swamp, Wooroloo Brook, Gidgegannup Brook and the Susannah Brook (Gidgegannup/Brigadoon Place Plan 2004). No significant assessment of these wetland areas has recently been undertaken. Refer to Figure 17 showing the locality of known wetland areas within the Gidgegannup local area.

The development of a Wetlands and Waterways Protection Policy to guide the land development process will ensure that foreshore reserves are protected and wetland conservation applied (LBS, 2016).



FROM TOP. Noble Falls. Waterbody along Lancewood Avenue

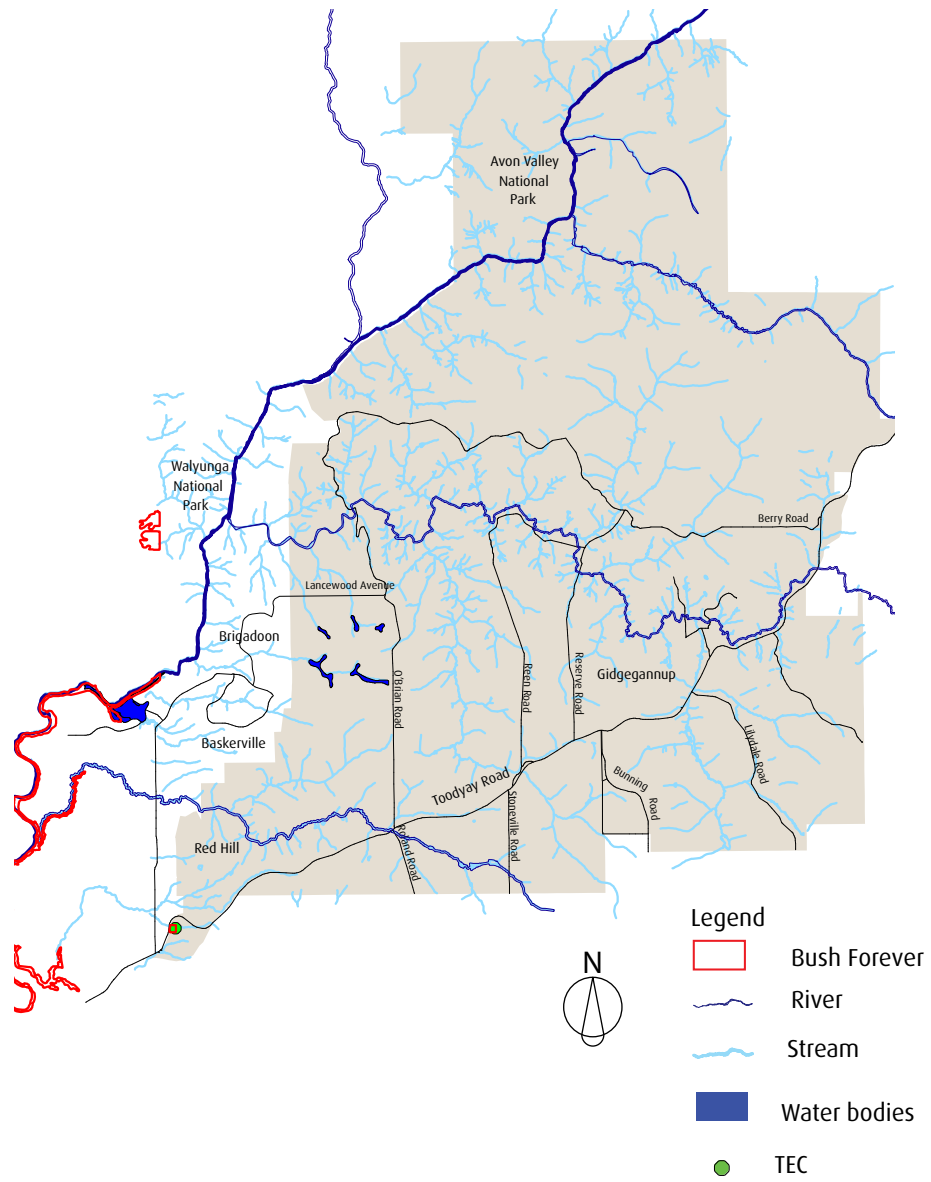


Figure 17. Bush Forever, rives and water bodies

6.1.7 Waste

Since 2012/13, the City has increased its collection of general household waste from 38,966 tonnes to 41,150 tonnes in 2014/15, and from 9,968 tonnes recycled materials, from residents and businesses through its kerb side waste, and recycling to its current 10,780 tonnes. 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.

Recyclables are transported to the Cleanaway Recycling Facility (under contract), Hazelmere Timber Recycling Centre and private construction and demolition recycling companies as per Operations annual contactors book. Every year more than of 15,000 tonnes of timber from commercial and industrial wood waste are recycled at Hazelmere Timber Recycling Centre. Through the Cities "Recycled Goods Drop Off Days" over 1750 tonnes are contributed to this. Wood products are shredded and screened into wood chip and wood fines and used for animal bedding, compost, mulch, and feedstock for bio-filters (EMRC).

The City currently is in the final stages of a planning process to develop a Materials Recovery Centre in Bullsbrook. This 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 (SES, 2013).

The City has recently undertaken the Gidgegannup Waste services survey which was conducted within the Gidgegannup local area as part of the recent local government reform. City staff investigated the options to align waste and recycling services and to achieve a uniform rate, a standard services across the City. Council subsequently adopted a waste management rate in Gidgegannup as part of the 2015/16 budget. Council resolved on July 22, 2015 to implement a bin service in the Gidgegannup area to keep the waste and recycling service in line with the rest of the City of Swan. Bins will now be rolled out for both the household and for recycling from July 1, 2016.

The Red Hill Waste Management Facility has been operated by EMRC since 1981. The facility is located along Toodyay Road approximately 14km northeast of Midland central, within the Gidgegannup local area. A licencing agreement between the EMRC and Department of Environment and Conservation (DEC) relates to a range of conditions to be met regarding pollution, buffer distances, noise control and waste types and quantifies (EMRC, 2015). In 2012, EMRC purchased additional land, to expand its operation by developing a resource recovery facility to cater for more activities at this facility. This modern facility accepts household and domestic waste, commercial and contaminated wastes, asbestos and asbestos cement, household hazardous waste such as paints and automotive fluids, amongst others. This facility is powered by a Landfill Gas and Power electricity generation plant located on site where landfill methane gas is converted into safe, clean renewable energy.

6.1.8 Air

Air pollution is a major environmental risk to human health and it is the role of local government to respond to and manage minor issues such as assisting the Department of Environmental Regulation (DER) in monitoring pollution management performance of industry.

Residents have raised concerns in the past about dust from the extractive industries in the Resource precincts in Gidgegannup. There have not been a significant number of complaints regarding dust or air quality in general in the past few years. Issues that may arise may be as a result of dust being dragged from the extractive industry site along Toodyay Road by heavy mining vehicles. These issues may well be dealt with as a condition of the licence that they operate under. The licence is issued and monitored by the Department of Environmental Regulation.



TOP: Red Hill Waste Management Facility Landfill Gas and Power Electricity Generation Plant.
Landfill. Waste Bins.

6.1.9 Noise

As housing densities increase, issues of noise pollution are more likely to increase, as a result of more people living in close proximity to their neighbours. This will be the case with the future development of the Gidgegannup Townsite. An increase in noise levels is more likely to occur with an increase in road traffic along Toodyay Road with the proposed future development of the Perth-Adelaide Highway. It is therefore necessary that with any further development along Toodyay Road noise attenuation measures be applied to reduce possible noise impacts expected from the Perth-Adelaide Highway. Noise attenuation measures are commonly used and include noise barriers, quiet house design and setbacks.

The increase in mining activities to the north east of the City of Swan will impact rail and road traffic movement through this area potentially creating noise impacts. These issues are generally mitigated by limiting hours of operation, but will be dealt with as mining leases are considered.

6.1.10 Climate change adaptation

Climate change is associated with increases in temperature, changes in sea level, a gradual reduction in rainfall, a higher occurrence of extreme weather events (such as storms and cyclones) and negative impacts on biodiversity resulting from the cumulative impacts of climate change.

The City is continually offering programs for the community and businesses on reducing carbon dependency, and changing lifestyle habits for a more environmentally friendly outcome. These workshops are conducted at each Place and focus on sustainable living practices such as solar energy.

6.1.11 Bushfire

The State Bushfire-Prone Area Map is currently being prepared by DFES which will supersede the City's existing bushfire hazard map (Figure 18), and currently identifies areas of high, medium and low risk. It is anticipated that the new mapping, will be released at the same time as the gazettal of the Planning and Development (Bushfire Risk) Regulations, which will have deemed provisions that will form the basis of scheme provisions at a local level.

The Planning Regulations are intended to:

- clarify whether a property is within a bushfire prone area for the purposes of building and planning regulation;
- ensure that a bushfire attack level (BAL) assessment is undertaken before a new habitable building or land use is constructed in a bushfire prone area; and
- require development approval for habitable buildings and land uses on sites of extreme bushfire risk (BAL-40 or Flame Zone) to ensure appropriate bushfire risk management measures are undertaken.

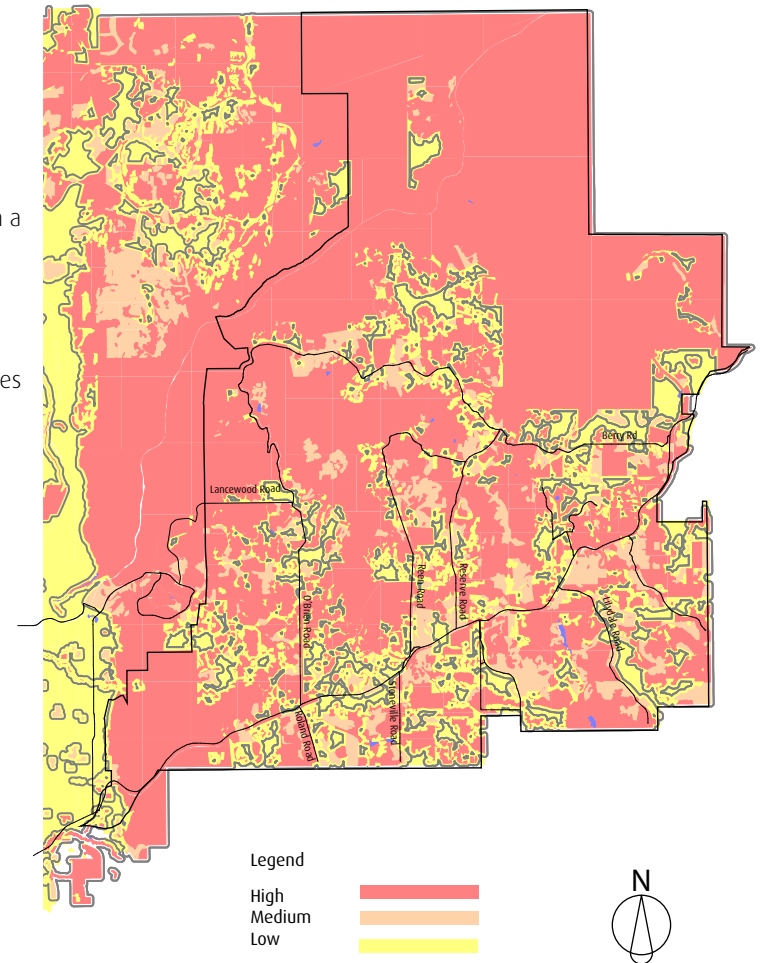


Figure 18. Bushfire Hazard Mapping for Gidgegannup area.

Table 5. Strategies and Actions relating to the natural environment and resource management relating to the Gidgegannup Local Area Plan

City of Swan Sustainability Environment Strategy 2010	
	<ul style="list-style-type: none"> • Implement the City of Swan’s Local Biodiversity Strategy. • Assist and support Natural Resources Management groups to provide community education services to community and private landholders regarding water quality, salinity and revegetation programs (support local community groups). • Utilise a proportion of drainage levy to fund appropriate natural drainage opportunities. Develop a biofiltration demonstration project at a suitable location. • 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.
City of Swan Draft Local Planning Strategy 2014	
	<ul style="list-style-type: none"> • Review the Biodiversity Strategy and implement its recommendations. Include measures to preserve remnant vegetation, encourage revegetation of existing cleared areas, reduce the degradation of soil and water and protect Declared Rare Fauna and Flora. • Investigate feasibility of alternative water supply measures such as storm water harvesting and grey water/recycling in new subdivisions, and infill developments for residential and business. • Adopt an agreed climate change scenario prediction and implement appropriate land use planning actions within the planning framework to ensure communities and infrastructure are resilient to the predicted climate change in regard to: <ul style="list-style-type: none"> – Lot level resilience to bushfire—firebreaks, housing standards. – Appropriate wetland/water body buffer zones as a method of mitigating increased disease vectors.
City of Swan Strategic Community Plan 2012-2022	
	<ul style="list-style-type: none"> • N2.1.1 Conserve open spaces, natural vegetation and bushland • N2.2.1 Protect waterways through appropriate land management practices • N2.2.2 Implement ‘best practice’ in management of ground and surface water
City of Biodiversity Strategy 2016	
	<ul style="list-style-type: none"> • 1.1 Protect identified reserves with a high conservation value. • 1.2 Undertake a detailed analysis to determine exactly where the ‘critical’ vegetation complexes remain within the City of Swan and recommend opportunities and processes to protect them. • 1.3 Require environmental management plans for all new natural area reserves as a condition of subdivision, or development.

City of Swan Local Rural Planning Strategy 2016	
	<ul style="list-style-type: none"> • Encourage rural settlement and land uses in areas of existing cleared land, and where high conservation value areas containing threatened, endangered or vulnerable flora and fauna are not unreasonably affected. • Protect and conserve the rural natural environment, ensuring the protection of biodiversity of all life forms is addressed at all levels of local planning. • Promote/Investigate mechanisms which maintain biodiversity in perpetuity on private land containing significant native vegetation (including ecological linkages identified in the City’s Biodiversity Strategy), such as conservation zones, environmental management arrangements and conservation covenants. • Investigate the potential of establishing an ecological corridor (including mechanisms available for its establishment) linking Walyunga National Park and John Forrest National Park, to the west of the Gidgegannup Townsite.

Key issues

- Loss of biodiversity.
- Increase in mining activities which emphasises the need to consider the significance of the environmental and landscape assets contributing to the distinctive ‘Hills lifestyle’.
- Future noise risk associated with increase in traffic volumes along Toodyay Road (Perth-Adelaide Highway).
- Limited sustainable water sources for future urban development identified for Gidgegannup townsite.

7.0 Built Environment

Heritage is an important component of an area's **identity and sense of place**. It is therefore an important consideration when an area faces **potential development**.

7.1 Aboriginal Heritage

Prior to European settlement in 1829, this area was home to the Nyoongar people. Gidgegannup's name originates from an Aboriginal word that means "place where spears are made" (Gidgegannup/Brigadoon Place Plan, 2004). This area was also known as a good hunting ground for kangaroo and other native animals (refer to the History Section 2.3 of this report). Significant Aboriginal sites are located within the Gidgegannup local area including the Walyunga National Park in the northern part of Gidgegannup, registered as a National Estate Area and the Swan River site along the Avon River through the National Park. These sites are indicated on Figure 19.

Sites of significance within the Gidgegannup local area include:

Red Hill area

- Susannah Brook Waugal (ID 3656): mythological site.
- Gumbargorra (ID 27112): ceremonial and mythological site.
- Susannah Brook (Whole Extent) (ID 640): mythological site
- Widarchi Spot 1 (ID 27110): mythological site.
- Widarchi Spot 2 (ID 27111): mythological site.
- Ancestral Owl Stone (ID 26057): ceremonial, mythological and rockshelter.
- Herne Hill Ochre (ID 3433): mythological site.
- Gidgegannup Gnamma Hole and Lizard Trap (ID 21080) the type of site is not stated.

- Red Hill (ID 3721) which is registered as a mythological site and a quarry.
- Red Hill #1 (ID 17696): artefacts/scattered.
- Red Hill #2 (ID 17697): artefacts/scattered.
- Gidgegannup Petroglyph 2 and Wirdarchi Sleeping Spot (ID 24882) this site has engravings and a mythological site.
- Gidgegannup Petroglyph (ID 21077) contains engravings.

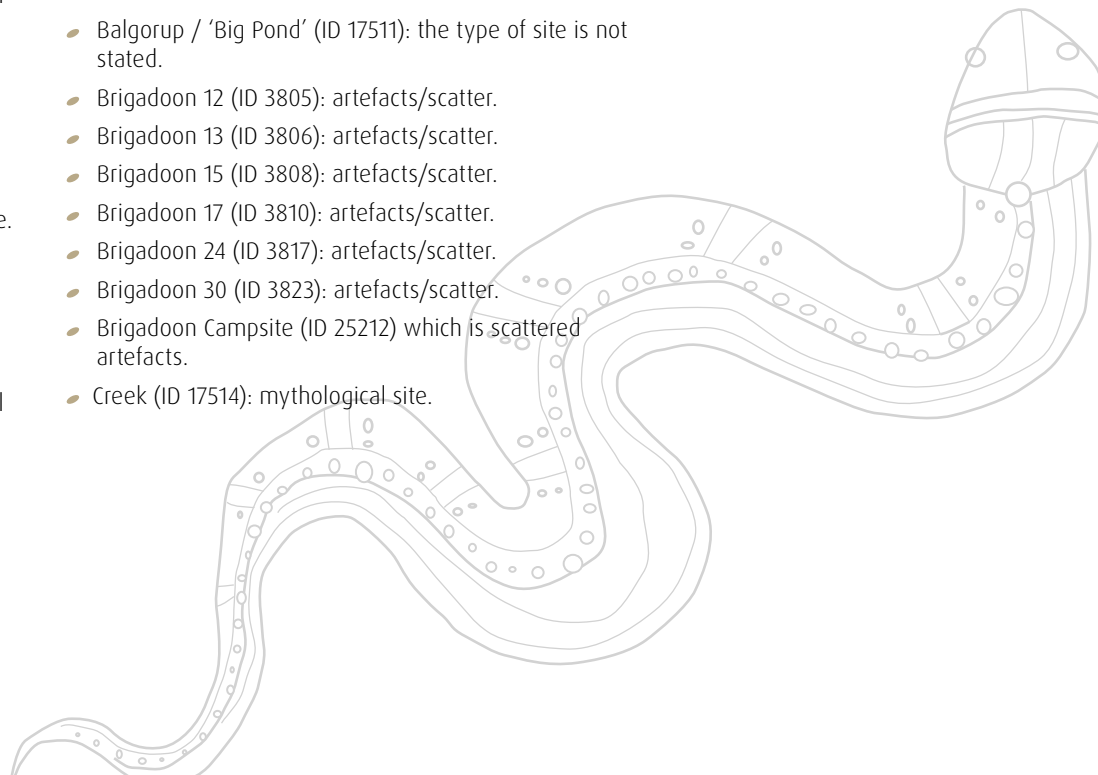
Gidgegannup along the Brigadoon boundary

- O'Brien Road (ID 3722): mythological site.
- Gidgegannup 01 (ID 17507): artefacts/scatter.
- Gidgegannup 02 (ID 17508): artefacts/scatter.
- Gidgegannup Soak + Camp 02 (ID 17513): the type of site is not stated.
- O'Brien Road (ID 3722): mythological site.
- Gidgegannup Soak + Camp 01 (ID 17510): the type of site is not stated.
- Balgorup / 'Big Pond' (ID 17511): the type of site is not stated.
- Brigadoon 12 (ID 3805): artefacts/scatter.
- Brigadoon 13 (ID 3806): artefacts/scatter.
- Brigadoon 15 (ID 3808): artefacts/scatter.
- Brigadoon 17 (ID 3810): artefacts/scatter.
- Brigadoon 24 (ID 3817): artefacts/scatter.
- Brigadoon 30 (ID 3823): artefacts/scatter.
- Brigadoon Campsite (ID 25212) which is scattered artefacts.
- Creek (ID 17514): mythological site.

Other sites of significance

- Kangaroo Woman Dreaming / Law Place (ID 17512): ceremonial and mythological site (not recorded).
- Swan River (ID 3536) which is a mythological site with no gender restrictions.
- Walyunga National Park (ID 3382) in the northern part of Gidgegannup is registered as a National Estate Area with artefacts scattered, grinding patches and grooves.
- Bailup (ID 3797) which is a ceremonial site with no gender restrictions.

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.



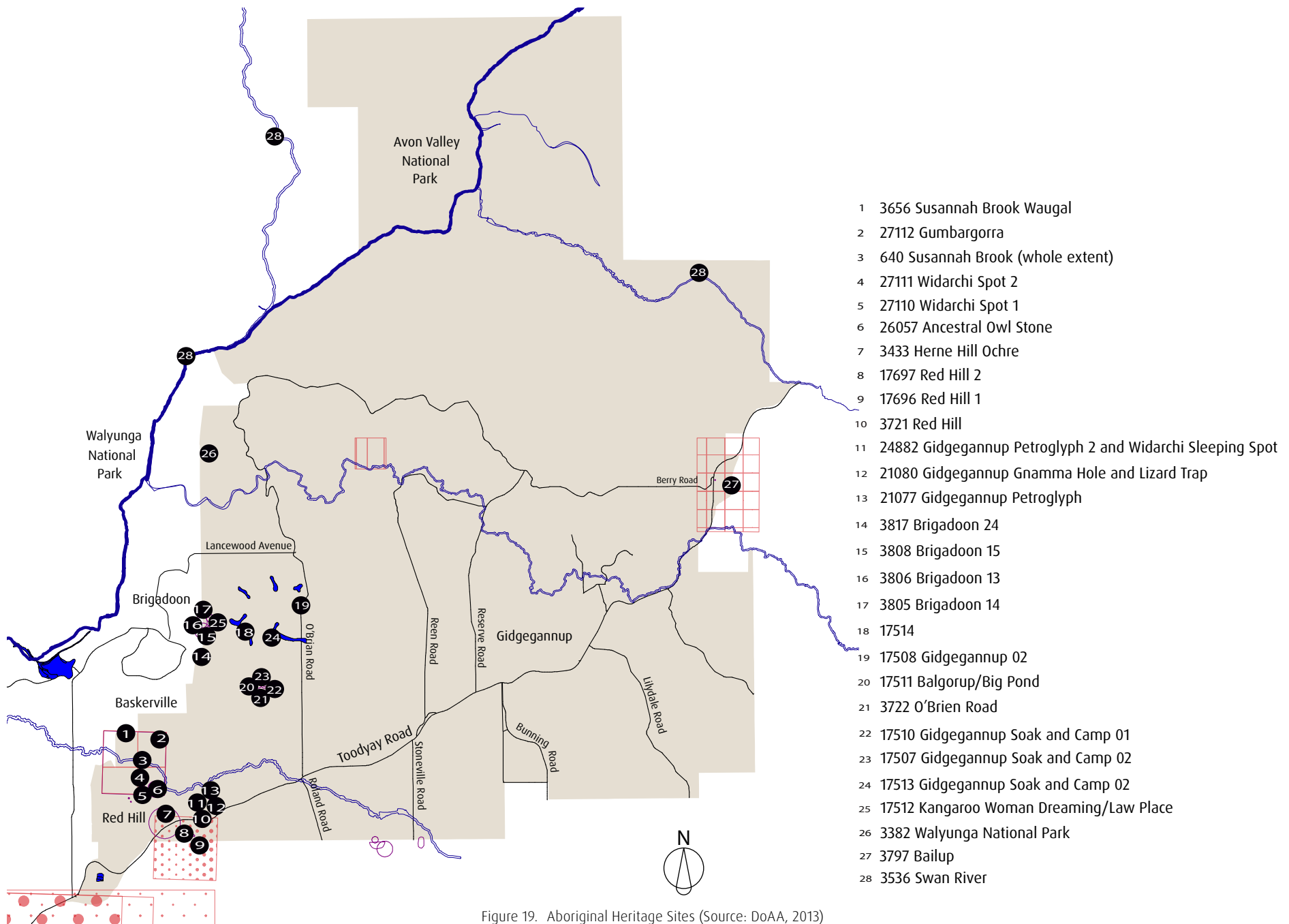


Figure 19. Aboriginal Heritage Sites (Source: DoAA, 2013)

7.2 European Heritage

The Gidgegannup area covers more than 41% of the City of Swan's land area, but very little of this area was ever fully developed until the 1920's and 1930's with land released for future development. Refer to section 2.3 of this report.

In the early years of the colony, settlers travelled from Perth to Toodyay district by way of York Road which was arduous and took a long time. In May 1836, a direct road to the Avon, the Gimperding Pass was surveyed, and at the time this was the only gateway through the hills between Perth and Northam, practically accessible by a cart. It is recorded that travellers would pass 8 natural wells along this road with plenty of fresh water (Gidgegannup/Brigadoon Place Plan, 2004). Roads were found to be too steep for loaded carts and detours were developed. In 1855, several alternative routes to Toodyay were developed which connected the two townsites of Bailup and Worriloo, now known as Wooroloo, approximately 23km to the east of Gidgegannup.

The following places in Gidgegannup are recorded on the Heritage Council's inherit database and on the City of Swan's Local Government Inventory:

- The Toodyay Red Hill Convict Road Station Ruins (c1854) formerly known as the Toodyay Greenmount Road station is located along Toodyay Road, approximately 7.3km east of the Roe Hwy in Red Hill. The place was once built of mud bricks to house convicts who worked on the construction and maintenance of the road link between Perth and Toodyay. This site is registered on the State Register, but is not on the City's Local Government Inventory. The original buildings were constructed to house convict work crews working on Toodyay Road and have cultural heritage significance.
- The Gidgegannup Agricultural Hall located at 2171 Toodyay Road was constructed in 1941 and is considered a Significant Place on the City of Swan's Local Government Inventory and contributes to the heritage of the locality.
- A homestead along Old Toodyay Road relates back to the settlement in the Swan Valley and is considered a Significant Place on the City's Local Government Inventory as it contributes to the heritage of the locality.



LEFT TO RIGHT: Gidgegannup Hall. Remains of an old cottage near Toodyay Road. Remains of the Convict Road Station. Farming activities.

7.3 Housing

Rural residential areas provide an alternative lifestyle and contribute to the provision of diverse housing opportunities to an area. The Gidgegannup local area is known for its rural 'Hills' lifestyle, offering small scale farming and equestrian living in proximity of the wine region of Perth and the services in Midland. Existing housing stock in the area is typical of this rural lifestyle with the Gidgegannup townsite/village accommodating the highest density of housing within this area.

The North-East Sub-Regional Planning Framework (Draft) estimates that approximately 16,000 hectares of rural residential land within this sub-region is appropriately zoned within the current local planning schemes for rural residential subdivision and development (WAPC, 2015). Approximately 4,000 hectares of this rural residential land is yet to be subdivided or developed, providing more opportunities for future rural residential development.

The number of dwellings in the Gidgegannup local area was recorded at 1,081 in 2011. The number of residential dwellings is expected to increase by an average of 65 dwellings per annum to 2,471 in 2036 (Forecast.id). This estimation is based on an expected increase in housing stock through new housing estates on greenfield sites.

7.3.1 The Urban Housing Strategy's Greenfield Strategy

The City of Swan's Urban Housing Strategy (UHS) was developed to address future housing needs resulting from rapid population growth and to ensure long-term sustainable future of residential development within the City. This Strategy responds to the Western Australia Planning Commission's Direction 2031 and Beyond (Directions 2031) report which outlines a potential doubling of the City's population by 2031 and anticipates an additional 35,510 dwellings across the City. Some of this projected growth will occur within the Gidgegannup Townsite in the MRS Amendment Area which currently has a population of approximately 303 persons. This number is projected to increase to an additional 4,000 persons once fully developed.

The UHS proposes that the City together with State Government agencies and service providers manage growth in the future greenfield areas in accordance with the principles of Liveable Neighbourhoods. The Gidgegannup Urban Precinct amendment to the Metropolitan Region Scheme was gazetted on 19 December 2014 to rezone approximately 296ha of land from 'Rural' to 'Urban Deferred', but prior to the transfer of this land to 'Urban', the approval of a District Water Management Strategy (DWMS) and confirmation of the regional road upgrading requirements are necessary.

7.4 Built Form

The Gidgegannup local area has one urbanised area around the existing Gidgegannup townsite (village). The Gidgegannup townsite consists of approximately 120 dwellings, commercial uses, the showgrounds and Percy Cullen oval. These uses are generally associated with built form which is typical of a fully urbanised neighbourhood, but in this landscape dominated by rural land uses, the townsite functions as a 'village'. During previous consultation, the community indicated that more areas for commercial and light industrial uses should be catered for in the townsite area, but "wanted to ensure the character of Gidgegannup develops as a welcoming rural village with a cohesive arrangement of facilities and safe movement network" (Gidgegannup/Brigadoon Place Plan, 2004).

Overall, the largest percentage of uses covering this area comprise of:

- 'General Rural' and 'Special Rural' – 46.63%;
- 'Regional Reserve - Parks and Recreation' – 22.28%;
- 'Landscape' – 21.69%;
- 'Resources' – 1.84%; and
- 'Rural Residential' – 5.76%.

The City of Swan, through its Draft Local Planning Strategy 2014, states that it generally opposes ad-hoc subdivision of rural land. Appropriate rural residential development based on accessibility to infrastructure, services and amenities may well be supported in some areas to support rural living developments, particularly where the level of risk of bushfires is considered acceptable (LPS, 2014).



LEFT TO RIGHT: Housing stock in Gidgegannup. Farming activities.

7.4.1 Rural development

In 1997, the Western Australian Planning Commission's 'State Planning Strategy 1997' projected that Perth's population will grow from 1,189,000 million in 1996 to about two million people in 2029 (NEHSPP, 2002). The State Planning Strategy proposed that some of this projected growth should be accommodated in the North Eastern Hills, in both the City of Swan and Shire of Mundaring. The North Eastern Hills Settlement Pattern Plan (NEHSPP) was prepared in response to this increase in development pressure.

The recently released Draft North-East Sub-Regional Planning Framework ('Planning Framework') confirms opportunities for residential development, local employment, facilitates accessibility for all modes of transport (including public transport), conservation of regionally significant environmental attributes, and protecting natural resources.

The City of Swan's Draft Local Planning Strategy (LPS) suggests that rural settlement in Swan should address long term cumulative aspects of rural living, such as the net loss of remnant vegetation when applying clearing requirements and other measures for bushfire protection (firebreaks). Rural residential developments must therefore be more responsive to climate change conditions and demonstrate sufficient and sustainable water supply for both domestic and fire fighting purposes, whilst retaining biodiversity values.

The City of Swan's Local Rural Planning Strategy (LRPS) forms part of the LPS, to establish and guide the future land use planning direction of rural areas within the City of Swan for the next 10 to 15 years. The LRPS proposes rural planning precincts as shown in Figure 14 under section 5.3 of this document.

The creation of new Precinct descriptions includes:

- 'Townsite Expansion – Future Urban' consisting of the immediate areas surrounding the townsites, including Gidgegannup, containing predominantly rural-living and semi-rural allotments which currently provide a transition between the more developed townsite areas and the surrounding rural areas catering for the expansion of townsites.
- 'Rural Living A – Rural Residential' which is a subset of Rural Living with land parcels typically ranging between 1–6 hectares predominantly with a lifestyle focus.
- 'Rural Living B – Rural Small Holdings' is a subset of Rural Living where lots are developed as an estate, predominantly with a lifestyle focus, with lots ranging between 4–40 hectares to uphold primary production and a range of other low scale 'rural' land uses.
- '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' includes 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.

Refer to the Rural Precinct Plan (Figure 14) showing the proposed precincts and the extend of the proposed boundaries and how this applies to the Gidgegannup local area.



FROM TOP: Small Farm Field Day 2015

7.4.2 Bushfire Risk Management

The City of Swan Council in 2013 resolved to initiate an amendment to Local Planning Scheme No. 17 (LPS 17), Scheme Amendment 99 (textual and mapping). The intent of Scheme Amendment 99 is to implement State Planning Policy 3.4 Natural Hazards and Disasters and to reduce the impacts of bushfires within the City of Swan area.

Land was identified within the City's Scheme Area that is considered to be subject, or likely to be subject to bushfire hazards and where appropriate, the following preventative measures were proposed by the City:

- Land was identified within the City's Scheme Area that is considered to be subject, or likely to be subject to bushfire hazards;
- Ensure a bushfire attack level (BAL) assessment was carried out on land that is subject, or likely to be subject, to bushfire hazard; and
- Development is subject to the AS3959 Australian Standards for Construction of Buildings in Bushfire Prone Areas in order to address the level of bushfire hazard applicable to the land.

Scheme Amendment 99 also requires that a Fire Management Plan is to be prepared for new subdivisions to guide the planning and management of the potential threat to a specific area which is within an area with a potential high risk (City of Swan Strategic Bushfire Risk Analysis, March 2014).

The Fire Management Plan guidelines are based on policies and guidelines from the following:

- Planning for Bushfire Protection Guidelines, Department for Planning and Infrastructure, and Fire and Emergency Service Authority;
- Australian Standards (AS) 3959-2009, Construction of Buildings in Bushfire Prone Areas, Standards Australia; and
- City of Swan Fire-break Notice.

This Scheme Amendment has not yet been endorsed by the Minister and may be replaced by the latest Bushfire Regulations proposed to be applied State-wide. Finality in this regard is currently awaited.

7.4.3 The Gidgegannup Townsite Development

The Gidgegannup Rural Policy POL-G-087 sets out the rural vision for Gidgegannup Townsite as "Hills lifestyle with managed growth". An MRS Amendment 1239/41 proposed to establish the Gidgegannup Urban Precinct in 2012, which is subject to an 'Urban Deferred', lifting to 'Urban' at the request of landowners in the area.

Proposed concept plans for the future development of this Townsite area suggests the Gidgegannup Townsite to be located either side of Toodyay Road and includes existing commercial and residential activities, a primary school and the Gidgegannup showgrounds and surrounds.

Further consideration of this application will be given once WAPC requirements are met in regards to a District Water Management Strategy that will confirm the provision of water and wastewater infrastructure and confirmation on the regional road upgrading requirements.

"The sub-region is expected to continue to experience relatively strong population growth through to 2050. This growth will be influenced by, among other things, the provision of relatively affordable housing, employment opportunities, and the semi-rural and Hills lifestyle choices offered within the sub-region."

"Rural residential areas provide alternative lifestyle and housing opportunities and may also provide a transition between urban and rural areas. However, rural residential development places additional demand on community and service infrastructure that is difficult to meet."

WAPC - North-East Sub-Regional Planning Framework (Draft), 2015



7.5 Community Facilities and Open Space

7.5.1 Community Facilities

The City of Swan's Strategic Community Plan (SCP) is focused on providing accessible services that will meet changing community needs, and in doing so the objective is to determine service requirements and delivery options in the areas of aged, youth, families and children.

Planning for community facilities is done to align with the increase in population in the area to ensure that community facility needs are met in a cost effective and sustainable manner (City of Swan, 2004).

The overall hierarchy of City of Swan community facilities and open space provision is in accordance with the City of Swan's Public Open Space and Facilities Strategy (draft) (October 2012) (POSCFS). Two community facility sites are located within the Gidgegannup townsite as shown in Table 6. These sites are the Gidgegannup Showgrounds and the Percy Cullen Oval with supporting facilities.

The City of Swan is planning to update the Gidgegannup (and rest of the rural area) Community Infrastructure and Capital Expenditure Plan in 2016/17. These plans will provide guidance on future planning, location, development and funding priorities for open space and community facilities and are based on currently available data, trends, benchmarks, guidelines, as well as normative and perceptive needs. The plans will be designed to address the effective delivery of appropriate infrastructure, facilities and services within the community. This is the mechanism that will guide the development whilst enabling the broader Gidgegannup community to be involved in the creation of a Master Plan for the Gidgegannup Showgrounds, in order to rationalise and provide the best mix of facilities for its residents into the future.

Table 6. Hierarchy of community facilities and current level of provision for Gidgegannup local area.

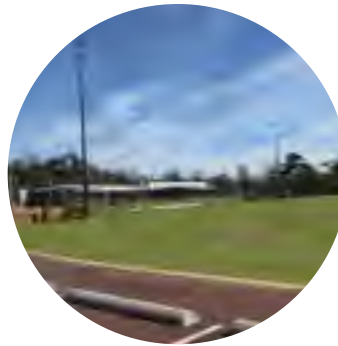
Description	Type of Facilities	Centre role and Function and Key Issues
Gidgegannup Showgrounds	<p>The Gidgegannup Showgrounds site holds the following facilities:</p> <ul style="list-style-type: none"> • The Gidgegannup Agricultural Hall which is a City managed and booked facility; • The CWA Hall, which is leased to the Country Women's Association of WA Gidgegannup Branch; • The Gidgegannup Horse and Pony Club Pavilion and Equestrian Stables, which is leased to the Gidgegannup Equestrian Centre (GEC); • Showgrounds arena, a City managed and booked facility. • 2 x public multi-purpose courts, one which has related skate structures; • Landcare building, primarily used by the Agricultural Society and a craft group; • Playground area; • Various livestock structures including a stockyard and poultry enclosure; • Outdoor bar; and • Scout's storage shed and shelter. 	<p>The Gidgegannup Showgrounds currently accommodates the Horse and Pony Club, a Scout Shed, Gidgegannup CWA Building and Landcare Building. Facilities also include several sheds.</p>
Percy Cullen Pavilion and Oval	<p>The Percy Cullen site caters for community and sports clubs.</p>	<p>In addition to the Oval, the site also includes multi-purpose courts and a sports pavilion with a function centre and change rooms.</p>

7.5.2 Recreation and Open Spaces

The City of Swan’s vision for community infrastructure provision is to support the City of Swan’s aim to “build sustainable local communities to improve quality of life within our City”. The City’s Public Open Space and Community Facilities Strategy 2012 (draft) supports this vision by proposing quality open space and community facilities across the City of Swan’s Place areas that will meet changing community needs.

As per Table 6, the only significant local reserve for recreation purposes (apart from rural activities such as equestrian) within the Gidgegannup townsite area is located at Percy Cullen Oval. Any future provision of public open spaces will also be within the townsite area. The intention is to provide local parks throughout the new townsite area, with consideration given to the inclusion of community food gardens and art projects as part of a community development program in accordance with the Urban Deferred Lifting Request Report by Greg Rowe Group (07 April 2015).

There are several regional reserves in the Gidgegannup area including places such as Noble Falls Reserve, Bridle Trails north west of Noble Falls in Tilden Park, and F.R. Berry Reserve along Reen Road north of Gidgegannup townsite area. Refer to Figure 20 which identifies local and regional reserves within this area.



FROM TOP: Noble Falls. Percy Cullen Oval. Gidgegannup Showgrounds.

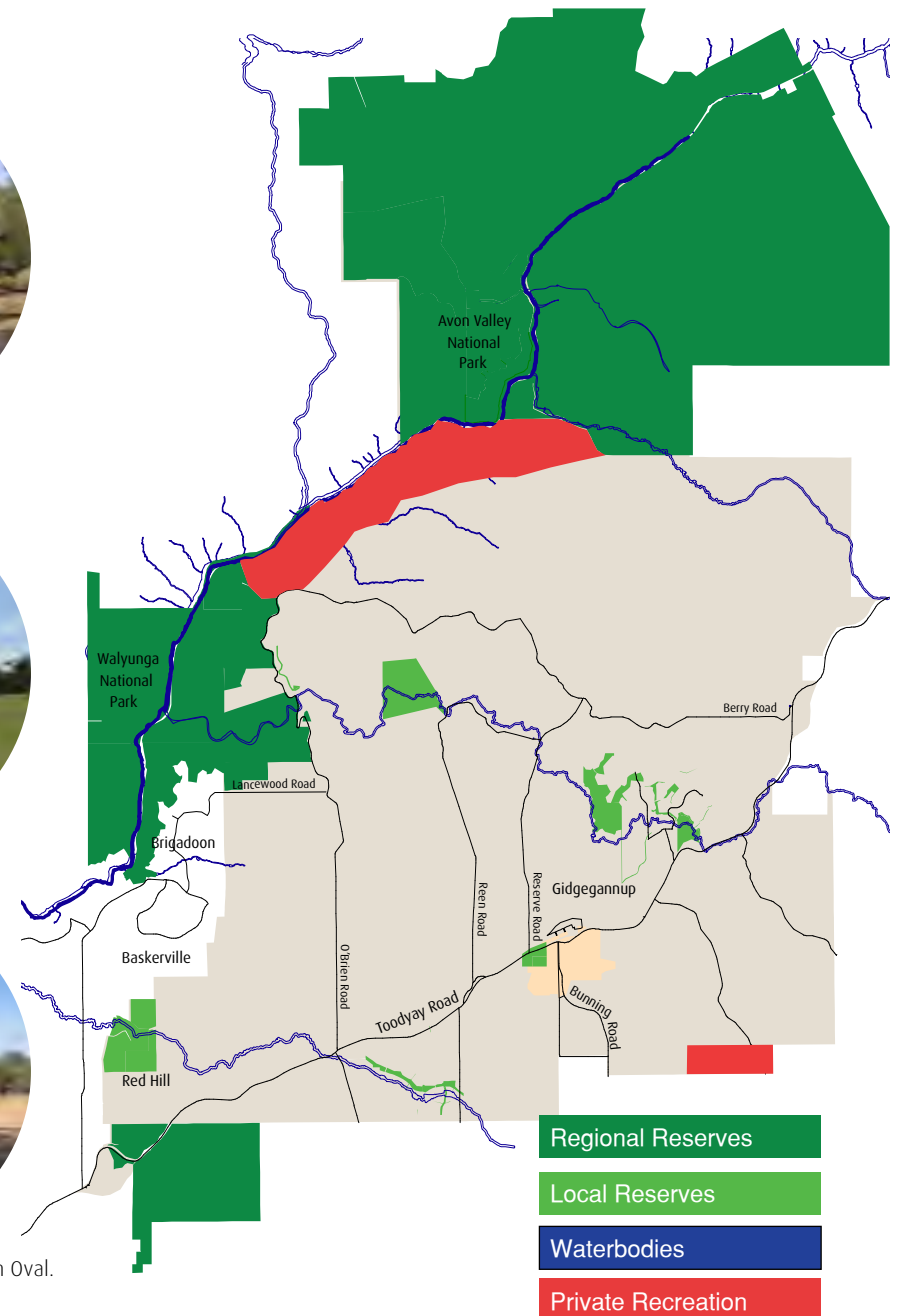


Figure 20. Gidgegannup recreation and open space

7.6 Development Opportunities

Future housing developments within the Gidgegannup area will take the form of new housing estates on greenfield sites, and subdivisions within the existing townsite area. Several proposed rural-residential/residential developments in the Gidgegannup local area are expected to increase the housing stock as shown below (Forecast.id, 2015):

- Tilden Park Estate - 14 dwellings (2012-2021);
- Gidgegannup South - 124 dwellings (2012-2030);
- Gidgegannup Township Rural Residential - 90 dwellings (2012-2036);
- 315 Reen Road - 13 dwellings (2017-2023);
- O'Brien Road Rural Residential - 31 dwellings (2018-2027);
- 380 Clenton Road - 17 dwellings (2019-2027);
- Gidgegannup West - 31 dwellings (2019-2027);
- Gidgegannup Township Growth - 975 dwellings (2025-2036);
- Gidgegannup Future Rural Residential - 40 dwellings (2027-2036); and
- Low level of infill development (2-3 dwellings per annum).

The largest development expected within the Gidgegannup area is to be the Gidgegannup Townsite development that would include local parks, schools, and a town centre with additional commercial floorspace. Residential dwellings are proposed to be provided for in three different density zones including, 5-10 dwellings per site hectare within the Sub-Urban Zone; approximately 20 dwellings per site hectare proposed for the General Urban Zone; and the Urban Centre Zone will consist of higher density, mixed use development with retail, offices and terrace housing at a density target of between 20-30 dwellings per site hectare.

At the time of writing this report, the proposed developments referred to in this section are only preliminary concepts which cannot guarantee that development will occur exactly as shown in any of the reference documents used in this report. But the information is used to indicate that there is a development interest in the Gidgegannup local area and as such is reflected in the population and housing forecasts discussed under Section 4 – Social of this report.



FROM TOP: Townsite Master Plans

7.7 Infrastructure Services

The lack of availability of essential infrastructure such as water, power and reticulated sewerage could be a major constraint to any future urban development in Gidgegannup (Draft Local Planning Strategy, 2014). Acceptable standards of development should still be attained that are satisfactory to what the State Government requires. This applies specifically to greenfield developments and areas to be developed within the Gidgegannup Townsite area.

7.7.1 Power

The installation of a third Power Station Transformer at Sawyers Valley in 2010 has addressed potential capacity issues for the proposed expansion of the Townsite. This new area can be serviced via the installation of underground cables from Sawyers Valley, 15 km north to Gidgegannup, according to the MRS amendment report (Greg Rowe, 2012).

7.7.2 Water and Wastewater

Within the Gidgegannup local area the majority of residential areas are serviced with onsite water and sewer systems. The Gidgegannup area is outside of the operating licence area issued to the Water Corporation by the Economic Regulation Authority (ERA). Further negotiations with ERA would be required to facilitate provision of water and sewer services outside Water Corporation's existing licence area (Gidgegannup/Brigadoon Place Plan, 2004).

The Water Corporation confirmed that the Goldfields pipeline has sufficient capacity to accommodate the provision of water for the Townsite expansion. There is however no sustainable source of potable water within the townsite area according to the MRS amendment report (Greg Rowe, 2012).



RIGHT: Council waste management staff.

7.8 Transport and Access

7.8.1 Road Network

The main access to Gidgegannup Townsite is via Toodyay Road which is classified as a Primary Distributor Road, connecting Midland to the regional areas such as Toodyay and areas further east. Traffic safety issues were raised during the preparation of the Place Plans and have since increased. The City will continue to lobby Main Roads in relation to speed reductions through the Gidgegannup townsite area and upgrades to Toodyay Road.

The City of Swan's Transport Strategy 2014 was developed for the City by Cardno. The Strategy states that freight connectivity is generally provided along strategic corridors and within industrial precincts. Toodyay Road represents one of the backbone routes of the proposed freight network facilitating access to the Hazelmere, Bellevue, South Guildford and Malaga Industrial Areas. In 2013 traffic counts by MRWA for Toodyay Road (west of Rowland Road) confirm that approximately 8,000 vehicles per day (vpd) use Toodyay Road, while approximately 9,000 vpd currently use Great Eastern Highway (west of Great Southern Highway).

The Perth to Adelaide National Highway (PANH) is a proposed road on the alignment known as the Orange Route which includes sections of Toodyay Road, which will impact the Gidgegannup townsite on its northern boundary. The proposed alignment of PANH is included in Figure 21. The Hills Spine Road (currently a local road) is a proposed road project that will include the extension of Cameron Road eastward to Bunning Road and westward to Toodyay Road. The timing of both the PANH and the Hills Spine Road is dependent on development and increase in traffic in this area according to the Transport Strategy (City of Swan, 2014). The PANH is a Federal/State road and the responsibility of State Government – Main Roads WA. Timing of this project is therefore also determined by the availability of Federal funding.

The City undertakes ongoing maintenance and upgrades to its road networks as required. Under the City's Traffic Safety Projects in Gidgegannup work undertaken in recent years includes:

- Clenton Road in Gidgegannup – seal shoulders and centre line markings.
- O'Brien Road in Gidgegannup – seal shoulders and centre line markings where appropriate.

The City undertakes projects with funding assistance from the Traffic Safety Black Spot Program. Projects either completed or planned under this program include:

- Berry Road - Reserve Road to Clenton Road – sealing of road (2012/13).
- Berry Road and Clenton intersection – asphalt overlay with MRWA intersection mix included in the 2015/16 budget.

Other Capital Works projects planned for 2016/17 include:

- Reen Rd/Tooday Rd intersection – including left turn pocket on Reen Rd - Construction (including lighting and tree removal) under the Traffic Safety Major Program.
- Stoneville Road – under the Local Roads Program.

The City is also undertaking bridge refurbishments including:

- Noble Falls Bridge – investigate and design and replacement of decking within the next few years (2015/16).
- Wooroloo bridge along Tilden Drive – refurbishment of the bridge (2015/16).



TOP LEFT: Toodyay Road. Rail line along the western boundary of the site.

7.8.2 Rail

Brookfield Rail has over 340 kilometres of rail infrastructure running through the Avon Valley. The rail line is parallel to the Avon River and crosses through the Avon Valley National Park, forming the north-eastern boundary of the Gidgegannup local area.

According to the Transport Strategy a 50% growth in rail movements is expected over the next 10 years (City of Swan Transport Strategy, 2014).

7.8.3 Cycling and Pedestrian Routes

From the City's Cycle Connect Strategy 2012 the vision for cycling in the City of Swan is to:

“Develop an efficient and connected cycling network that supports cycling as a safe and viable transport alternative for residents, workers and visitors to the City”.

Currently, no formal cycle and pedestrian routes are within the Gidgegannup local area and limited opportunities exist for future networks, due to significant constraints such as busy roads (such as Toodyay Road), distances between neighbourhoods (including Gidgegannup Townsite and Midland), and challenging topography.

Through the Tourism Development Strategy 2015, the community indicated that opportunities for recreational cycling need to be explored. Opportunities may exist for a cycle path from the Gidgegannup townsite to the Perth Hills Mountain Bike trail (Railway Reserves Heritage Trail).

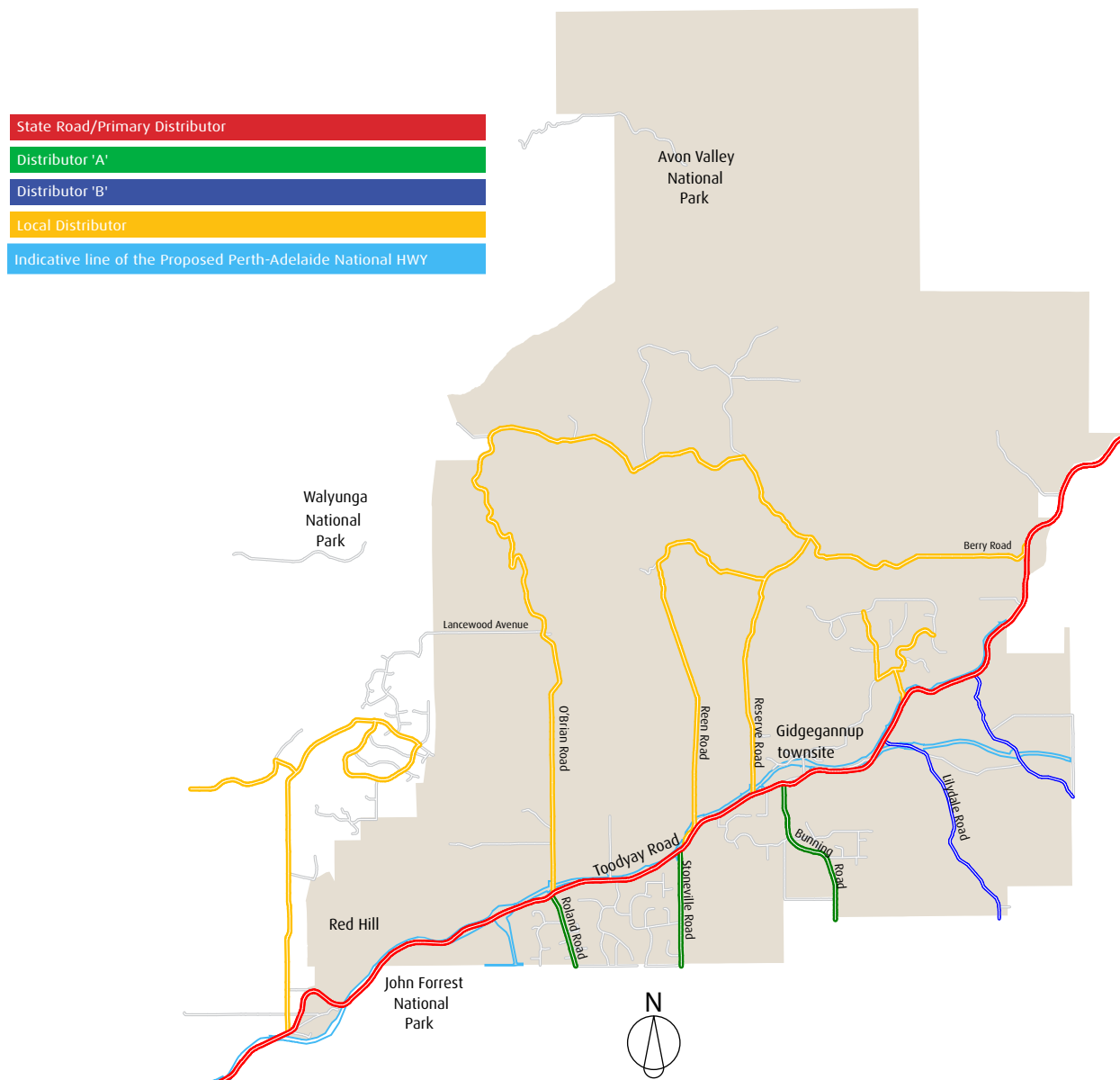


Figure 21. Functional Road Hierarchy and proposed alignment of Perth Adelaide Highway.

7.8.4 Public Transport

At this stage, no public transport modes service the Gidgegannup townsite. School bus services are offered by private schools which pick students up in and around the Gidgegannup townsite. The low population density associated with this typical rural area does not justify the provision of public transport at this time, but may change in future as residential development increases in the townsite area.

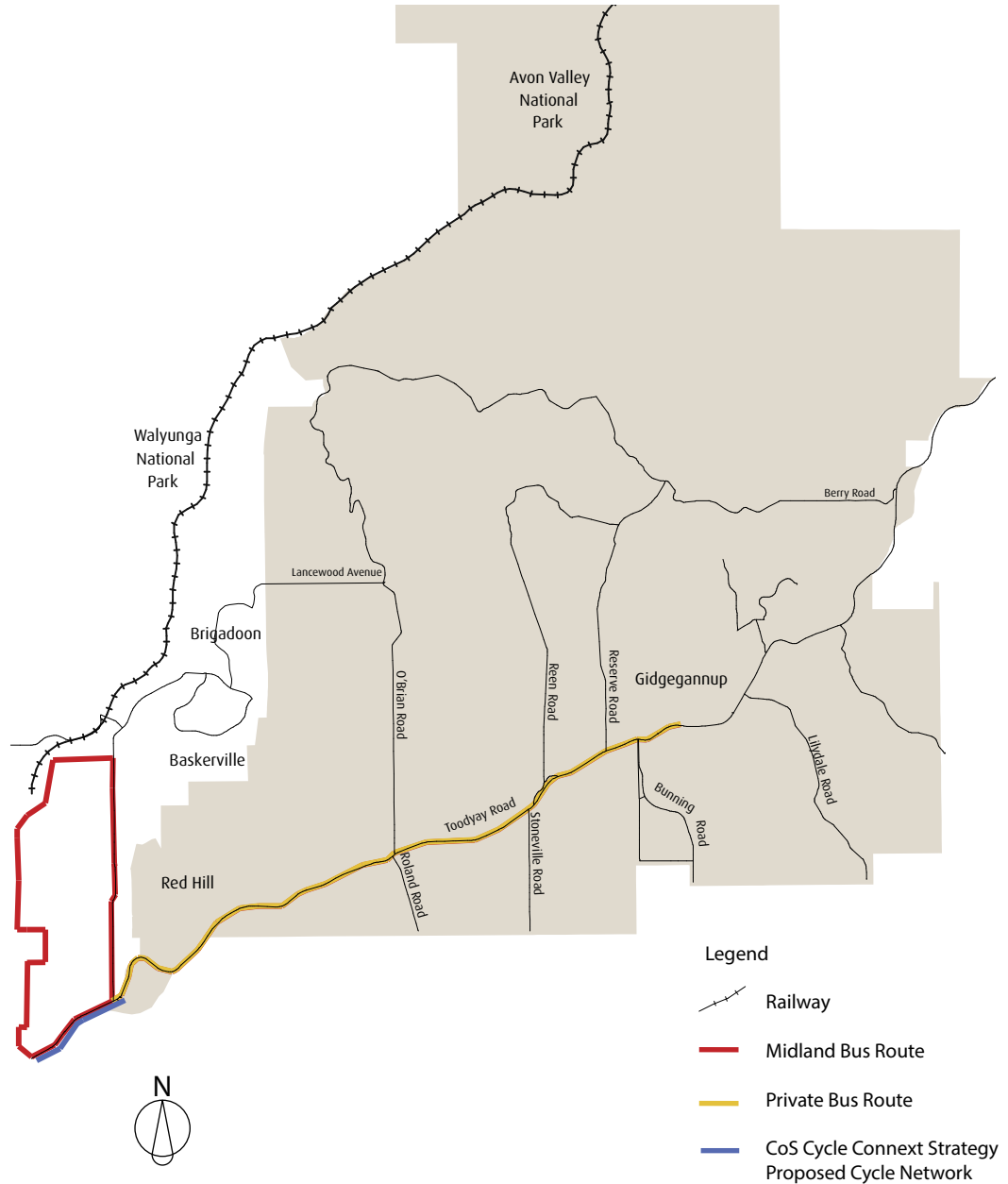
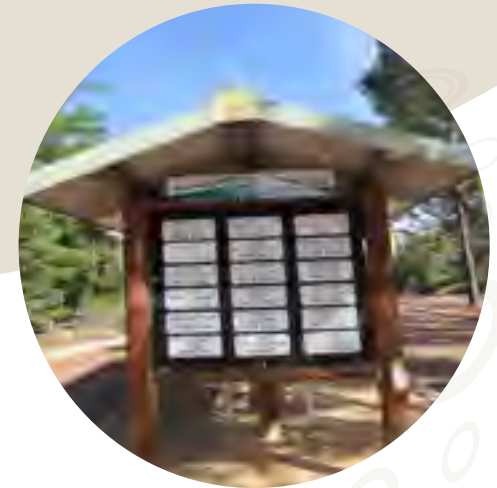


Figure 22. Gidgegannup public transport and cycle network

Key issues

- Proposed higher density development within the townsite.
- Lack of housing diversity consistent with the needs of the Gidgegannup local community and expected population growth.
- Long term cumulative impacts of rural living, such as the net loss of remnant vegetation when applying clearing requirements and other measures for bushfire protection.
- Availability of a sustainable source of water that will ensure further expansion of the Townsite area.
- Additional Regional Significant Basic Raw Materials sites may encourage more mining activities in and around the area and may have impacts on this area such as increased train and heavy vehicle traffic through the area.
- The need to upgrade/renew community facilities.
- Regional road upgrading requirements which is linked to the Gidgegannup Townsite development (including Toodyay Road).
- Lack of recreational cycling routes/trails.
- Current densities do not justify public transport services.



FROM TOP: Gidgegannup Information Bay along Toodyay Road.
Western Australia Black Spot Project in Gidgegannup.

Table 7. Strategies and Actions relating to the built environment applicable to the Gidgegannup Local Area Plan

City of Swan Strategic Community Plan 2010	
	<ul style="list-style-type: none"> ● B1.1.1 Facilitate diverse, inclusive, housing options. ● B1.1.2 Align land use and infrastructure planning. ● B1.1.4 Provide appropriate open space to recreate and connect.
City of Swan Draft Local Planning Strategy 2014	
	<ul style="list-style-type: none"> ● 3.2.1 Support residential development in greenfield areas identified by Directions 2031 ● 3.2.2 Identify suitable new urban areas as indicated in Directions 2031 in consultation with the State Government. ● 3.2.4 Promote housing diversity to address sustainability principles and housing affordability issues. ● 3.2.6 Provide opportunities for people to 'age in place' with good access to support facilities. ● 3.2.8 Support additional housing options in rural settlements where appropriate in order to make them more sustainable.
City of Swan's Transport Strategy 2014	
	<ul style="list-style-type: none"> ● Introduce minimum infrastructure standards for cycling facilities into planning policies. ● Create a detailed City of Swan Bike Plan which develops the concepts of the WABN, incorporating and revisiting all works already completed. ● Introduce minimum infrastructure standards for pedestrian facilities into planning policies. ● Undertake a study to identify development and traffic growth triggers for the Perth to Adelaide. ● Undertake a study to identify development and traffic growth triggers for the Perth to Adelaide National Highway (PANH) and Hills Spine Road.

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Part 2 – Community Engagement

8.0 Community Workshop

8.1 Background

Two workshops were held for the Gidgegannup Local Area Plan on 23 and 24 November 2015 at Gidgegannup Hall in the Gidgegannup town centre.

Stakeholders and interested parties were invited to the two community workshops through a variety of methods and advertising, including:

- Posters placed at locations frequently visited by residents of the Gidgegannup local area;
- Electronic notices distributed to stakeholder groups such as community groups, local businesses and sporting groups;
- The local e-news newsletter, “In-The-Loop”;
- Place staff promoted the community workshops at the Gidgegannup Show on 31 October 2015; and
- Advertisements in the Hills Gazette on 7 and 14 November 2015 and the local newspaper Gidgegram on 11 November 2015.

8.2 Purpose

The purpose of the community workshops were 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 Gidgegannup local area?
2. What are your concerns about what is happening or being planned for in Gidgegannup local area to address local issues?
3. What are your suggestions about what the City should be doing in the Gidgegannup local area to address local issues?

8.3 Conduct

8.3.1 Community workshops

The City of Swan’s Coordinator of Local Area Planning gave a presentation at both workshops, explaining the Local Area Planning process.

During each workshop, attendees 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.

An independent consultant facilitated a session at each of the workshops where attendees were asked the following:

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

Responses to each of the two questions were recorded on butcher’s paper 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 Gidgegannup?
- 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 workshops considered priorities for the Gidgegannup local area.

There were 55 attendees at the workshops.

8.3.2 Youth Survey

During the youth consultation, an opportunity was given to young people in the Gidgegannup local area to share their thoughts, experiences and ideas about areas in Gidgegannup in which they reside and recreate. A survey was conducted and 82 young people participated in the consultation of which 33 young people completed surveys and 49 participated in a voting activity to identify priority areas. The results from the survey informed this Local Area Plan.

8.3.3 On-line survey

An opportunity was also afforded to the community to prioritise their likes, concerns and suggestions through an on-line survey derived from the issues raised during the workshops, with an option to add their own comments.

The on-line survey was accessible on the City's website for a period of ten weeks and was promoted on social media, through the rural e-News 'In-The-Loop', at community meetings, and through notices placed at the Place Office and the Post Office/Newsagent. There were 33 surveys received.

8.3.4 Community consultation results

Tables 8, 9 and 10 indicate the likes, concerns and suggestions raised by community members during the consultation process. Comments are made to indicate the City's response to these aspects raised by the local community during the consultative process.

8.3.5 Conclusion

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

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

Key priorities identified through the process are as follows:

- Maintaining the 'Hills Lifestyle' with managed growth reflecting the rural lifestyle;
- Ongoing maintenance and upgrades to the road network;
- Protection of the natural environment and agricultural land against pressure for development;
- Concerns for the impacts of mining on the Gidgegannup environment and lifestyle;
- Lack of infrastructure including water, roads and telecommunications;
- Increasing bushfire preparedness; and
- Expansion of the tourism product in the Gidgegannup area.



TOP: Community consultation in Gidgegannup

Community consultation results and related actions

Table 8. Results from the Community Engagement in Gidgegannup local area - Likes

Key Result Area	Public Comments received	Comments	Related Actions
Gidgegannup Community Workshops			
LIKES: in order of priority by theme			
SOCIAL ENVIRONMENT	1. Community information sessions on Bush Fire Preparedness.	The City is preparing a Bushfire Risk Management Plan to guide the existing Bushfire Preparedness Program and Firebreak Notice system. The City will liaise with land owners regarding the City's yearly fire hazard inspection process in areas of high risk and liaise with DFES and other government departments with regards to their fire management plans for public land. The City runs two information sessions prior to fire season on bushfire preparedness and requirements under the Bushfires Act. Throughout the year, the Fire and Emergency Management team is available to visit individual properties and provide further advice.	24.1, 24.2, 24.3, 25, 26, 40.1, 40.2, 40.3
	2. Local events that are well established in the area, and have a growing attendance.	The City's Tourism Development Strategy supports the promotion of local rural activities such as the Small Farm Field Day and the Gidgegannup Show and additional events linking to farm stays and local accommodation. Small Farm Field Day is attended by visitors from throughout the State and supported by Countryman. The Gidgegannup Place Office contributes resources to support local events.	23, 35, 36.1, 36.2
	3. Bushfire Prone Area mapping is being prepared by DFES for all areas within Western Australia to reduce the impact of bushfire damage on lives and properties.	The Map of Bush Fire Prone Areas identifies the parts of the State that are designated as bushfire prone and came into effect on 8 December 2015. State Planning Policy 3.7 and the Guidelines for Planning in Bushfire Prone Areas provides the foundation for land use planning decisions in designated bushfire prone areas and local governments need to give due regard to the policy provisions.	15, 40.3
	4. Young people are able to participate in sport and recreation activities at community facilities such as Percy Cullen Oval and Gidgegannup Showgrounds.	The Gidgegannup Community Infrastructure Plan 2016 is being developed to ensure that community facilities meet community needs in a cost effective and sustainable manner. The showgrounds site caters for agricultural, equestrian and community interest groups while the Percy Cullen Oval caters for sports.	17.2, 51, 52.1, 52.2
	5. Recent broadband upgrades have increased opportunities for businesses in the townsite area.	The Federal Government's Mobile Blackspot Program and NBN rollout will continue to improve telecommunication infrastructure in the Gidgegannup local area, providing opportunities for businesses reliant on broadband and telecommunication infrastructure to locate in the area. The City is proactively looking at alternative infrastructure provision through Public Private Partnerships.	10, 33
	6. There are tourism opportunities to expand the existing tourism products in the area, including accommodation, camping facilities, cycling, walking and bridle trails.	The City's Tourism Development Strategy has identified a number of Gidgegannup specific recommendations. These include implementing the Town Centre Masterplan and seeking investment in new commercial business opportunities, building awareness of nature based experiences and encouraging new events linking to farm stays and local accommodation. The City's CED team engages with businesses in the area to identify opportunities and help business growth. The City is updating the Trails Map for Gidgegannup with publication expected 2016.	36, 36.1, 36.2

Key Result Area	Public Comments received	Comments	Related Actions
Giddegannup Community Workshops			
LIKES: in order of priority by theme			
SOCIAL ENVIRONMENT	7. Giddegannup offers a wide range of successful farming activities including equestrian and hobby farming.	To protect agricultural land, the City's draft Local Rural Planning Strategy 2016 aims to foster and facilitate the establishment of new sustainable rural industries and activities including tourism, to broaden the economic base of the City. The City is developing an Agri-Business Strategy in 2016/17 to facilitate growth in the agricultural sector.	27, 55
NATURAL ENVIRONMENT	8. Environmental and Sustainability workshops offered by the City of Swan during 2014/15 will continue to be presented in the future.	The City's Sustainable Environment team run an on-going program of 'Thinking Green' workshops. Topics covered in 2016 include grey water systems, chemical free cleaning and worm farming. The Place Management team has a stall at the Small Farm Field Day advertising sustainable initiatives.	37
	9. Conservation of the natural environment of Giddegannup is well protected and maintained.	Avon Valley National Park and Walyuna National Park are managed by Department of Parks and Wildlife (DPaW). The City of Swan's Environmental Assets team undertakes on-going maintenance actions on City owned reserves. The City is currently upgrading signage at Noble Falls, installing dieback informational signage, treating dieback at Percy Cullen Oval, and Reserve 2145 Toodyay Rd, rehabilitating the foreshore at Susannah Brook Reserve and Susannah Dams POS, and fencing and rehabilitating the Red Hill picnic area.	37, 41, 42, 43
BUILT ENVIRONMENT	10. The Giddegannup local area vision is a "Hills lifestyle with managed growth" reflecting the rural lifestyle.	The City's Local Rural Planning Strategy provides that rural settlement is limited to serviceable (reticulated water and sewer) and accessible areas, where bushfire risk is acceptable and biodiversity value is maintained. The City's Tourism Development Strategy looks to align the Giddegannup area with Mundaring and its associated 'hills product'.	6, 36.2, 55
	11. Ongoing maintenance and upgrades to the existing road network.	The City's Asset Management team undertakes on-going maintenance and upgrades to the road network, as required as part of the Local Roads Program and Road Safety Program. Capital works planned for 2016/17 include the Reen Road/Toodyay Road intersection, Stoneville Road and Toodyay Road/Campersic Road.	56, 57, 58
	12. Upgrade of Percy Cullen Oval in 2013/14 included the pavilion and basketball courts.	The Giddegannup Community Infrastructure Plan (CIP) will ensure that facilities are sufficient to meet the needs of the Giddegannup community.	51
	13. The City is currently preparing its Draft Local Rural Planning Strategy.	The Local Rural Planning Strategy was endorsed by Council on 19 October 2016.	55
	14. Proposed future developments in the Giddegannup area will take the form of new housing estates on greenfield sites.	The City supports a town site area that can accommodate future population growth as determined through state level strategies, provided it can be sufficiently connected to a reticulated scheme water and appropriate waste water system.	15, 48

Key Result Area	Public Comments received	Comments	Related Actions
Gidgegannup Community Workshops			
LIKES: in order of priority by theme			
BUILT ENVIRONMENT	15. The Gidgegannup Urban Precinct was recently gazetted and will require a planning Scheme Amendment to be initiated.	The Gidgegannup Urban Precinct was gazetted on 17 November 2015. The City is yet to initiate a scheme amendment.	15, 48
	16. The largest future development proposed for Gidgegannup townsite may include local parks, schools, and a town centre with additional commercial floor space.	Any future development will require a scheme amendment to the City's Local Planning Scheme to bring into alignment with the Metropolitan Region Scheme (MRS) and a structure plan to address infrastructure provision. The structure plan will be required to be in accordance with Liveable Neighbourhoods, which prescribes public open space requirements, retail space requirements and identifies future school sites.	7, 15, 28, 47, 48, 50
	17. Existing upgrade of the Showgrounds arena.	The showground's arena upgrade was completed in 2016. The Gidgegannup CIP will ensure the adequate provision of facilities into the future.	51
	18. A Master Plan for the Gidgegannup Showgrounds site will follow the development of a Community Infrastructure Plan for this area.	Completion of the Gidgegannup Community Infrastructure Plan is expected in June 2016, with a Master Plan expected in 2016/17. Resolution of issues around ownership and lease agreements will be required prior to commencement of a Master Plan.	51
	19. Proposed Perth to Adelaide National Highway and Hills Spine Road project.	The timing of both the PANH and the Hills Spine Road is dependent on development and increases in traffic in this area. The PANH is a Federal/State road and the responsibility of State Government (Main Roads WA). Timing of this project is therefore also determined by the availability of Federal funding and project prioritisation. Main Roads will consult with the City during the design phase of any proposed projects.	57, 60

Table 9. Results from the Community Engagement in Gidgegannup local area - Concerns

Key Result Area	Public Comments received	Comments	Related Actions
Gidgegannup Community Workshops			
CONCERNS: in order of priority by theme			
SOCIAL ENVIRONMENT	20. Lack of sufficient upgrades to internet and mobile services.	The Australian Government has funded a new base station under round 1 of the Mobile Black Spot Program in Gidgegannup off Reen Road and just outside of the Gidgegannup area in Morangup. A separate application for an NBN tower at Red Hill was lodged in 2016. The City is a supporter of improved telecommunication infrastructure, but full consideration will be given to all planning applications.	10
	21. Perceptions of community safety including lack of law enforcement in the area and other emergency services.	The City's Community Safety Plan and community policing has improved community safety. Gidgegannup local area is serviced through the Mundaring Local Police team 1 (Gidgegannup), Midland Police team 5 (Red Hill) and Ellenbrook Police team 3 (Avon Valley and Walyunga National Parks). The City will encourage police and the City's Community Safety team members to be invited to Gidgegannup Progress Association Meetings and will increase use of social media to address community safety concerns.	24, 24.1, 24.2, 24.3, 26
	22. Limited services and place delivery due to the size and location of the community and its 'Hills' Lifestyle.	The City will endeavour to address service gaps identified through the City's Service Gap Analysis. The provision of medical services will be provided if the market demands and the City could explore a visiting doctor/clinic. Public transport services cannot currently be sustained at the low density development, however a community bus service is available for senior residents.	16, 17, 18, 20
	23. Lack of research information pertaining to specific age groups and their needs for leisure and recreational spaces.	The City's Service Gap Analysis for Gidgegannup will provide information on the service gaps for different demographics and the Gidgegannup CIP will address the need for leisure and recreational spaces.	20, 51
ECONOMIC ENVIRONMENT	24. Tourism opportunities are not fully utilised to attract local tourism to the area.	The City's Tourism Development Strategy identifies areas for tourism development including the enhancement of the trails network and branding of the Gidgegannup area.	11, 27, 36, 36.1, 36.2
	25. Economic viability of agricultural produce relative to cost inputs.	To protect agricultural land, the City's draft Local Rural Planning Strategy aims to foster and facilitate the establishment of sustainable rural industries or activities, including tourism, to broaden the economic base of the City. The City is developing an Agri-Business Strategy in 2016/17 to facilitate growth in the agricultural sector.	11, 27, 55
NATURAL ENVIRONMENT	26. Protecting the natural environment and agricultural production against increase in pressure for subdivision of rural land.	The City's Local Rural Planning Strategy provides clarity on the intent of each zone and location. The priority agricultural zoned land is further protected from incompatible land uses and the Landscape zone is intended to specifically preserve the highly valued landscape features. In the State's Rural Policy (SPP2.5), there is the presumption against subdivision of rural land.	15, 55
	27. Increase in mining activities with potential impacts on the environment, landscape and road networks in the area (including buffer zones impacting surrounding land uses).	The impacts of mining land uses are managed by State Planning Policy 2.4 and the draft Northeast Sub-regional Planning Framework. Any increase in mining activities will require development approval and issues such as transport movements will be addressed at this stage.	15, 39, 57

Key Result Area	Public Comments received	Comments	Related Actions
Gidgegannup Community Workshops			
CONCERNS: in order of priority by theme			
NATURAL ENVIRONMENT	28. Loss of biodiversity through clearing and fragmentation, unsustainable land use planning and development practices, invasive species, pathogens (dieback), and global and regional threats such as climate change.	The City's Local Biodiversity Strategy was approved in June 2016. The Strategy responds to these threats and aims to protect, retain and manage the network of natural areas within the City that support the diversity of local indigenous biodiversity in our region for the future. The City will investigate the development of a 'welcome pack' for new residents to Gidgegannup, to inform about local biodiversity threats such as dieback. The City is currently undertaking Dieback surveys to inform Dieback treatment works.	22, 37, 41, 43, 44
	29. Limited sustainable water sources for future development of Gidgegannup area.	Upgrade of water infrastructure is listed as a priority. Access to water will be addressed as part of any future structure plan.	37, 38, 45
	30. No fire evacuation point.	Emergency evacuation centres are managed by the Department of Child Protection (DCP). There are currently no facilities within Gidgegannup which meet the required DCP standards. This will be considered as part of the Gidgegannup Community Infrastructure Plan.	51
BUILT ENVIRONMENT NATURAL ENVIRONMENT	31. Lack of infrastructure such as water and road networks, to attract investment opportunities.	Within the Gidgegannup local area, the majority of residential areas are serviced with onsite water and sewer systems. The Gidgegannup area is outside of the operating licence area issued to the Water Corporation by the Economic Regulation Authority (ERA). Further negotiations with ERA would be required to facilitate provision of water and sewer services outside Water Corporation's existing licence area.	10, 49
	32. Forced zoning changes and subdivision implications.	The draft Local Rural Planning Strategy provides recommendations on zoning changes, reflective of the recent lifting the urban deferred zone in the Metropolitan Region Scheme (MRS). The City will not support any subdivision prior to the planned provision of suitable road, water and sewer infrastructure. If the zoning is changed, landowners are not required to change their use of the land or lifestyle.	7
	33. Young people in the area, through a youth survey, identified the lack of public transport and road safety as their key concerns (including speeding, lighting, lack of footpaths and crossings).	There are no public transport modes servicing the Gidgegannup local area as the low population density associated with the rural landscape does not currently justify the provision of this service. The need will be reviewed as required, as the population increases. There is a school bus service provided by some public and private schools. In developing the town site area, the developers will be required to construct road environments in accordance with Liveable Neighbourhoods, and these will be assessed by the City as part of the planning process.	17, 20, 30, 61
	34. Substandard road maintenance.	Roads in the City of Swan are maintained and upgraded in accordance with the City's Road Asset Management Plan. The City has finite resources and determines road project priorities in the 5 year plan.	56, 58

Key Result Area	Public Comments received	Comments	Related Actions
Gidgegannup Community Workshops			
CONCERNS: in order of priority by theme			
BUILT ENVIRONMENT	35. Limited power supply and unstable electricity.	The installation of a third Power Station Transformer at Sawyers Valley in 2010 has addressed potential capacity issues for the proposed expansion of the Town site. This new area can be serviced via the installation of underground cables from Sawyers Valley, 15 km north to Gidgegannup, according to the MRS amendment report (Greg Rowe, 2012). The City will lobby Western Power as required.	7
	36. Road safety along Toodyay Road.	In July 2015, the State announced a \$5 million project to improve traffic flow and safety on Toodyay Road at Noble Falls. Stage 2 of the project commenced in December 2015 and is expected to be completed by May 2016. The project will involve a number of road safety improvement works and associated signage and pavement markings. The City will work with the Main Roads design team in the planning of road safety projects and continue to undertake roadside clearing to improve sightlines.	56, 58

Table 10. Results from the Community Engagement in Gidgegannup area - Suggestions

Key Result Area	Public Comments received	Comments	Related Actions
Gidgegannup Community Workshops			
SUGGESTIONS: in order of priority by theme			
SOCIAL ENVIRONMENT	37. Consider and investigate community feedback when surveys are undertaken (including more pragmatic community surveys such as the waste survey).	The Local Area Planning process provides an opportunity for residents to identify their concerns, likes and suggestions for their community and to prioritise their level of importance. All feedback is considered and outcomes of the Local Area Plans also provide feedback to the Local Planning Strategy and Strategic Community Plan.	1, 4, 5
	38. Young people should have greater access to community and youth activities, including environmental and fire preparedness based programs.	The City's Youth Strategy will guide the provision of youth services in the local area. The City runs free kids school holiday workshops such as the 'Spineless Wonders' workshop in 2016, suitable for all ages. Many of the Thinking Green Workshops are suitable for children aged 14 years and above, when accompanied by an adult.	17.1, 17.2, 17.3
	39. Increased police presence.	Through the new Community Policing Model, Gidgegannup local area is serviced through the Mundaring Local Police team 1 (Gidgegannup), Midland Police team 5 (Red Hill) and Ellenbrook Police team 3 (Avon Valley and Walyunga National Parks). The City is to arrange a process to have Community Safety staff and Police invited to Gidgegannup Progress Association meetings.	24.1, 24.3, 26
	40. Improving consultation with land owners (including zonings).	Zoning changes occur as part of the planning process, which requires adherence to statutory guidelines for advertising. This can include signage onsite, newspaper adverts and letters to land owners in close proximity to the development, as part of a minimum 21 day public consultation period.	3, 12, 15
NATURAL ENVIRONMENT	41. Reduction of fire hazard through suitable maintenance of verges (including burning and maintenance of overhanging trees along publicly owned roads).	The City is preparing a Bushfire Risk Management Plan to guide the existing Bushfire Preparedness Program and Firebreak Notice system. The City will liaise with land owners regarding the City's yearly fire hazard inspection process in areas of high risk and liaise with DFES with regards to their fire response plans for public land. As part of the Annual Firebreak Program, all City owned firebreaks are maintained and the City's Verge Management Plan guides the prioritisation of works on verges.	40, 40.1, 40.2, 40.3
	42. Promote an ecological corridor linking John Forrest National Park, Paruna Wildlife Sanctuary to the Avon Valley (including a Bridle Trail).	Paruna Sanctuary, managed by the Australian Wildlife Conservancy, forms an important wildlife corridor that links two regionally significant National Parks (Walyunga National Park and Avon Valley National Park) to create a combined protected area of approximately 19,500 ha. However, there are gaps in this corridor and methods to create this linkage in collaboration with State Government are being investigated by landowners.	41, 43
	43. Better consideration of environmental impacts from mining activities.	Re-vegetation of extractive industries is undertaken in line with the Environmental Protection Authority and Department of Mines and Petroleum's guidelines for mine closures and includes mine rehabilitation and decommissioning.	15, 39
	44. Improved ground and surface water management (including enforcing hydrological surveys on all new subdivisions).	District, Local and Urban Water Management Plans are required as part of the planning process. A Regional Water Management Strategy is required at the regional planning level. The City has a Local Planning Policy to guide the development of new dams and those determined to have a high impact are required to submit a comprehensive hydrological report prepared by a qualified hydrologist or engineer.	37, 38, 41, 45

Key Result Area	Public Comments received	Comments	Related Actions
Gidgegannup Community Workshops			
SUGGESTIONS: in order of priority by theme			
NATURAL ENVIRONMENT	45. Leave Gidgegannup as it is.	The vision of the Gidgegannup Local Area Plan is to maintain the 'Hills Lifestyle', characterised by the area's highly valued rural amenity, along with managed sustainable growth. The City will manage growth pressures to ensure this lifestyle is retained.	2, 4
	46. Fire station west Gidgegannup.	The East Gidgegannup Volunteer Bush Fire Brigade has a fire station located at 2071 Toodyay Rd, Gidgegannup. There are plans to expand and upgrade this facility pending confirmation of DEFES funding. The West Gidgegannup Volunteer Bush Fire Brigade is registered with the City of Swan and stores its vehicles on private property. It operates under the authority of the City's Chief Bush Fire Control Officer in accordance with a Memorandum of Understanding between the City of Swan and the Department of Fire and Emergency Services (DFES). A project charter is being drafted and an appropriate location being identified for a new station. The City will apply for DEFES funding in early 2017.	24
BUILT ENVIRONMENT	47. Improve traffic movement (including review of road speeds, major intersection improvements, and issues with the Red Hill dual carriage way and passing lanes along Toodyay Road).	The City will forward any complaints received regarding state roads to Main Roads. The City regularly reviews crash statistics to inform the Traffic Safety Capital Works Program.	58
	48. Less planning control on private properties.	Planning controls implemented by the City are in line the with Department of Planning and Western Australian Planning Commission requirements.	15
	49. Better connections (cycling, trails and cycling) to the south towards Great Eastern Highway, to include improved links to more recreational and sporting facilities, family activities and walk and cycle trails.	There are currently no formal cycle and pedestrian routes within the Gidgegannup local area due to constraints such as busy roads (Toodyay Road), distances between areas (Gidgegannup townsite and Midland) and challenging topography. The Tourism Development Strategy has identified opportunities to build awareness of the nature based experiences in the areas including the Avon River, equestrian trails and opportunities for cycling. Bridle trails will be investigated through a Tracks and Trail Strategy, which will feed into the Gidgegannup Community Infrastructure Plan.	36.1, 62
	50. Investigate improvement of mobile phone black spot coverage (including grant funding available as part of the Mobile Black Spot Program).	A new base station in Gidgegannup has been funded under round 1 of the Australian Government's Mobile Black Spot Programme. An application for an NBN tower at Red Hill was lodged in 2016. The City has indicated support for appropriate towers through its existing functions.	10
	51. Upgrading and maintaining of minor roads.	The City has an on-going program of road maintenance and renewal with funding assistance from State and Commonwealth programs such as Roads to Recovery. It noted that many roads in Gidgegannup are built to a rural standard for local traffic and fire access only. Increased usage is monitored and upgrades undertaken where required. On unsealed roads (i.e. North East Road), the City uses reclaimed materials from construction works to re-sheet asphalt profilings. This reduces dust and potholes, and prolongs the life of the gravel surface.	56, 58

Key Result Area	Public Comments received	Comments	Related Actions
Gidgegannup Community Workshops			
SUGGESTIONS: in order of priority by theme			
BUILT ENVIRONMENT	52. Uniformity of subdivisions on outlying areas.	Unity between different developers on different parcels of land cannot be enforced; however the planning framework including Liveable Neighbourhoods and other State Planning Policy requirements, MRS zonings, and density codings are produced to encourage a coordinated approach to development.	7
	53. Buffer zones and zonings reviewed.	Buffer zones for industry, poultry farms and airports are prescribed by State Planning Policies, while buffers for intensive agricultural land uses are prescribed by the Environmental Protection Authority's (EPA) Guidelines. The City will continue to adhere to statutory processes and manage impacts from adjoining land uses to the satisfaction of the relevant authority.	15
	54. More development that's sustainable.	Development is required to be in line with the State's Liveable Neighbourhoods. Development in the City of Swan is also guided by its Sustainable Environment Strategy. The City will continue to assess any development applications in accordance with these, and any other applicable planning documents.	37, 41, 47
	55. Careful management and consideration of rural versus urban.	Any proposed development will have to comply with the State Government planning provisions including State Planning Policy 2.5 (Land Use Planning in Rural Areas), Development Control Policy 3.4 (Subdivision of rural land) and the City's Local Rural Planning Strategy. Any urban development proposal must go through the process of being considered by the Council and approved by the Western Australian Planning Commission (WAPC).	55

Part 3 - Local Area Plan

9.0 Local Area Plan

The Gidgegannup local area is characterised by its 'Hills Lifestyle' with its valued rural amenity and sense of community, supported by sustainable population growth.

9.1 A Vision for the Future

The Gidgegannup local area is comprised of the localities of Gidgegannup, Red Hill and Avon Valley National Park. A large proportion (46%) of the Gidgegannup local area is zoned General Rural and this is a major contributor to the rural character and visual amenity of the landscape. The established rural land use dynamics are changing with the increase in residential land uses, particularly with the recent lifting of the Urban Deferred Zone in the Gidgegannup town site area. Ensuring that residential land uses are developed sustainably and sensitively to the area's rural character will be a major challenge for the local area in coming years.

Population growth will bring additional challenges with regards to service and infrastructure provision, and managing the community expectations for services in rural areas. The low population density of Gidgegannup, associated with the rural landscape has not historically justified the provision of services such as public transport.

The Gidgegannup Local Area Plan represents a consolidated document for the future of Gidgegannup, 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 Gidgegannup strengthens its position as a sustainable area.

9.2 Objectives

Governance - To advocate for the provision of infrastructure and services such as internet and mobile, electricity and water to meet the needs of Gidgegannup residents as the population grows.

Social Environment - To ensure bushfire preparedness through Community Safety education programs and ongoing maintenance actions by the City.

Economic Environment - To increase the economic diversity of the Gidgegannup area, both in the town site and rural areas through the expansion of tourism linked to agricultural and the area's natural amenity.

Natural Environment - To preserve the 'hills lifestyle' by protecting the natural environment and agricultural production from unsustainable and competing land uses.

Built Environment - To manage development pressures and ensure improvements in road infrastructure through ongoing maintenance, road upgrades and lobbying of the State Government to expedite major road projects.

BELOW: Small Farm Field Day



9.3 Strategies and Actions

In achieving the vision for the Gidgegannup 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 supplemented by City approved strategic documents and reports.

The actions identified in the following tables (Tables 11-15) are aligned to the City's internal business planning process and will be reviewed annually as part of the City's budget reviews, and its corporate business planning process.

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

1. Maintaining the 'Hills Lifestyle'

The top priority highlighted by participants at the workshops and in the online survey, was maintaining the Gidgegannup "Hills Lifestyle" with managed growth to reflect the area's rural lifestyle. Similarly the top concern of participants was protecting the natural environment from biodiversity loss and agricultural production from increased pressure for subdivision of rural land. The City's Local Rural Planning Strategy provides clarity on the intent of each zone and location. The priority agricultural zoned land is further protected from incompatible land uses and the Landscape zone is intended to specifically preserve the highly valued landscape features. In the States rural policy (SPP2.5), there is the presumption against subdivision of rural land. The City's Local Biodiversity Strategy responds to biodiversity threats and aims to protect, retain and manage the network of natural areas within the City that support the diversity of local indigenous biodiversity in our region for the future. The City is currently undertaking Dieback surveys to inform Dieback treatment works and is investigating the development of a welcome pack for new residents to Gidgegannup, to provide information on local biodiversity threats.

2. Ongoing road improvements

Participants at the workshop were supportive of the ongoing maintenance and upgrades to the road network but raised concerns with the Red Hill dual carriageway and passing lanes along Toodyay Road. The City's Asset Management team undertakes on-going maintenance and upgrades to the road network as required as part of the Local Roads Program and Road Safety Program, with funding assistance from State and Commonwealth Programs such as Roads to Recovery.

Many roads in Gidgegannup are built to a rural standard for local traffic and fire access only. Increases in usage are monitored and upgrades undertaken where required. Capital works planned for Gidgegannup include the Reen Road/Toodyay Road intersection, Stoneville Road and Toodyay Road/Campersic Road. The State Government has recently undertaken works to improve traffic flow and safety along Toodyay Road at Noble Falls and the City will continue to work with the Main Roads design team in the planning of road safety projects.

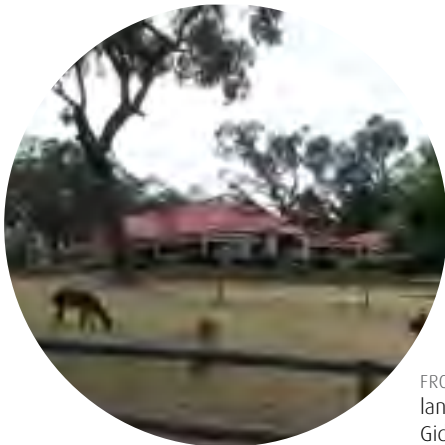


ABOVE: Bells Rapids

3. Managing competing land uses

Gidgegannup residents had concerns with mining activities and the potential impacts on the environment, landscape and road networks in the area. Impacts of mining land uses are managed by State Planning Policy 2.4 and the draft Northeast Sub-regional Planning Framework. Any increase in mining activities will require development approval and issues such as transport movements will be addressed at this stage.

Conflict between rural and residential land uses are mitigated through State Planning Policy 2.5 (SPP2.5), and Development Control Policy 3.4 - Subdivision of rural land (DC3.4). The City of Swan's draft Local Rural Planning Strategy includes Gidgegannup specific objectives to 'rationalise existing rural residential estates, ensuring population and housing growth is directed in a manner which respects the need to preserve the natural environment and rural landscape, rural activities and also enables more efficient provision of facilities and services.' The Strategy designates local priority agricultural precincts to ensure rural land uses are compatible with rural-residential settlement in the vicinity and prohibit the encroachment of non-agricultural land uses.



FROM ABOVE: Rural Residential land use, local road traffic and Gidgegannup Fire Station

4. Improve service provision

A lack of infrastructure including water, and mobile and internet coverage was raised as a concern of Gidgegannup residents.

The majority of the Gidgegannup local area is serviced with on site water and sewer systems as the local area is outside of the operating licence area issued to the Water Corporation. Further negotiations with Economic Regulation Authority (ERA) would be required to facilitate provision of water and sewer services outside Water Corporation's existing licence area. The City supports a town site area that can accommodate future population growth as determined through state level strategies, provided it can be sufficiently connected to a reticulated scheme water and appropriate waste water system.

The rollout of the national broadband network is a Federal funded initiative, but there are concerns that it will be many years before the broadband network will be installed. The City is investigating third party providers for alternative infrastructure provision and is pursuing the issue as an advocacy priority. The City of Swan participated in the Federal Government's Mobile Blackspot program, to assist in the identification of areas where improvements to mobile phone coverage are required.



5. Bushfire preparedness

Participants at the Gidgegannup workshops liked the City's community information sessions on bushfire management and supported further reduction of fire hazards through suitable verge maintenance (including burning and maintenance of overhanging trees along publicly owned roads). The City is preparing a Bushfire Risk Management Plan to guide the existing Bushfire Preparedness Program and Firebreak Notice system. The City will liaise with land owners regarding the City's yearly fire hazard inspection process in areas of high risk and liaise with Department of Fire and Emergency Service with regards to their fire response plans for public land. As part of the Annual Firebreak Program, all City of Swan owned firebreaks are maintained and the City's Verge Management Plan guides the prioritisation of works on verges. The City is investigating the development of a welcome pack for new residents to Gidgegannup, to provide information on bushfire preparedness.



Theme: Governance

Objective – To advocate for the provision of infrastructure and services such as internet and mobile, electricity and water to meet the needs of Gidgegannup residents as the population grows.

Table 11. GOVERNANCE: The Gidgegannup Local Area Plan Strategies and Actions

Key Result Area	Strategic Community Plan (SCP) Strategies	Local Area Planning Actions	Responsibility	Priority	Current Status (As at July 2016)
GOVERNANCE A Sustainable and Capable Council	G1.1 Provide accountable and transparent leadership				
	G1.1.1 Continue to develop policy framework that guides decision making.	1. Ensure that a sense of place and culture and belonging is created through inclusive community interaction and participation. Each Local Area Plan will have its own unique Stakeholder Engagement Management Plan reflecting the existing community and its needs.	Strategic Planning Marketing and Public Relations (MPR) Place Management Lifespan Services	High	On-going Implementation
		2. Align the LAP process and actions to fit within the SCP objectives and strategies.	Strategic Planning Place Management Lifespan Services	High	On-going Implementation
		3. Strengthen the delivery of services through Place. Place Managers to ensure stakeholder groups are registered with the City to enable consultation and advocacy in local areas.	Place Management MPR Lifespan Services Facilities Management (FM) Leisure Services	High	On-going Implementation
	G1.1.2 Integrate planning, resources and reporting.	4. Develop a Resources Plan as part of Local Area Planning. Ensure that Local Area Planning actions are embedded in the City's corporate business planning process for implementation by all Business Units.	Strategic Planning All Business Units	High	On-going Implementation
		5. Ensure the consultation process cycle is completed by advertising the draft Local Area Plan for public viewing and comment.	Strategic Planning	High	On-going Implementation
	G1.1.3 Manage future local government reforms (Coordinate services/planning across local government boundaries).	6. Promote and participate in on-going discussions with neighbouring local government areas, including Shire of Mundaring. Partner with neighbouring local governments to leverage opportunities eg. Gidgegannup as part of the 'Perth Hills'.	All Business Units	High	On-going Implementation

Theme: Governance continued

Key Result Area	Strategic Community Plan (SCP) Strategies	Local Area Planning Actions	Responsibility	Priority	Current Status (As at July 2016)	
GOVERNANCE A Sustainable and Capable Council	G1.2 Promote the City of Swan as a place to live, work and visit					
	G1.2.1 Develop successful and collaborative partnerships.	7.	Liaise closely with developers throughout the planning and development of the local area to ensure high quality liveable outcomes.	Executive Place Management	High	On-going Implementation
		8.	Implement the City's Economic Vision and Strategy. Implement investment attraction actions and distribute and promote prospectus material, including an investor's guide.	Commercial and Economic Development (CED)	High	On-going Implementation
	G1.2.2 Advocate for infrastructure and access to services.	9.	Ensure that each local area has access to services, housing and facilities for the aged.	All Business Units	High	On-going Implementation
		10.	Improve telecommunications and internet infrastructure. The City is actively pursuing NBN installation across the City, and is also lobbying for mobile networks to address black spots.	MPR Executive CED	High	On-going Implementation
	G1.2.3 Promote, advocate and market the City's profile.	11.	Grow local business, support emerging industry sectors and attract new investment to the City of Swan.	CED MPR	High	On-going Implementation
	G2.1 Improve capability and capacity					
	G2.1.1 Strengthen Place based delivery model.	12.	Place Managers to ensure stakeholder groups are registered with the City to enable consultation and advocacy in local areas.	Place Management All Business Units	High	On-going Implementation
	G2.1.2 Improve organisational systems.	Refer to Action 5				
	G2.1.3 Strengthen customer service.	13.	Ensure that a sense of place ownership is created through inclusive community interaction and participation. See Action 1.	Place Management MPR Strategic Planning	High	On-going Implementation
		14.	Promote the online lodgement of development applications on the City of Swan's website. To reduce time and cost constraints to the lodgement and processing of development applications. Develop a business user's guide to planning and development applications.	Statutory Planning	Medium	To Commence
		15.	Continue to adhere to statutory requirements for consultation and decision making, in accordance with Local Planning Scheme No. 17 and Planning and Local Planning Scheme Regulations 2015.	Statutory Planning Strategic Planning	High	On-going Implementation
	G2.1.4 Use resources efficiently and effectively.	Refer to Action 5.				

Theme: Social Environment

Objective - To ensure bushfire preparedness through Community Safety education programs and ongoing maintenance actions by the City.

Table 12. SOCIAL ENVIRONMENT: The Gidgegannup Local Area Plan Strategies and Actions

Key Result Area	Strategic Community Plan (SCP) Strategies	Local Area Planning Actions	Responsibility	Priority	Current Status (As at July 2016)	
SOCIAL Connected, Safe, Inclusive	S1.1 Determine service requirements and delivery options in the areas of aged, youth, families and children					
	S1.1.1 Develop acceptable service levels and service delivery models.	16. Implement the City of Swan Strategy for an Ageing Population.				
		16.1 Expand and evolve the service delivery of intergenerational programs and initiatives including project partners.	Lifespan Services Customer and Library Services (CLS) Leisure Services Community Safety	High	In progress	
		16.2 Review the system of admission and eligibility into Lifespan events and initiatives, for example the Community Care Transport Program.	Lifespan Services CED Place Management Asset Management	Medium	On-going Implementation	
		16.3 Provide facilities within social spaces where seniors can obtain relevant skills training (i.e. use of computers to obtain employment).	CLS Lifespan Services Asset Management FM	High	In progress	
		17. Plan for the delivery of youth services.				
		17.1 Develop a Youth Strategy to guide service provision by the City and external agencies by responding to the needs of young people through inclusive consultation.	Strategic Planning Lifespan Services All Business Units	High	In progress	
		17.2 Develop a Youth Plan to identify specific youth related actions with regard to service provision in the Gidgegannup Local area.	Lifespan Services	High	To commence	
		17.3 Identify projects for implementation and develop project implementation plans to ensure on-going service delivery and infrastructure upgrades.	Lifespan Services Place Management Asset Management	High	To commence	
	S1.1.2 Seek alternative service providers to facilitate appropriate service access such as other agencies, non-government organisations and community group.	18. Continue partnerships with external service providers and explore opportunities for new partnerships.	Lifespan Services Place Management	High	On-going Implementation	

Theme: Social Environment continued

Key Result Area	Strategic Community Plan (SCP) Strategies	Local Area Planning Actions	Responsibility	Priority	Current Status (As at July 2016)	
SOCIAL Connected, Safe, Inclusive	S1.1.3 Strengthen advocacy role on behalf of our community.	19. Provide accessibility for persons with Disabilities. Continue to comply with the Disability Access and Inclusion Plan.	Lifespan Services FM Human Resources (HR) MPR	Medium	On-going Implementation	
	S2.1 Strengthen Place based access and delivery of services					
	S2.1.1 Strengthen advocacy role on behalf of our community.	Refer to Action 3.				
		20. Undertake a service gap analysis in Gidgegannup and investigate delivery of services identified as lacking.	Lifespan Services	High	In progress	
	S2.1.2 Create a sense of place and culture and belonging through inclusive community interaction and participation.	21. Build capacity by working with the community to educate and develop skills.	Lifespan Services Place Management CLS	High	On-going Implementation	
		22. Investigate the development of a 'welcome pack' for residents new to Gidgegannup, to inform on local issues such as waste biodiversity threats and fire.	Place Management MPR	High	In progress	
	S2.1.3 Advocate and continue to strengthen relationships with our diverse cultural community.	23. On-going support for community initiatives and events to promote the inclusion of people from diverse cultural backgrounds in on-going community projects.	Lifespan Services Place Management All Business Units	High	On-going Implementation	
	S2.1 Build a strong sense of community health and safety					
	S2.1.3 Advocate and continue to strengthen relationships with our diverse cultural community.	24. Implementation of the City of Swan's Community Safety Plan. Direct service delivery at place, through local place office.				
		24.1 Ensure effective communication flows between City of Swan front line staff, place based staff and business units working on community safety priorities.	Lifespan Services Community Safety FM	Medium	On-going Implementation	
		24.2 Improve coordination between City of Swan representatives on interagency forums, committees and working groups linked to community safety issues.	Asset Management FM Community Safety	High	On-going Implementation	
		24.3 Improve communication with the Gidgegannup community regarding perceived crime rates.	Community Safety	High	On-going Implementation	

Theme: Social Environment continued

Key Result Area	Strategic Community Plan (SCP) Strategies	Local Area Planning Actions	Responsibility	Priority	Current Status (As at July 2016)
SOCIAL Connected, Safe, Inclusive	S.2.2.1 Facilitate improvement of community safety	25. Implement the Verge Management Plan. Reduce fire hazards and poor sightlines by maintaining road verges.	Community Safety Construction and Maintenance (CM)	High	On-going Implementation
		26. 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 be invited to Gidgegannup Progress Association meetings.	Community Safety Lifespan Services Place Management	High	On-going Implementation

Theme: Economic Environment

Objective - To increase the economic diversity of the Gidgegannup area, both in the town site and rural areas through the expansion of tourism linked to agricultural and the areas natural amenity.

Table 13. ECONOMIC ENVIRONMENT: The Gidgegannup Local Area Plan Strategies and Actions

Key Result Area	Strategic Community Plan (SCP) Strategies	Local Area Planning Actions	Responsibility	Priority	Current Status (As at July 2016)	
ECONOMIC Thriving, Sustainable, Business, Capacity and Growth	E1.1 Attract business and investment opportunities					
	E1.1.1	Identify extent and type of industry growth and address our economic vulnerability.	27. Initiate the Agri-business Strategy. Identify opportunities for agricultural diversification.	CED	High	To Commence
	E1.1.2	Provide prioritised industrial and commercial areas through land use planning.	28. Develop the City's Commercial Centres Strategy.	Strategic Planning	High	In Progress
	E1.1.3	Accelerate the development of future industrial areas.	29. Support the growth and connection to employment nodes such as Midland Strategic Metropolitan Centre and future Bullsbrook industrial areas, to provide employment opportunities for residents in Gidgegannup local area.	Strategic Planning CED	High	On-going implementation
	E1.1.4	Target and attract identified industries to capitalise on the power economy of Western Australia	Refer to Strategy E1.1.1 Action 27.			
	E1.1.5	Strengthen Midland as the economic centre ensuring our community needs are met.	30. Lobby for improved public transport connections to Midland (a Strategic Metropolitan Centre) to improve access to retail, commercial areas, specialised services and employment opportunities.	Strategic Planning MPR Place Management	High	On-going implementation
	E2.1 Actively support and develop local and new business					
	E2.1.1	Lobby for the technological infrastructure necessary to support commercial and business growth.	Refer to Action 10.			
	E2.1.2	Create business and community partnerships.	31. Support of small business and their participation in community events.	CED Lifespan Services	Medium	On-going implementation
			32. Ensure access to education, training and skills development by third parties, meets the requirements of an increasingly diverse Swan.	CED MPR Lifespan Services CLS	High	On-going implementation

Theme: Economic Environment continued

Key Result Area	Strategic Community Plan (SCP) Strategies	Local Area Planning Actions	Responsibility	Priority	Current Status (As at July 2016)	
ECONOMIC Thriving, Sustainable, Business, Capacity and Growth	E2.1.2 Create business and community partnerships.	33. Identify partners in government, non-government and the private sector with an investment interest in the City of Swan. Foster on-going partnerships with business and community (i.e. prospective education investors).	CE MPR	High	On-going Implementation	
	E2.1.3 Review and align land use and infrastructure plans.	34. Investigate suitable commercial nodes along existing and proposed public transport routes, in line with the principals of orderly and proper planning.	Statutory Planning Strategic Planning	High	On-going Implementation	
	E3.1 Strengthen the capacity and integration of the tourism industry					
	E3.1.1 Generate partnerships to actively support visitor growth.	35. On-going support of festivals in the area, encompassing youth, heritage, and traditional events. Promotion of festivals within Gidgegannup local area such as the Small Farm Field Day.	CE MPR Place Management	High	On-going Implementation	
	E3.1.2 Support our heritage tourism hubs for future generations.	36. Implement the City's Tourism Development Strategy.				
		36.1 Improve the trails network.	CE MPR Strategic Planning	High	To Commence	
		36.2 Investigate local marketing opportunities to develop the Gidgegannup product.	CE MPR Strategic Planning	High	To Commence	

Theme: Natural Environment

Objective - To preserve the 'hills lifestyle' by protecting the natural environment and agricultural production from unsustainable and competing land uses.

Table 14. NATURAL ENVIRONMENT: The Gidgegannup Local Area Plan Strategies and Actions

Key Result Area	Strategic Community Plan (SCP) Strategies	Local Area Planning Actions	Responsibility	Priority	Current Status (As at July 2016)	
NATURAL ENVIRONMENT Environmentally Sustainable Leadership and Stewardship	N1.1 Mitigate City's carbon footprint, reducing waste and greenhouse gas production					
	N1.1.1 Effectively manage resource consumption, including water, energy and non-renewable resources.	37. Implement the City's Sustainable Environment Strategy. Deliver sustainability workshops (incl. Thinking Green), community awareness programs for reduction of water and energy use, community education regarding waste minimisation and recycling, climate change causes and impacts, and best practice environmental management workshops.	Strategic Planning	High	On-going Implementation	
		38. Encourage Water Sensitive Urban Design principles through assessment of District, Local and Urban Water Management Strategies.	Asset Management Strategic Planning	High	On-going Implementation	
	N1.1.2 Reduce waste through reduction, re-use and recycling of waste products.	Refer to Action 37. Engage and educate residents and the business community on the benefits of waste minimisation and recycling to the community.				
	N1.1.3 Preserve and protect air quality.	39. Implement the City's Sustainability Environment Strategy. On-going monitoring and response to complaints about air quality.	HBS	Medium	On-going Implementation	
	N1.2 Adapt to the effects of climate change					
	N1.2.1 Minimise the impact of extreme weather conditions through emergency management planning	40. Manage fire risk through collaboration with residents and agencies.				
		40.1 Liaise with land owners regarding the City's yearly fire hazard inspection process in areas of high risk.	Community Safety	High	To commence	
		40.2 Liaise with DFES with regards to their fire response plans for public land.	Community Safety	High	To commence	
		40.3 Ensure that bushfire hazards are properly considered in planning decisions.	Statutory Planning Strategic Planning	High	On-going Implementation	
Refer to Action 37.						

Theme: Natural Environment continued

Key Result Area	Strategic Community Plan (SCP) Strategies	Local Area Planning Actions	Responsibility	Priority	Current Status (As at July 2016)
NATURAL ENVIRONMENT Environmentally Sustainable Leadership and Stewardship	N1.2.2 Implement Policy changes through planning, building, land management and infrastructure.	Refer to Action N1.2.1			
	N2.1 Preserve and protect local ecology and biodiversity of natural ecosystems				
	N2.1.1 Conserve open spaces, natural vegetation and bushland.	41. Implement actions of the Local Biodiversity Strategy. Preserve remnant vegetation, encourage re-vegetation of cleared areas, reduce soil and water degradation.	Asset Management Strategic Planning Statutory Planning CM	Medium	On-going Implementation
		42. Provide support for rehabilitation and community planting days. Encourage community use of public open spaces and natural reserves.	Asset Management Strategic Planning CM	High	On-going Implementation
		43. Discourage the clearing and degradation of bush land and associated loss of biodiversity through advocacy in Strategic and Statutory Planning, in line with the Biodiversity Strategy	Strategic Planning Statutory Planning	High	On-going Implementation
		44. Encourage environmental leadership within local communities.			
		44.1 Support and encourage planting of street trees using the free street tree program.	Place Management Strategic Planning Asset Management	High	On-going Implementation
		44.2 Raise awareness with local communities that the free street trees program exists.	Place Management Strategic Planning MPR Asset Management	High	On-going Implementation
44.3 Encourage environmental action groups to take ownership of natural spaces.		CM Strategic Planning	High	On-going Implementation	

Theme: Natural Environment continued

Key Result Area	Strategic Community Plan (SCP) Strategies	Local Area Planning Actions	Responsibility	Priority	Current Status (As at July 2016)
NATURAL ENVIRONMENT Environmentally Sustainable Leadership and Stewardship	N2.2 Reduce adverse impacts on biodiversity				
	N2.2.1 Protect waterways through appropriate land management practices.	Refer to Action 37.			
		45. Investigate the application of alternative water supply measures. Investigate aspects such as storm water harvesting and grey/water recycling in future urban developments through case studies to inform local projects.	Strategic Planning CM Asset Management	Medium	On-going Implementation
N2.2.2 Implement 'best practice' in Management of ground and surface water.	Refer to Action N1.2.1.				

Theme: Built Environment

Objective - To manage development pressures and ensure improvements in road infrastructure through on-going maintenance, road upgrades and lobbying of the State Government to expedite major road projects.

Table 15. BUILT ENVIRONMENT: The Gidgegannup Local Area Plan Strategies and Actions

Key Result Area	Strategic Community Plan (SCP) Strategies	Local Area Planning Actions	Responsibility	Priority	Current Status (As at July 2016)
BUILT ENVIRONMENT Diverse, Connected, Sustainable Places	B1.1 Facilitate and integrate housing options, local services, employment and recreational spaces				
	B1.1.1 Facilitate diverse, inclusive, housing options.	46. Lobby and explore incentives for the construction of housing suitable for senior persons including homes that meet universal design criteria, retirement villages and senior public housing, and lobby for their construction in line with the WHO Global Aged Care Friendly City Guide.	Place Management Lifespan Services FM Strategic Planning MPR Executive	High	On-going Implementation
		47. Investigate and apply suitable assessment tools and performance measures to the structure planning and subdivision approval processes to encourage minimum standards of: - solar orientation; - walkability and pedestrian infrastructure provisions; - cycle infrastructure provision; - access to public transport; - natural shading; - energy self-sufficiency in new settlements; and - housing density.	Strategic Planning Statutory Planning	High	To commence
	B1.1.2 Align land use and infrastructure planning.	48. Undertake Scheme amendments as required. Seek approval from WAPC on all relevant Scheme Amendments pertaining to the Gidgegannup local area.	Statutory Planning Strategic Planning	High	On-going Implementation
		49. Ensure Development Contribution Areas and Plans are adopted and implemented as appropriate.	Statutory Planning Strategic Planning Finance Asset Management	High	On-going Implementation
	B1.1.3 Provide commercial and industrial land aligned to economic need and growth.	50. Provide appropriate zoning for commercial needs within the Gidgegannup local area, through assessment of appropriate applications for scheme amendments, additional uses, or development assessments.	Statutory Planning Strategic Planning	High	On-going Implementation
B1.1.4 Provide appropriate open space to recreate and connect.	51. Develop and implement the Gidgegannup Community Infrastructure Plan.	Asset Management Project Management Leisure Services Statutory Planning	High	In progress	

Theme: Built Environment continued

Key Result Area	Strategic Community Plan (SCP) Strategies	Local Area Planning Actions	Responsibility	Priority	Current Status (As at July 2016)	
BUILT ENVIRONMENT Diverse, Connected, Sustainable Places	B1.1.4 Provide appropriate open space to recreate and connect.	52. Adopt the City of Swan's draft Public Open Space and Community Facilities Strategy (POSCFS).				
		52.1 Ensure that public open space is created and maintained to protect and enhance natural assets.	Asset Management Strategic Planning Statutory Planning	High	On-going Implementation	
		52.2 Ensure that facilities within public open space are delivered and maintained to acceptable standards.	Asset Management Statutory Planning CM FM	High	On-going Implementation	
	B1.2 Build a sense of place through open spaces					
	B1.2.1 Create and align Place Land Use Plans	53. Develop and implement actions contained in the Gidgegannup Local Area Plan. Align local area planning actions with land use plans, such as the Urban Housing Strategy, where local issues are identified and actions formulated to address specific issues.	Strategic Planning	High	In progress	
		54. Use Statutory Tools to Create Attractive Places. Use conditions attached to planning permissions to require landscaping that compliments approved design where appropriate.	Asset Management Statutory Planning	High	On-going Implementation	
		55. Implement the City's Local Rural Planning Strategy (Policies).	Strategic Planning	High	To commence	
	B2.1 Manage current and future assets and infrastructure					
	B2.1.1 Continue to improve asset management practices.	56. Asset management improvement. On-going renewal of City owned facilities and infrastructure.	Asset Management Facilities Management	High	On-going Implementation	
		57. Support major road upgrades in the surrounding area, such as the creation of Northlink, the extension of Henley Brook Avenue and Lord Street, and upgrades to Reid Highway, Perth - Adelaide Highway and Roe Highway.	Executive Strategic Planning Asset Management Project Management	High	To commence	
58. Assess and monitor safety concerns and determine project priority in the 5 year plan if warranted.		Asset Management	High	To commence		
B2.1.2 Maintain and protect heritage.	59. Ensure that heritage is properly considered in the development and redevelopment process including decision making frameworks	All Business Units Statutory Planning	Medium	On-going Implementation		

Theme: Built Environment continued

Key Result Area	Strategic Community Plan (SCP) Strategies	Local Area Planning Actions	Responsibility	Priority	Current Status (As at July 2016)	
BUILT ENVIRONMENT Diverse, Connected, Sustainable Places	B3.1 Advocate and provide alternative transport					
	B3.1.1 Lobby and advocate for public transport.	60.	Implement the recommendations of the City's Transport Strategy. Lobby for recommended public transport improvements from the Transport Strategy.	Strategic Planning MPR	High	On-going Implementation
		61.	Support consideration of public transport when the population becomes sustainable for a service.	Strategic Planning	Medium	To commence
	B3.1.2 Provide bicycle and pedestrian connections.	62.	Investigate the provision of improved trail network in the Gidgegannup area.	Strategic Planning CED Asset Management	Medium	To commence

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