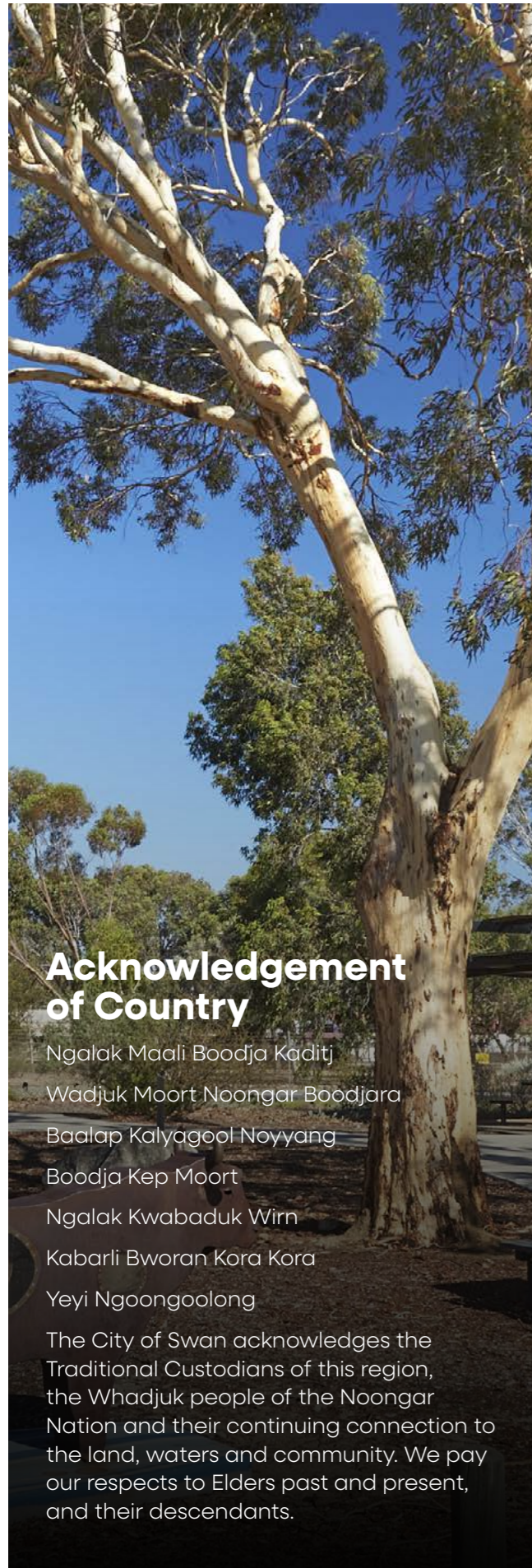




# Bullsbrook Local Area Plan

July 2024



## Acknowledgement of Country

Ngalak Maali Boodja Kaditj  
 Wadjuk Moort Noongar Boodjara  
 Baalap Kalyagool Noyyang  
 Boodja Kep Moort  
 Ngalak Kwabaduk Wirn  
 Kabarli Bworan Kora Kora  
 Yeyi Ngoongoolong

The City of Swan acknowledges the Traditional Custodians of this region, the Whadjuk people of the Noongar Nation and their continuing connection to the land, waters and community. We pay our respects to Elders past and present, and their descendants.

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## A message from the Mayor

The City of Swan is a vast local government 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 community members working with the City to identify the issues affecting their community and to produce a plan that provides solutions to address those priorities in line with the area's unique character. The Local Area Plan (LAP) is 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 contributions of community members and other stakeholders in developing the Bullsbrook LAP.

**Mayor Tanya Richardson**  
 Mayor, City of Swan

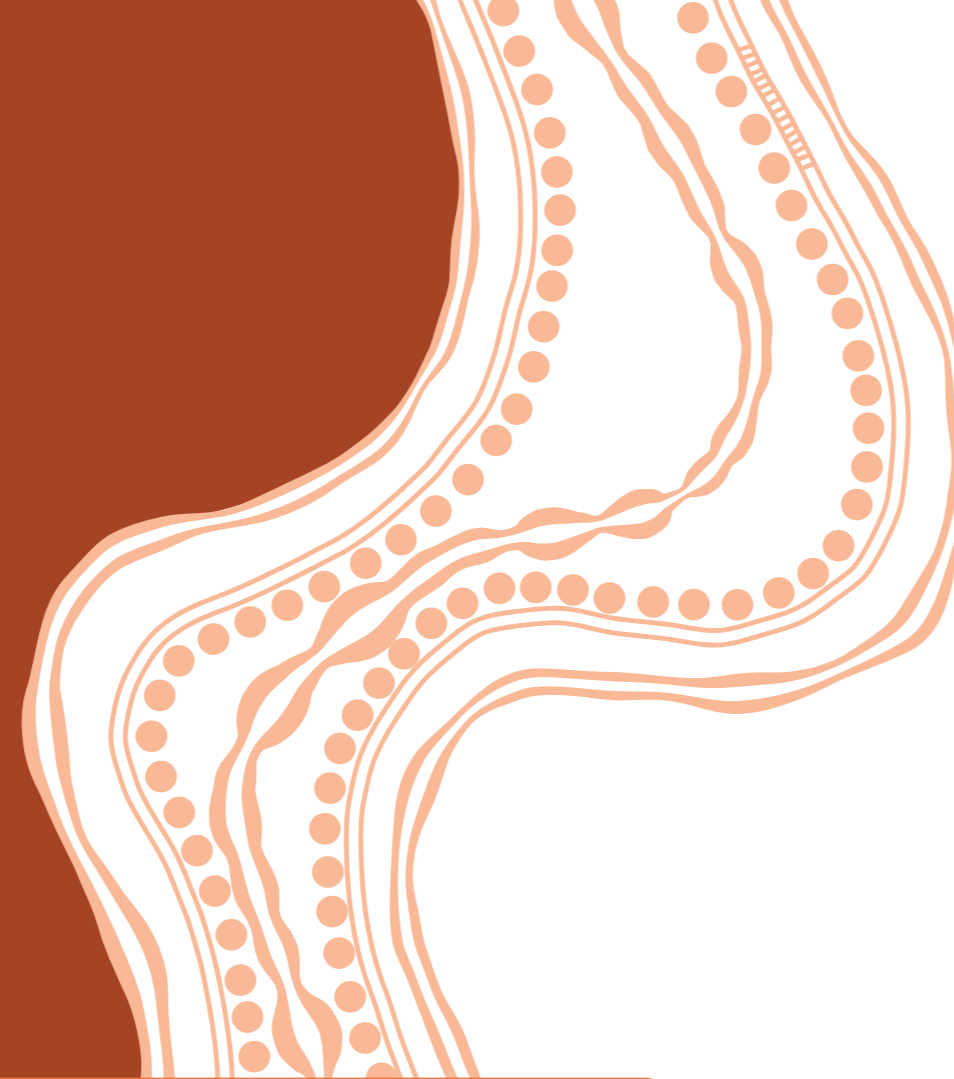
# Introduction

Local Area Plans (LAPs) provide the opportunity to recognise the unique character and needs of our diverse communities. They focus on planning for the management of future growth as well as providing community services.

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.

The priorities are established through the community engagement conducted with the local community. Outcomes of the LAPs, importantly, also provide feedback to the LPS and the SCP.

The LAPs comprise of a community engagement background report, the community engagement summary and the LAP that identifies the community's top priorities.



# Bullsbrook Local Area

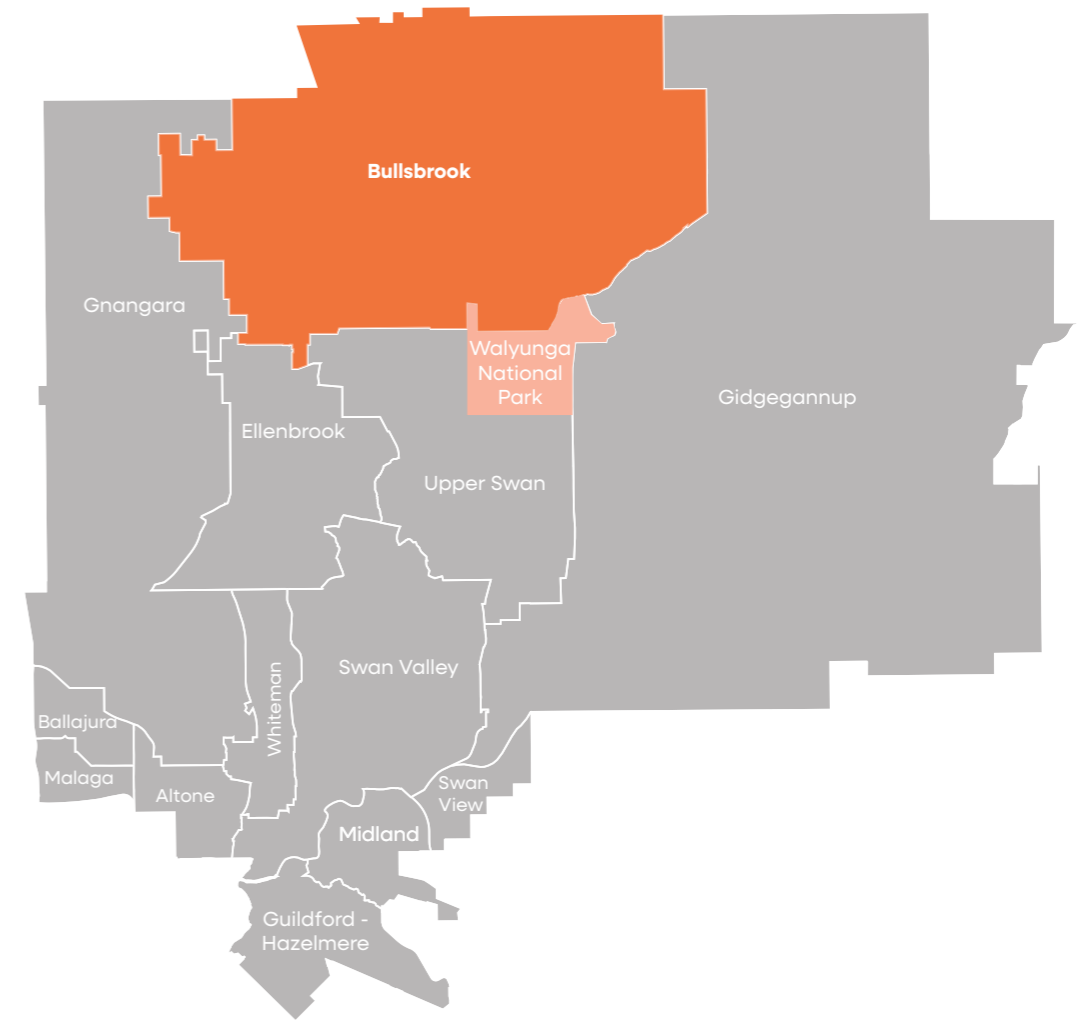


Figure 2: Local areas within the City of Swan

Bullsbrook local area is located 35km north of the Perth CBD, on the northeast fringe of the Perth metropolitan area. The local area is bound by the Shire of Chittering in the north, the Gidgegannup local area and Walyunga National Park to the east, Maralla Road to the south, and Gnangara, Melaleuca and Muchea south road to the west. The Bullsbrook local area encompasses the majority of the locality of Bullsbrook

Bullsbrook is located on the fringe of the Perth metropolitan area and is therefore placed as a gateway to the north of the state and to the Wheatbelt.

Major features and attractions of the Bullsbrook local area include:

- RAAF Base Pearce
- Chequers Golf Club
- Bullsbrook Nature Reserve
- Pickett Park
- Avon Valley National Park
- Bullsbrook Museum
- Walyunga National Park
- Outback Splash

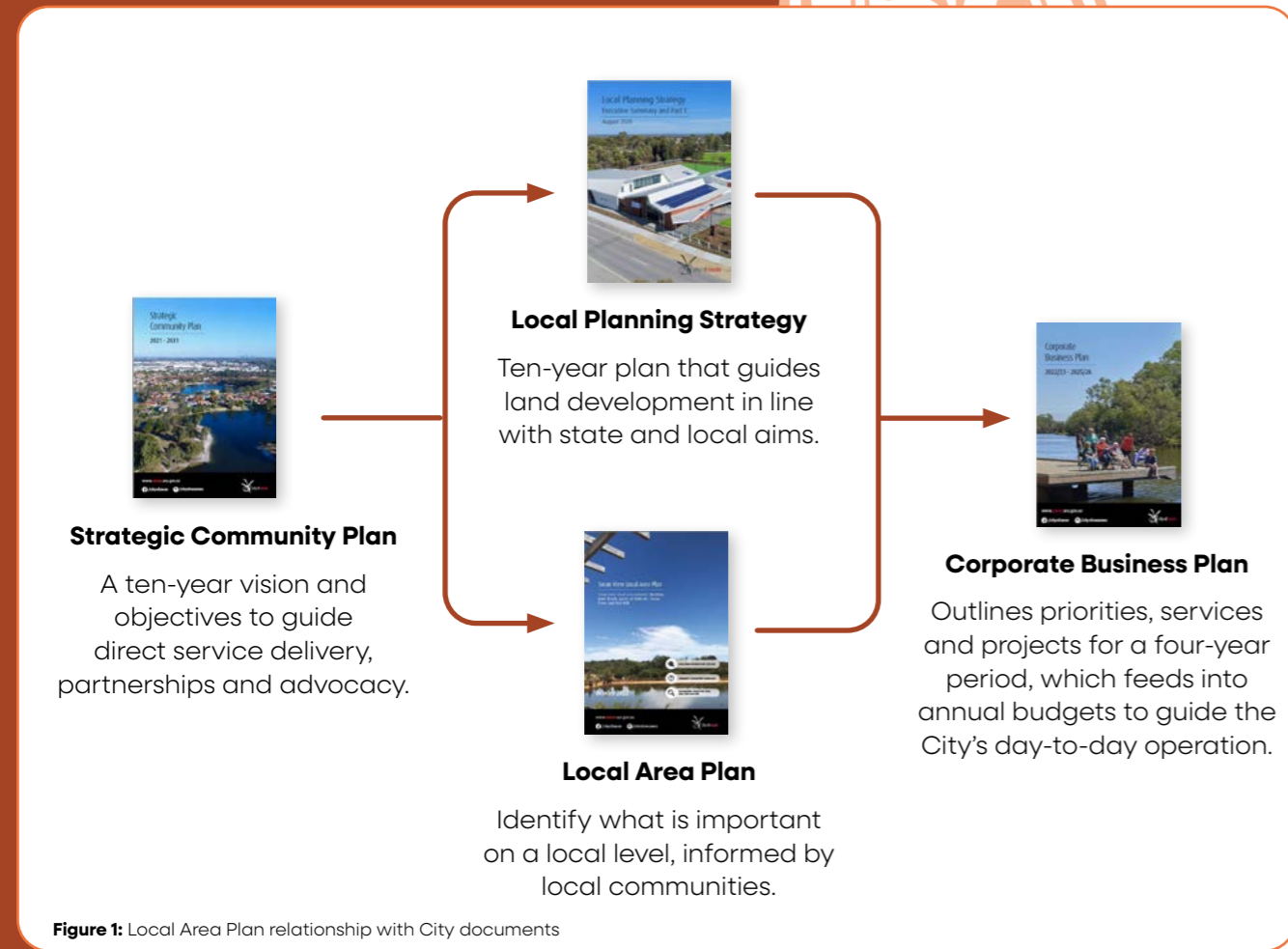


Figure 1: Local Area Plan relationship with City documents

# History



The south west of Western Australia has been inhabited by Noongar Aboriginal people for over 40,000 years. Walyunga National Park contains the largest known Aboriginal campsite in Perth and was still in use in the late 19th century.



**1827**

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



**1840**

First titles were granted in the Bullsbrook area. Swan location 91 assigned to George Fletcher Moore. Swan Location 91 totalled 6,000 acres and was largely used for sheep and cattle grazing.



**1852**

Upper Swan Bridge was constructed in 1852 and opened up the northern districts. It resulted in the construction of inns along the northern road (now Great Northern Highway).

**1890s**

**1890s**

Construction of the Midland Railway line and West Bullsbrook railway siding. It drew passenger and produce transport away from Great Northern Highway and saw the development of the small townsite of West Bullsbrook.



**1895**

Acquisition of blocks in West Bullsbrook for market gardens. The area became a food bowl for the production of strawberries, potatoes, grapes, raisins and soft fruits.

Between 1890 and 1920, limestone mining and kilns were established near West Bullsbrook Siding.

**1901**

The original (West) Bullsbrook School was built at the cost of around £297 pounds.

**1904**

West Bullsbrook Hall, Ben Turner's shop and post office were opened.

**1909**

Wattle Bark Park was established.



**1935**

Establishment of RAAF Base Pearce and formalisation of Bullsbrook townsite. East Bullsbrook became an important commercial centre. The Defence Force purchased land on the other side of the now Great Northern Highway to build housing for married staff and the townsite of Bullsbrook was formalised.

**1939**

RAAF Base Pearce was officially opened.

**1952**

Bullsbrook District High School was opened (now Bullsbrook College).

Bullsbrook Returned and Services League Hall was built.

**1970**

If you're interested in learning more about Bullsbrook's history and seeing a fascinating installation depicting what life was like from the 1890s to the present day, including Moondyne Joe's story, be sure to visit the Bullsbrook Museum. It is located at **22 Turner Road, Bullsbrook**.



**2016**

West Bullsbrook Hall repurposed as the Bullsbrook Museum. The museum officially opened in 2016.



# Bullsbrook at a glance

## Population statistics



Estimated resident population in 2022

**6,030** 40% townsite  
60% rural

## Demographics



Young workforce

**+1.6%**

The young workforce has seen the highest growth since 2016 at +1.6 per cent

## Dwellings



**78%**

purchasing or fully owning their home in 2021

## Employment



**68%**

of working residents within Bullsbrook travelled to work in a private car in 2021



**2.1%**

Aboriginal and Torres Strait Islander population



Couples with children

**35%**

Between 2011 and 2021, the number of households with children increased by **168 households**



older workers and pre-retirees

**14.8%**

## Dwelling type

- Separate housing (98.9%)
- Medium density (0.3%)
- Other (0.8%)



## Top three employment sectors



**12.1%**  
Construction



**9.6%**  
Mining



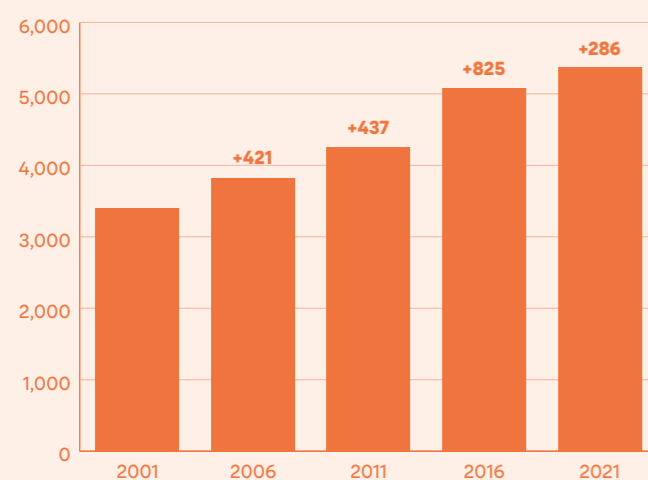
**8.5%**  
Health care and social assistance



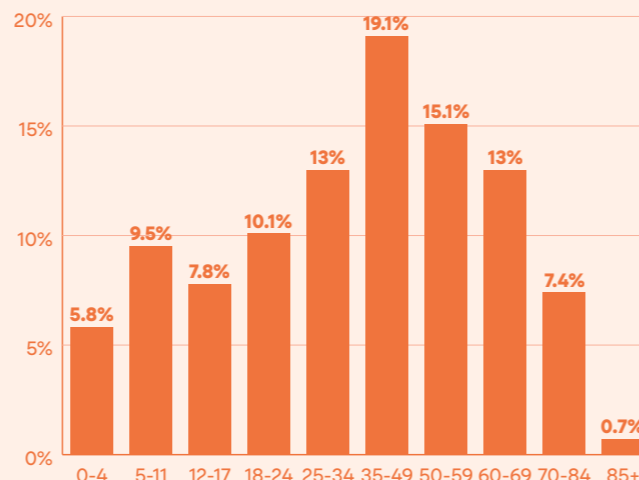
**1 in 5**

residents born overseas

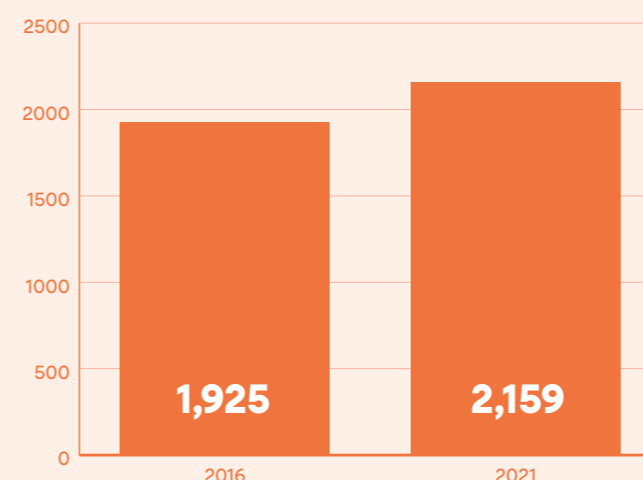
## Population growth



## Change in age structure (2016-2021)



## Number of dwellings



The size of Bullsbrook's labour force in 2021 was 3,007, of which 868 were employed part-time and 1,799 were full-time workers.

There were more technicians and trades workers in Bullsbrook in 2021 than any other occupation.



Wally Jones Park, Crn Chittering Road and Great Northern Hwy, Bullsbrook

# State influence. Land use. Frameworks

Perth is a growing city, with an expected population of 3.5 million by 2050. To manage population growth, the State Government has developed a plan to identify the future footprint of the Perth and Peel regions including identifying land for residential, commercial and industrial development, and how to best to use proposed and existing social, community and physical infrastructure.

This plan divides the Perth and Peel region into five sub-regions.

The City of Swan, the City of Kalamunda and the Shire of Mundaring form the North-East Sub-Region.

The Western Australian Planning Commission's (WAPC) North East Sub Regional Planning Framework (NESRPF) identifies where the City of Swan will need to accommodate 60 per cent of the sub-region's population by 2050 to accommodate the projected population growth.

Through land use zoning, the State Government has identified areas in the City where different types of development could occur to accommodate the required growth. The NESRPF provides strategic guidance to government agencies and local governments on all aspects of land use and infrastructure provision in the north-east sub-region.

The City's Local Planning Scheme and Local Planning Strategy align with the urban footprint

outlined in the NESRPF. These documents aim to translate the direction of the NESRPF into the local context of the City.

The NESRPF identifies Bullsbrook as a location suitable for significant industrial and residential townsite expansion which, if realised, will establish an economic trade cluster along the existing freight transport network, essential to the employment of residents

The residential expansion of the townsite is linked to the potential to elevate Bullsbrook to a district town centre. Due to development occurring both inside and outside of Bullsbrook, there will be a significant increase in services, job opportunities and traffic volumes. Industrial, commercial and residential growth are subject to further planning to determine their long-term suitability.

Figure 3 displays the land use zoning of the NESRPF that will impact the Bullsbrook area.

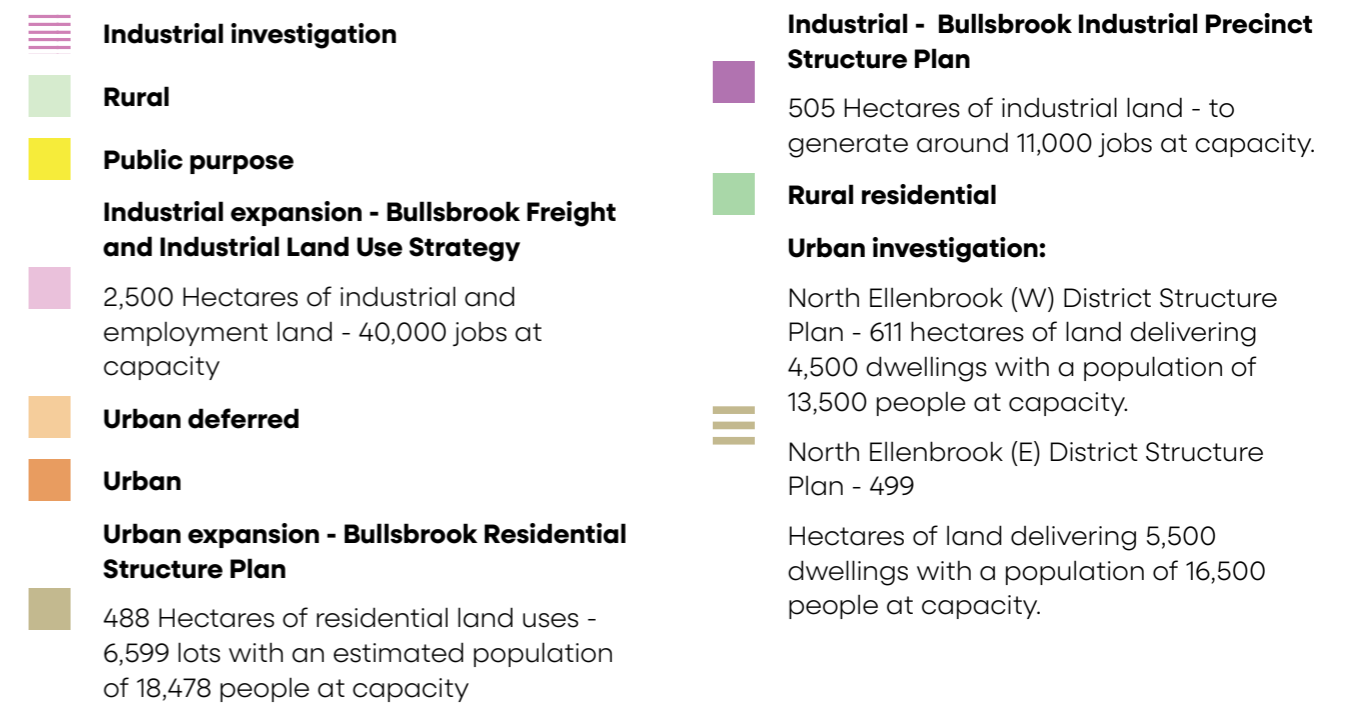
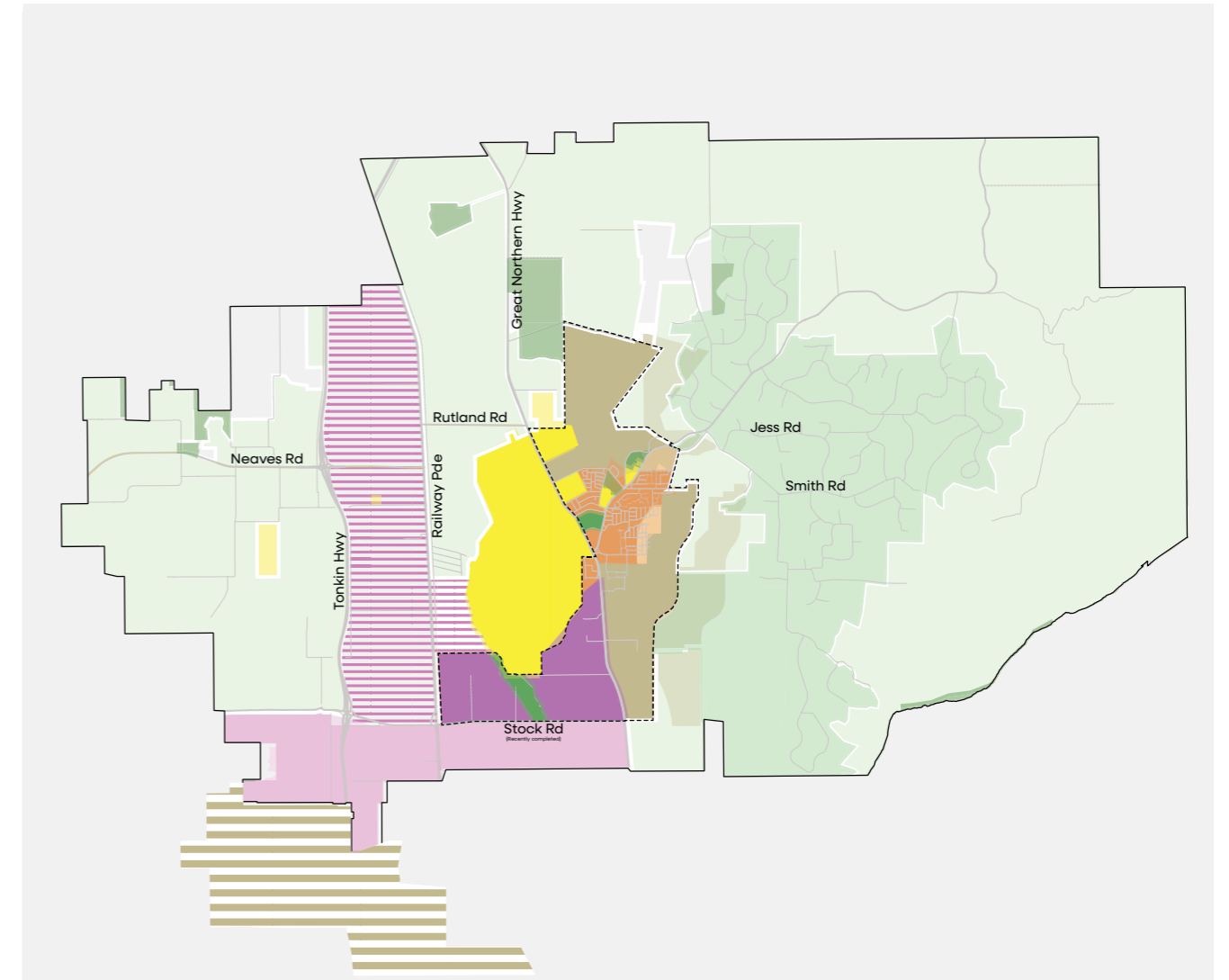


Figure 3: Land use zoning of the NESRPF that will impact the Bullsbrook area.

# Community, place identity and character

## Strong and connected community

The Bullsbrook community is an example of a close, supportive community with a shared history spanning decades. People of all ages in the community are highly engaged and have strong connections to their past and their area. This is evident in the many social events and activity groups that bring community members together, including Christmas celebrations and Movies in the Park. The Ethel Warren Community Centre, Pickett Park, and Bullsbrook Library are central to the community's social life. The community's strong support is shown by the high rate of volunteering in the area (14 per cent compared to 12 per cent for the City of Swan), including the volunteer fire and emergency service, community kindergarten, ambulance services, and a local community garden.

Here's a snapshot of the active community groups:

- Bullseye Youth Committee
- Bullsbrook Residents and Ratepayers Association
- Bullsbrook Community and Sports Association
- Bullsbrook & Districts Returned and Services League
- Bullsbrook Landcare Group
- Bullsbrook Museum
- Bullsbrook Toy Library

## Unique character, enriched by history and landscape

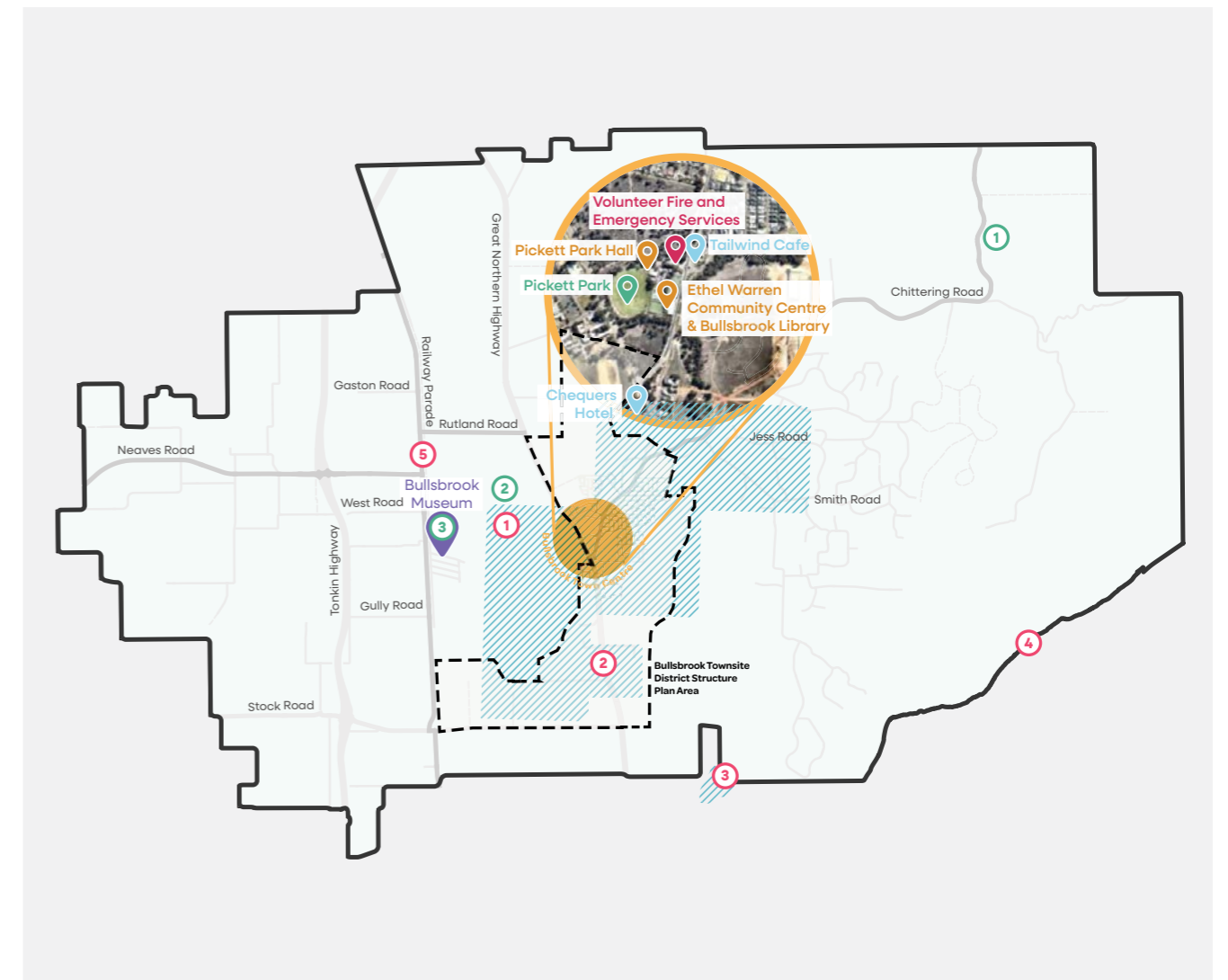
Bullsbrook is a town with a long history of over 130 years. Each period has made its own impact on the town, from its early days as a farming community to the development of the military base at RAAF Pearce. Nowadays, the area has a mix of semi-rural living famous for its connection to hills and bushland. The West Bullsbrook townsite, rural residential development, and the growing Bullsbrook townsite all show the town's history while connecting it to the present through the distinct design of houses and streets.

Bullsbrook is undergoing a new phase in its history, with plans to accommodate its growing community. These plans are guided by the Bullsbrook Townsite District Structure Plan, which was adopted in 2018. The plan has released 488 hectares of residential land for development and includes the construction of a high school and three primary schools. Additionally, over 60 hectares of public open space will be created. The objective of the plan is to generate more than 9,000 new jobs in the area.

## Changing demographics

Bullsbrook town is currently undergoing a transformational phase that is bringing about significant changes to the local community. Since 2016, the area has experienced an increase in the number of households with children, with over 160 such households now calling Bullsbrook home. Additionally, the young workforce is now the fastest-growing demographic group in the area.

These changes are notable in a community that, until recently, had been small and stable, with many residents entering retirement. As a result of these changes, there is a growing demand for services in the area, including sports clubs and community services. Residents also actively participate in Ellenbrook sporting groups. The City's Community Care program offers a range of services to Bullsbrook's aging population, such as transportation, social clubs and outings, domestic assistance, shopping support, and in-home respite.



### European heritage

- 1 Chittering Park Homestead
- 2 RAAF Base Pearce
- 3 West Bullsbrook Hall (now known as Bullsbrook Museum)

### Aboriginal heritage

- 1 Ki-it Monger Brook
- 2 South Bullsbrook artefacts scatter
- 3 Dockey Jones Gully Artefacts scatter/quarry
- 4 Avon River
- 5 Bingham Road Creek artefacts scatter

Figure 4: Bullsbrook local area's community infrastructure and heritage sites

Auspire Active Citizen award





# Natural environment, its management and protection

## Connection to natural environment

Living in the Bullsbrook area provides a unique experience due to its proximity to prominent, regionally significant natural areas. These include the Darling Scarp, Walunga National Park, Avon Valley National Park, and Melaleuca Park (State Forest). Additionally, the area contains several Bush Forever sites, such as Chequers Bushland, Pickett Park, Burley Park, Jess Road, Meadowbrook Ramble, Bullsbrook Bridle Trail, and Smith/Chittering Road Bushland.

Together, these reserves create a robust environmental network, that accommodates many important natural communities, including a Threatened Ecological Community defined by the groups of plants and small animals that live in tumulus (organic mound) springs on the Swan Coastal Plain.

## Landscape shaped by water

The Bullsbrook area is home to several significant rivers, brooks, and tributaries, including Ellen Brook, Brockman River, and the Avon River on the local area boundary. The Bullsbrook local area is comprised of four different catchment areas: Ellen Brook, East Bullsbrook, Marda Brook, and Lower Avon.

The prominence and sensitivity of the landscape, due to its extensive water systems, make it highly susceptible to water contamination from general run-off and land

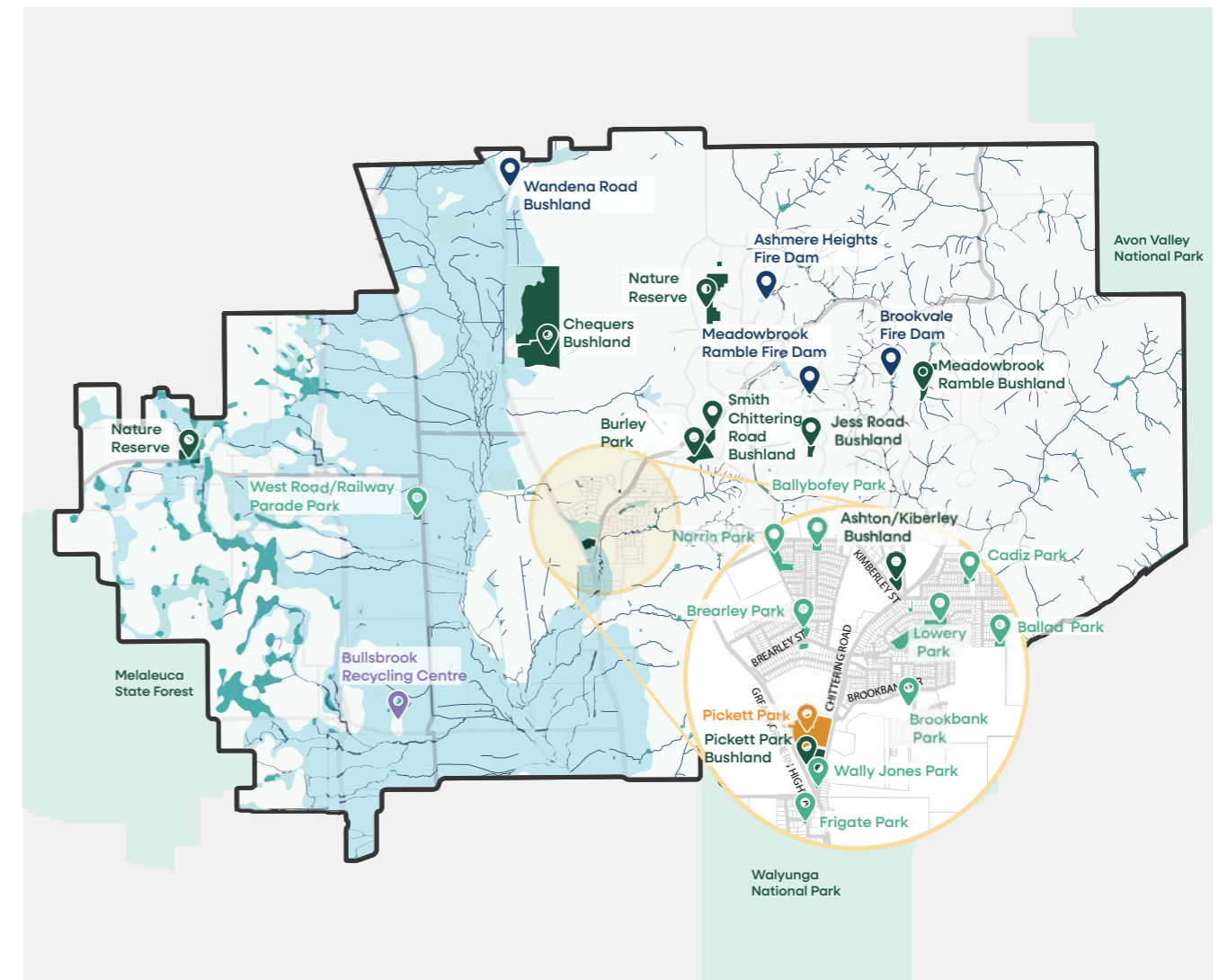
use activities in the area. This includes RAAF Base Pearce training, which has led to the presence of per- and poly-fluoroalkyl substances (PFAS) in Bullsbrook water systems.

In November 2018, a PFAS Management Area Plan was published, which outlines remedial works and other management actions to mitigate the potential risks associated with PFAS. For more information about the remedial works in Bullsbrook, visit the [DFES website](#).

## Community involvement and advocacy

The local community of Bullsbrook is well-known for its commitment to protecting and preserving the natural environment in the surrounding region. The community takes pride in continuously participating and advocating for the maintenance of the health of local ecosystems. This commitment is reflected in the efforts of the Ellen Brockman Catchment Group, Friends of Bullsbrook Recycling Centre and the North Swan Landcare Group.

As the area continues to grow and expand residentially and industrially, it is crucial that the local community and businesses actively advocate for the natural environment. The community's strong advocacy, ownership, and proactive participation will be essential in ensuring that the natural environment is integrated into future development plans in the area through innovative and sustainable design choices.



- **Wetlands (multiple use)**
- **Conservation wetlands**
- **Streams**
- 📍 **Passive reserves**  
suitable for walks, cycling, etc.
- 📍 **Active reserves**  
suitable for playing sports
- 📍 **Nature and bushland reserves**  
suitable for walks
- 📍 **Foreshore reserves**  
suitable for walks

Figure 5: Bullsbrook local area's natural environment: key natural assets, parks and reserves

# Local economy, attraction and investment

## Diverse economic base

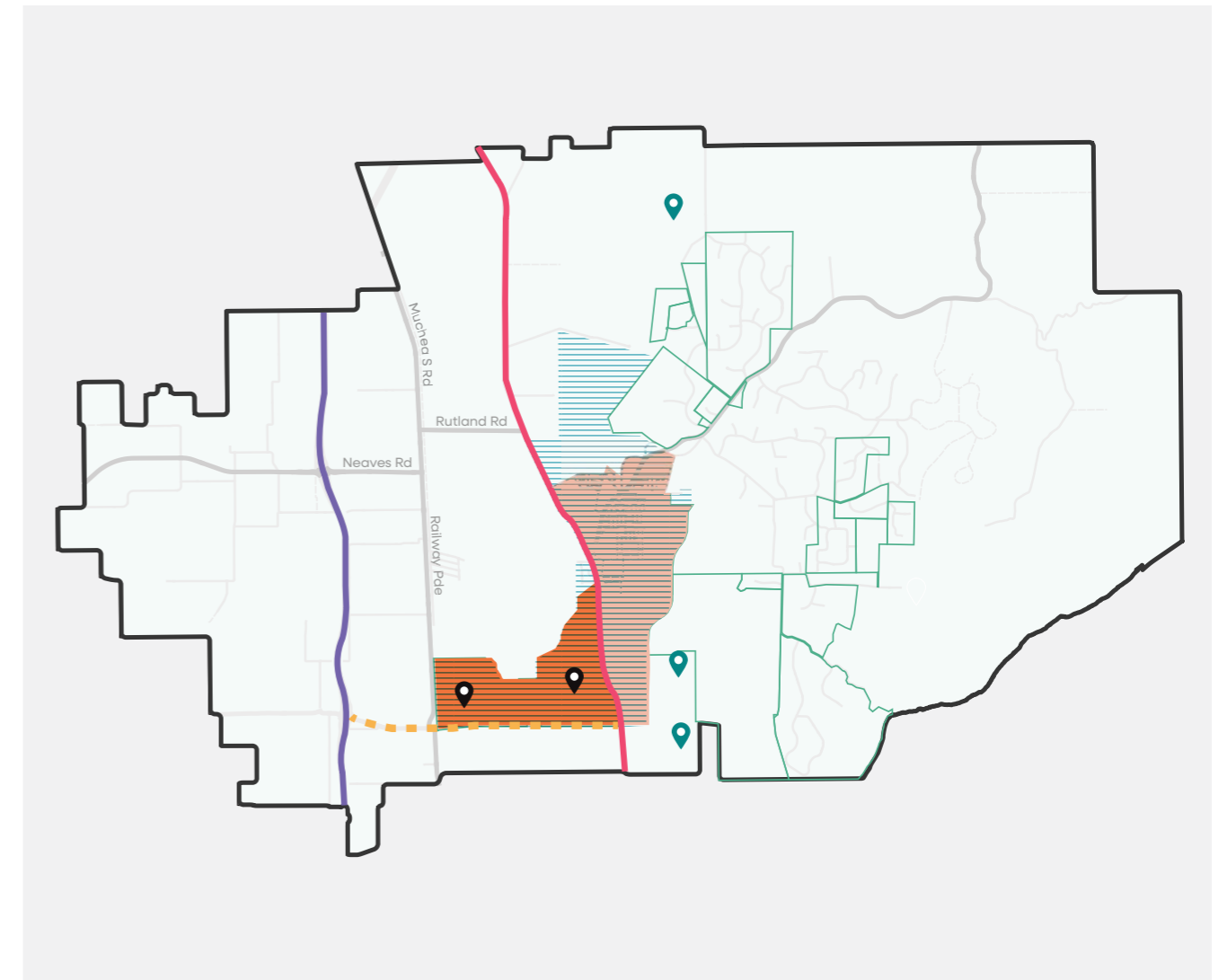
Historically a rural suburb, Bullsbrook is now experiencing a rapid diversification and expansion of land uses, in particular, industrial. The City's Bullsbrook Townsite District Structure Plan and Rural Planning Strategy facilitates further industrial, commercial and residential growth. The estimated population increase is around 8,703 people by 2027, 13,018 by 2032 and 24,967 by 2042.

The upgrade in infrastructure necessary to facilitate this industrial and residential development is being coordinated through development contribution plans which will aid in pooling resources to increase community infrastructure for the Bullsbrook community.

## Movement and infrastructure

Bullsbrook is considered the future northern gateway due to its prime location on Great Northern Highway, a major freight route servicing the Wheatbelt, Geraldton and other northern regions. The recent extension of Tonkin Highway has incorporated Bullsbrook into the Perth freight network and redirected heavy truck movements away from the townsite. There are state plans to include Bullsbrook as an intermodal hub and support industrial growth.

The new Stock Road extension, which links Bullsbrook to Tonkin Highway will facilitate the development of the 2,500 hectares of industrial investigation land to the north and the future development of the Bullsbrook industrial area.












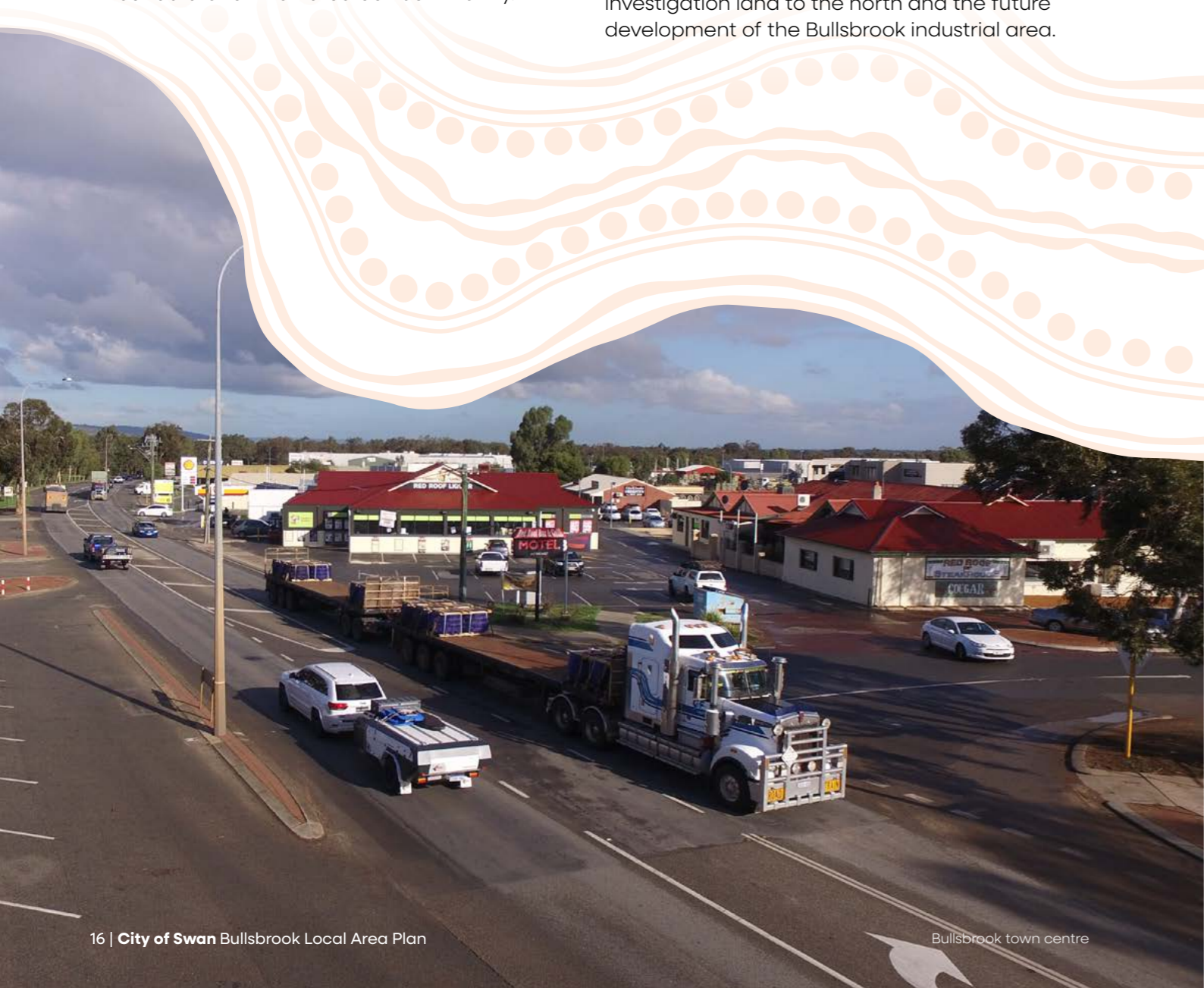
-  **District Structure Plan**  
Industrial, commercial and residential
-  **Structure plans**  
Residential Structure
-  **Industrial zoned land**
-  **Extractive industries**
-  **DCP 4 Boundary**  
South Bullsbrook Industrial
-  **DCP 7 Boundary**  
Bullsbrook Residential Townsite
-  **Great Northern Highway**
-  **Tonkin Highway**
-  **New Stock Road Extension**  
Improved industrial and residential connectivity

Figure 6: Economic Growth of Bullsbrook



# Action. Process. Strategy

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

Local area plans sit within a framework of strategic and statutory instruments produced by the Western Australian Planning Commission at the regional level, and local strategic and statutory instruments produced by the City. The local area plan aligns with the City's local planning framework of policies, strategies and structure plans.

## State planning policies

**SPP 2 – Environment and Natural Resources** – aims to guide environment and natural resource management to protect and enhance the natural environment and promote sustainable development.

**SPP2.4 – Basic Raw Materials** – guides considerations to be made concerning zoning, subdivision and development applications for, or nearby, extractive industry sites. The aim of this document is to avoid a conflict of incompatible land uses.

**SPP2.5 – Land Use Planning in Rural Areas** – aims to protect rural land from incompatible uses and ensure regional development through the provision of ongoing economic opportunities on rural land.

## Regional planning

**Metropolitan Region Scheme** – sets a broad state-wide land use zoning of the land for the Perth Metropolitan Region. Local Planning Schemes are required to be consistent with this document.

**North East Sub-Regional Planning Framework** – determines the State's vision for the area and provides for the short-, medium- and long-term planning of land uses and infrastructure to guide the growth of the Perth and Peel region. This framework, along with three others, was prepared for the outer sub-regions of Perth and Peel as part of the Perth and Peel @ 3.5 Million document.

## Local planning policies

**Local Planning Scheme No. 17** – sets out the land use zones, uses permitted within those zones and the requirements for development of land.

**Local Planning Strategy** – sets out a strategic plan for the entire City of Swan. The Bullsbrook area is divided into several land uses such as residential, industrial and rural. This document also acknowledges the growth potential of this area, issues its facing as development occurs and how the City can respond.

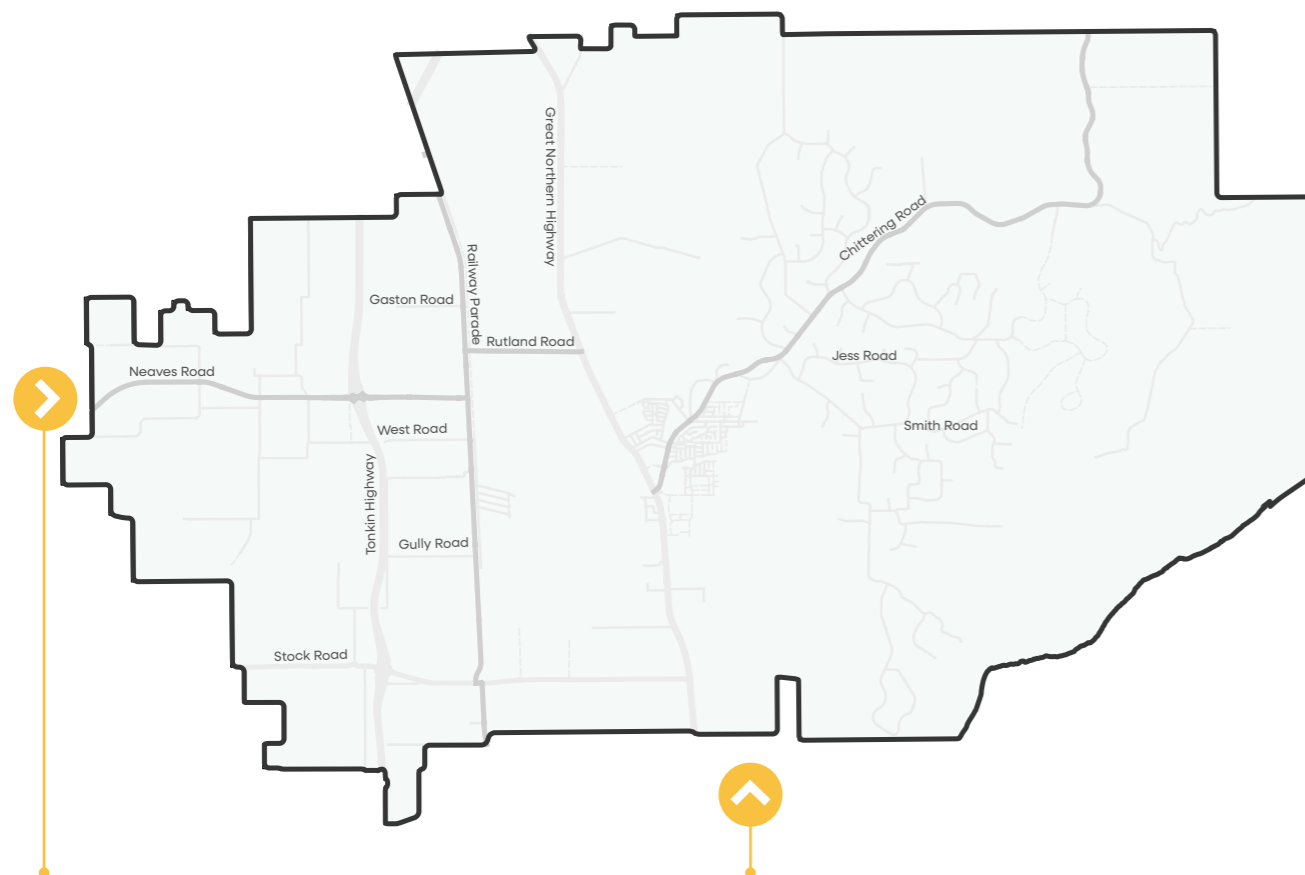
**Local Rural Planning Strategy 2016** – will guide the future land use planning direction of rural areas within the City in the next 10 to 15 years.



# The future of Bullsbrook

The Bullsbrook local area is currently undergoing many changes, both internally and externally. These changes will shape the social and economic environment, providing opportunities for employment, better accessibility, and improved lifestyle options.

- The City's future northern gateway**  
 Bullsbrook is located along Great Northern Highway — a major freight route that services the Wheatbelt, Geraldton and northern regions of Western Australia. The State's plans for Bullsbrook include an intermodal hub and industrial growth areas as long-term proposals to boost the efficiency and capacity of the rail freight system, further reduce truck movements on metropolitan roads, and increase job creation and economic development in Perth's north-eastern corridor.
- Bullsbrook Townsite Structure Plan**  
 Endorsed in 2018, the Bullsbrook Townsite District Structure Plan paves the way for the town to diversify its economic base and operate as a key strategic centre in Perth's north-eastern corridor.



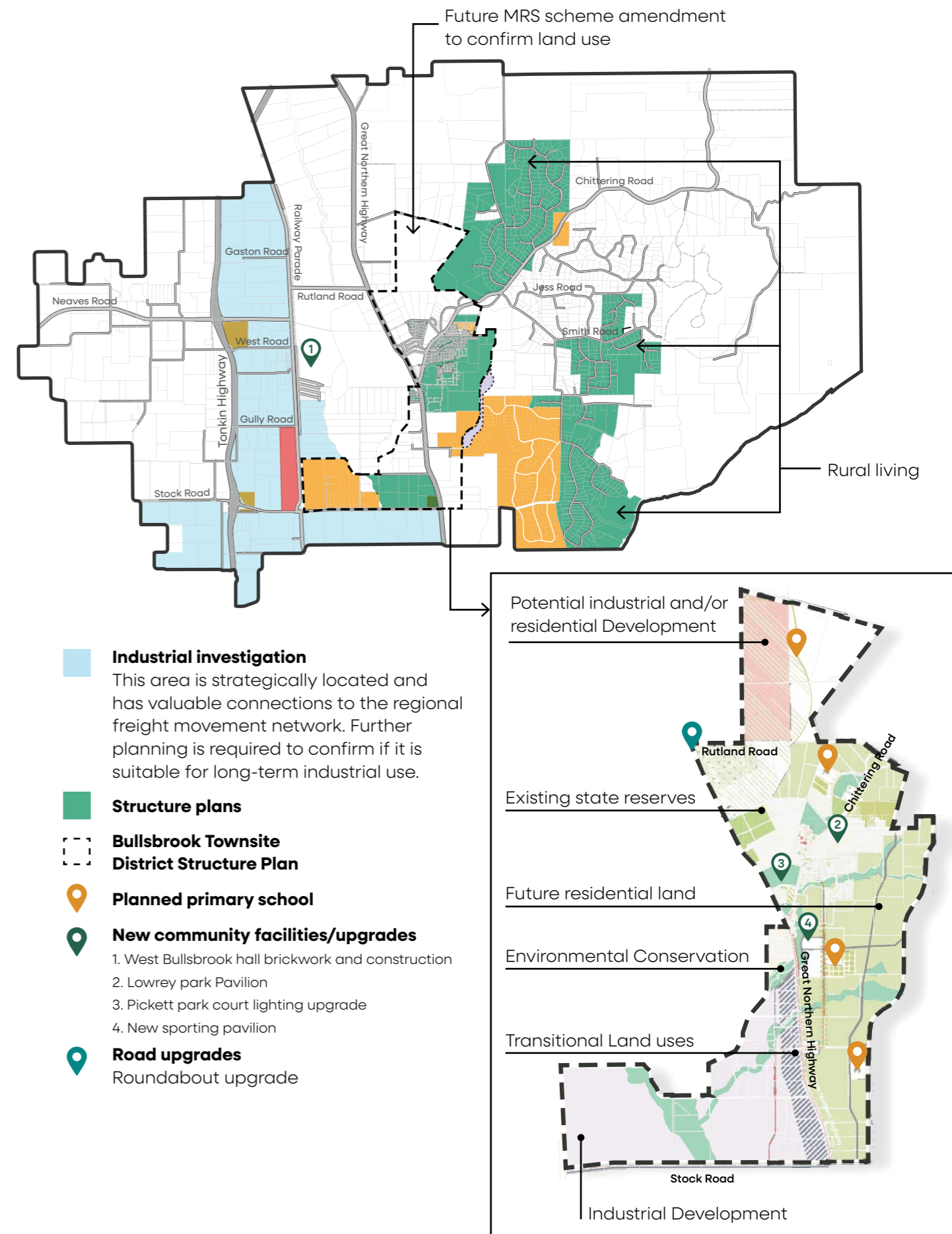
## East Wanneroo Structure Plan

The structure plan will have movement and infrastructure implications for Bullsbrook and accommodate 50,000 dwellings.

## North Ellenbrook development

Both the East and West District Structure Plans intend to provide employment and activity opportunities and provide 10,000 dwellings.

Figure 7: Future and ongoing regional development surrounding the Bullsbrook local area.



- Industrial investigation**  
 This area is strategically located and has valuable connections to the regional freight movement network. Further planning is required to confirm if it is suitable for long-term industrial use.
- Structure plans**
- Bullsbrook Townsite District Structure Plan**
- Planned primary school**
- New community facilities/upgrades**
  1. West Bullsbrook hall brickwork and construction
  2. Lowrey park Pavilion
  3. Pickett park court lighting upgrade
  4. New sporting pavilion
- Road upgrades**  
 Roundabout upgrade

Figure 8: Future local development in the Bullsbrook local area



# Community engagement

The local area priorities were shaped by community members who participated in a two-phase community engagement program.

The engagement plan involved a range of workshops and events to encourage all community members to have their say and review the future priorities for the Bullsbrook local area.

## Process

The community engagement comprised of two parts summarised below.



## Consultation outcomes

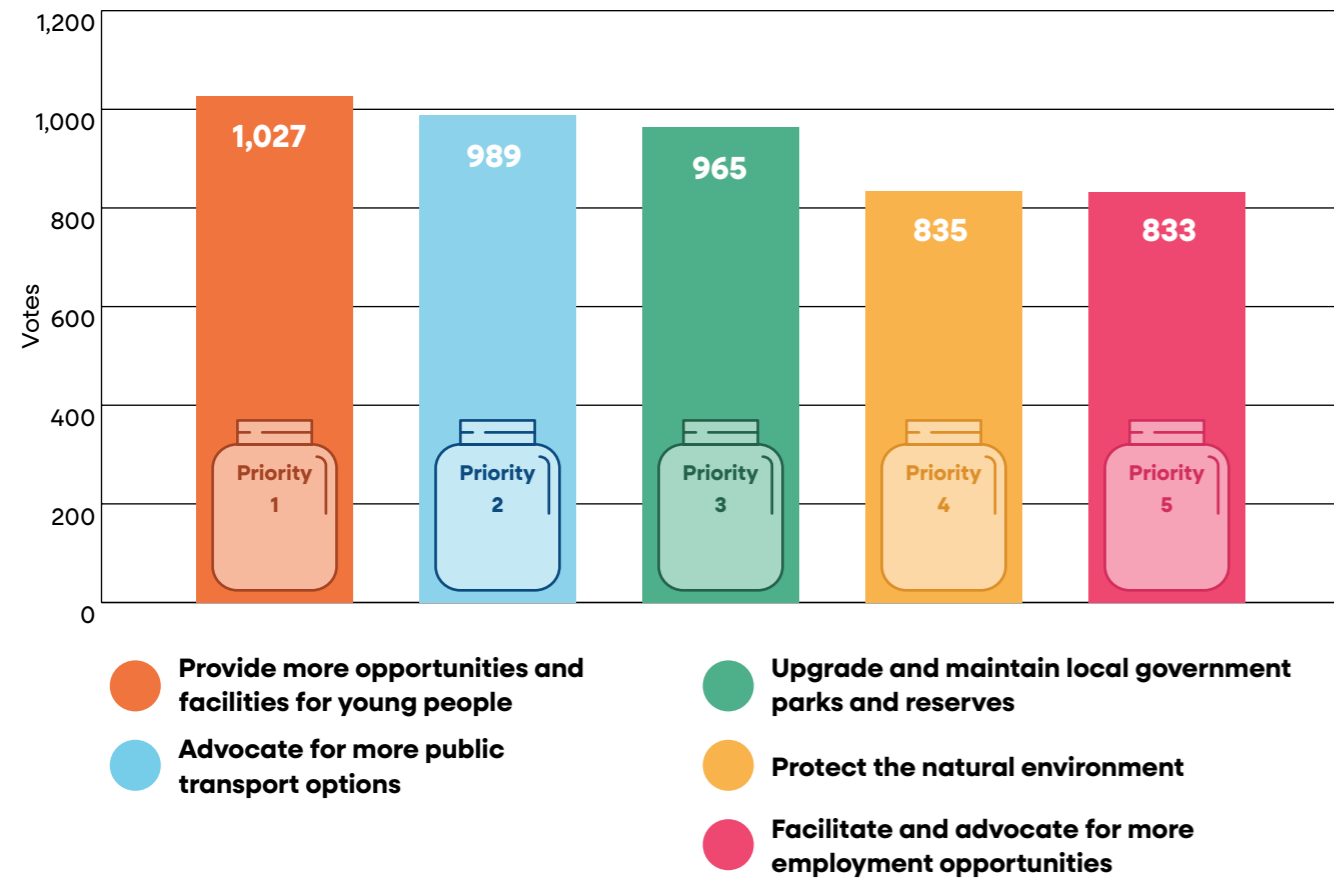
**1,195** Overall responses  
Over the whole consultation period



# Phase one summary

**October 23, 2023 – December 17, 2023**

Phase one aimed to identify what was most important to the Bullsbrook community through an online and in-person budgeting and mapping activity. The activity invited participants to distribute 10 tokens (votes) among 12 options to represent how they would allocate the City's resources. Participants then had the opportunity to pin comments to specific locations in Bullsbrook. The City received **801 budget responses** and **168 mapped comments** in the eight weeks of engagement.



## Youth results



The City of Swan engaged with Bullsbrook college to allow **379 students** from years 4 to 12 to complete the budgeting activity.



The student's top priority from that engagement was **"facilitate and advocate for more employment opportunities"** with 15% of the votes.

# Community Priorities Mapped

The below map displays where the community pinned comments in relation to the top priorities.

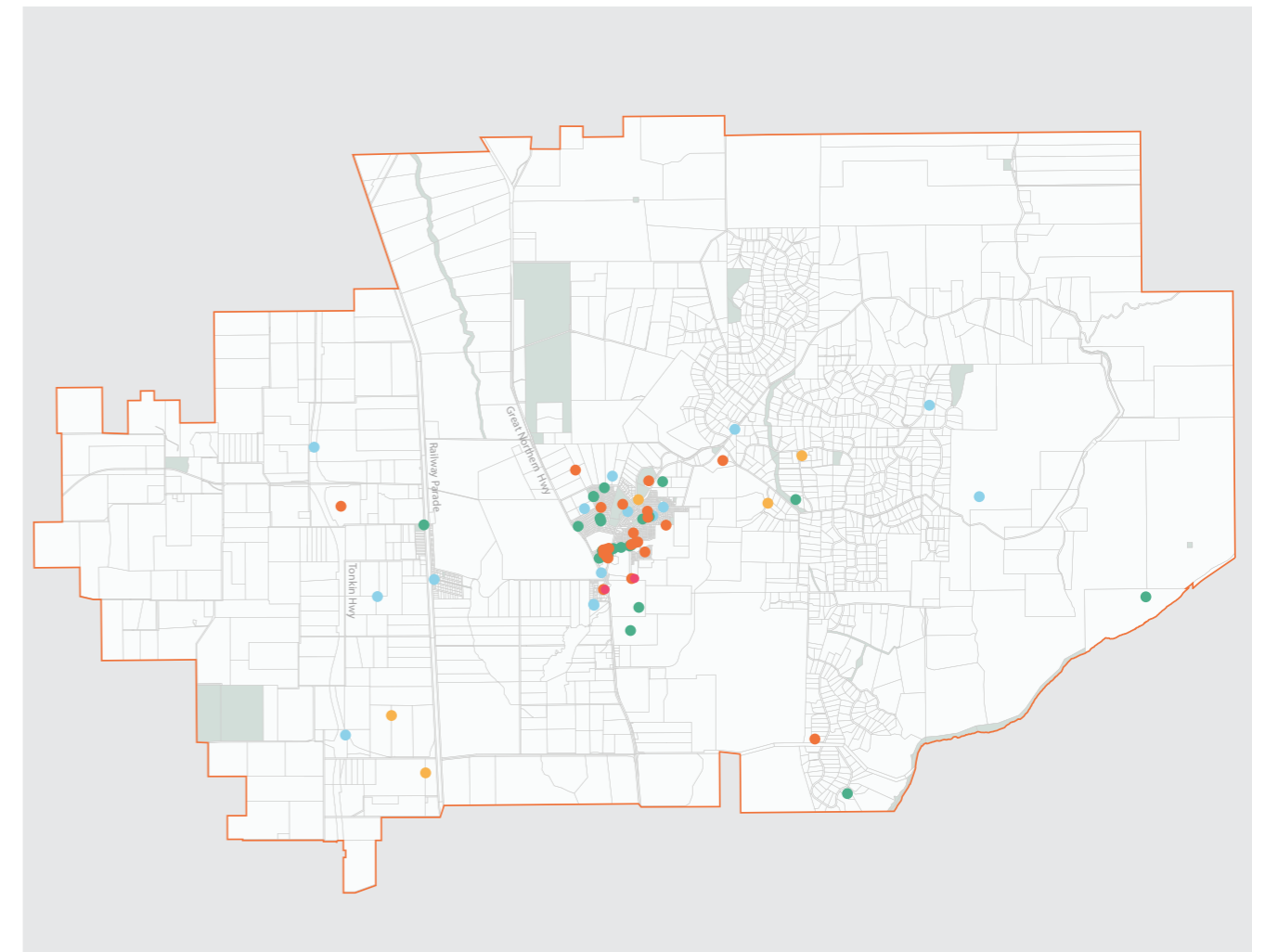


Figure X: Caption

- Provide more opportunities for young people**
  - Pump track and skate park upgrade.
  - Mountain bike trail.
  - Pickett Park upgrade facilities.
  - Expand Bullseye.
  - More youth services.
  - More education opportunities.
- Upgrade and maintain local government parks and reserves**
  - Dog park.
  - Accessible play spaces.
  - All ages play spaces.
  - Upgrade amenities.
- Protect the natural environment**
  - Retain wildlife corridors.
  - Revegetation offsets.
  - Developers to relocate displaced wildlife.
  - Fire maintenance of bush forever sites.
- Advocate for more public transport options**
  - Bus service required to:
    - Ellenbrook
    - Midland
    - Perth City
    - Joondalup
  - Park and ride in Bullsbrook
- Facilitate and advocate for more employment opportunities**
  - More opportunities for employment.
  - More cafes and eateries.

# Phase two summary

**February 20, 2024 - March 25, 2024**

The City received **226 survey responses** in five weeks of engagement. Phase two was all about exploring the community's priorities from Phase One and delving deeper. Phase two took the form of a survey consisting of 12 questions about the top priorities. This is what we learnt from the survey:

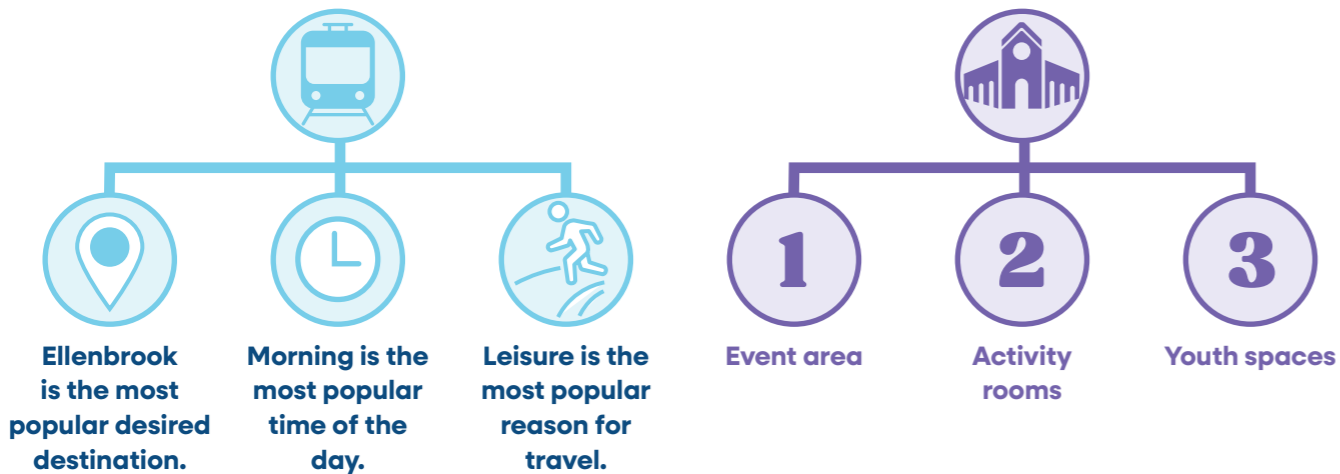


## Youth recreation facilities



## Public transport

## Community facilities



## Parks and Maintenance

## Natural Environment

## Employment Opportunities



Pickett Park is considered to require the most maintenance and 'natural shade' was considered most important for this park.

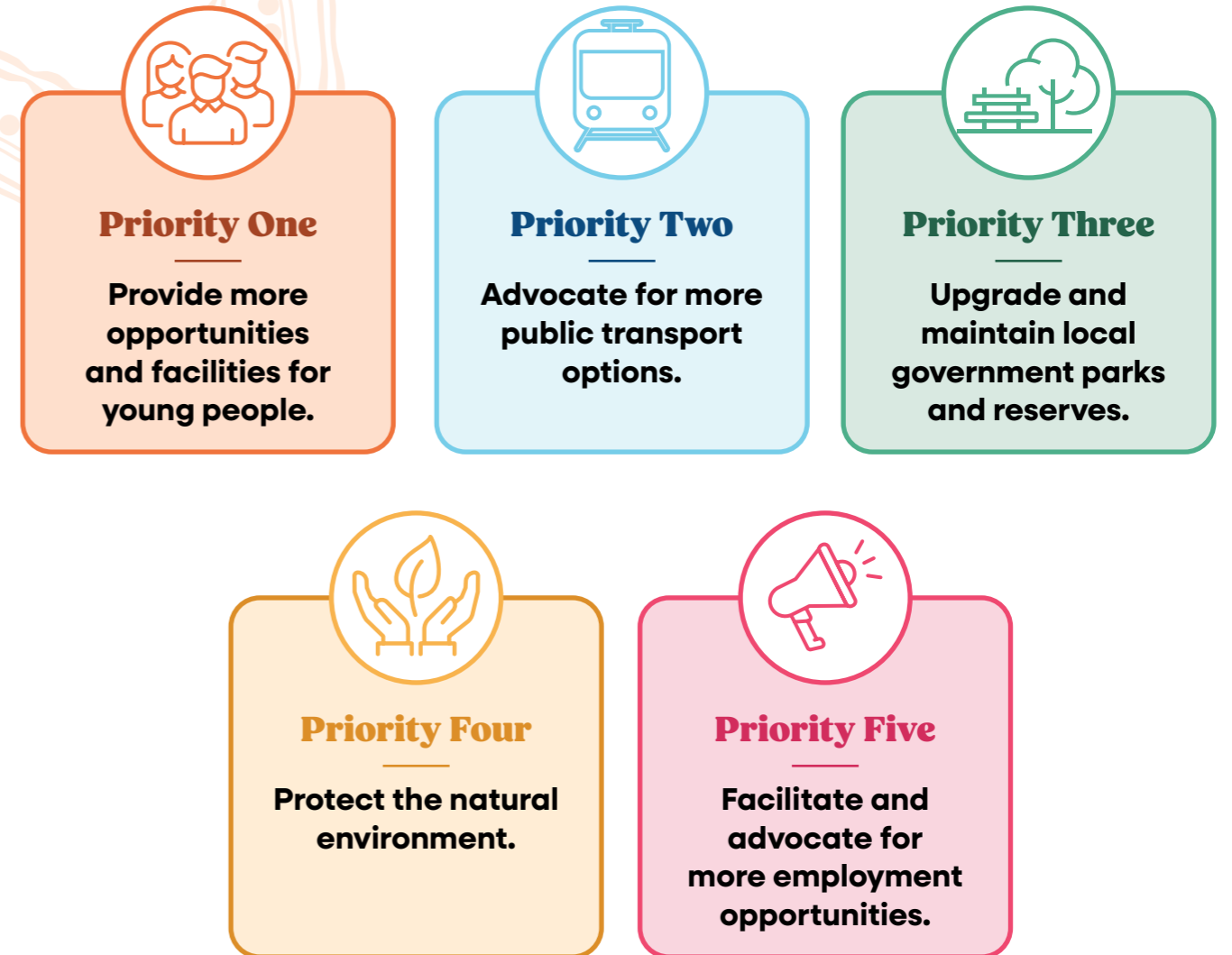


Bushfire maintenance and prevention is considered the most important for natural environment protection in Bullsbrook.



Retail was considered the most desired industry to increase in Bullsbrook.

# Bullbrook community priorities



## Annual updates

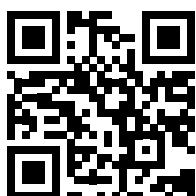
We are listening to our community and providing services in line with these priorities.

We will provide an annual update on your priorities which will be available on our website.

Annual updates will be provided each year in the lead up to 2028 where the next LAP document will be prepared.

Visit our webpage to find out more about the Bullsbrook annual updates.

[swan.wa.gov.au](http://swan.wa.gov.au)



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This document can be made available in alternative formats and languages on request.

0018STRP - 2024

