

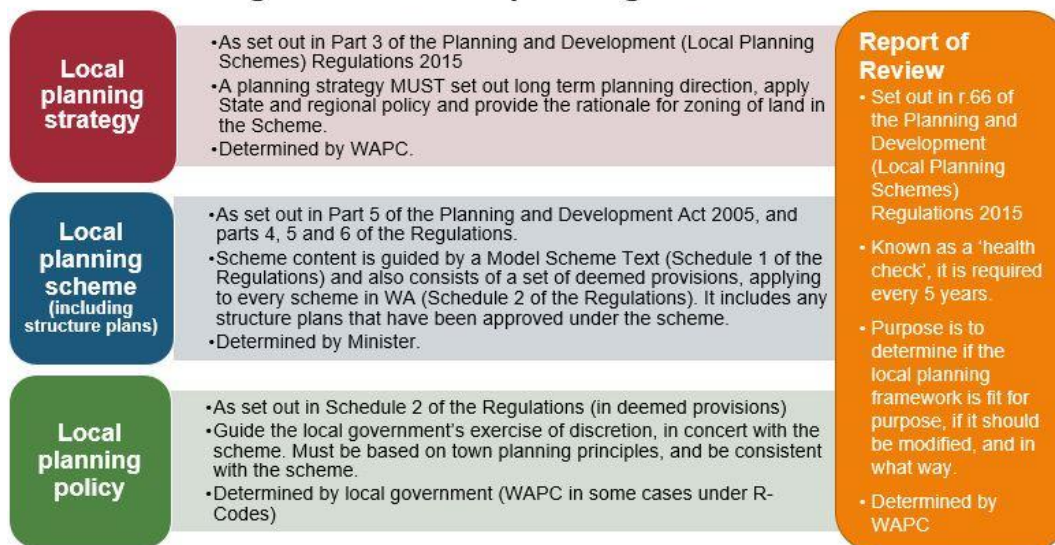
Shire of Bruce Rock – Report of Review

PART 1 - BACKGROUND

About the WA planning system

The key decision-makers in the Western Australian Planning system are the Minister for Planning, Western Australian Planning Commission (Commission) and local governments. Their roles and responsibilities are set out in legislation and regulation, principally the *Planning and Development Act 2005* and the *Planning and Development (Local Planning Schemes) Regulations 2015* (Regulations). As shown in **Figure 1**, the local planning framework consists of three key components – a local planning strategy, local planning scheme and local planning policies.

Figure 1 - the local planning framework



What is a Report of Review?

A Report of Review (RoR) is a health-check for the local planning framework, which is required to be prepared every 5 years to assess how the framework is operating, and if adjustments need to be made. A RoR is required to consider whether a local government's local planning strategy and local planning scheme, and any structure plans approved under the scheme are:

1. Satisfactory in their existing form; or
2. Should be amended; or
3. Should be revoked and/or have a new one prepared.

It is also recommended that local planning policies be considered as part of this review, but this is at the local government's discretion.

This RoR will examine the Shire of Bruce Rock's local planning framework and make recommendations to the Commission.

About the Shire of Bruce Rock

The Shire of Bruce Rock (Shire) is a local government area in the State's Wheatbelt planning region, about 50 km south of Merredin and about 250 km east of Perth. The Shire covers an area of approximately 2,727 km² (**Attachment 1 - Location plan**).

According to the Australian Bureau of Statistics (ABS), the Shire's Estimated Resident Population (ERP) was 979 persons in 2021. The key population centre is the Bruce Rock townsite but there are several smaller gazetted settlements such as Shackleton, Ardath, Kwolyin, Babakin. The Shire's key economic activity is agriculture.

PART 2 - EXISTING LOCAL PLANNING FRAMEWORK

The Shire's local planning framework consists of:

- Local Planning Strategy (Strategy) - covers the whole of the Shire, endorsed in 2009.
- Local Planning Scheme No.3 (Scheme 3) - applies to the whole of the Shire, gazetted in 2011. Since gazetted, Scheme 3 has been amended two times. **Attachment 2** provides an overview of these amendments.
- Structure Plans - Scheme 3 provides that the Shire or the Commission may require the preparation of a structure plan prior to considering a subdivision or development proposal for any area or zone. To date, no structure plans have been prepared under Scheme 3.
- Local planning policies - the Shire has two active policies (see **Part 5** of this report).

PART 3 - PLANNING CONTEXT

This section identifies some drivers of change that are currently or anticipated to have implications for future land use planning over the next 10-15 years.

Population

Historical trends and forecasts

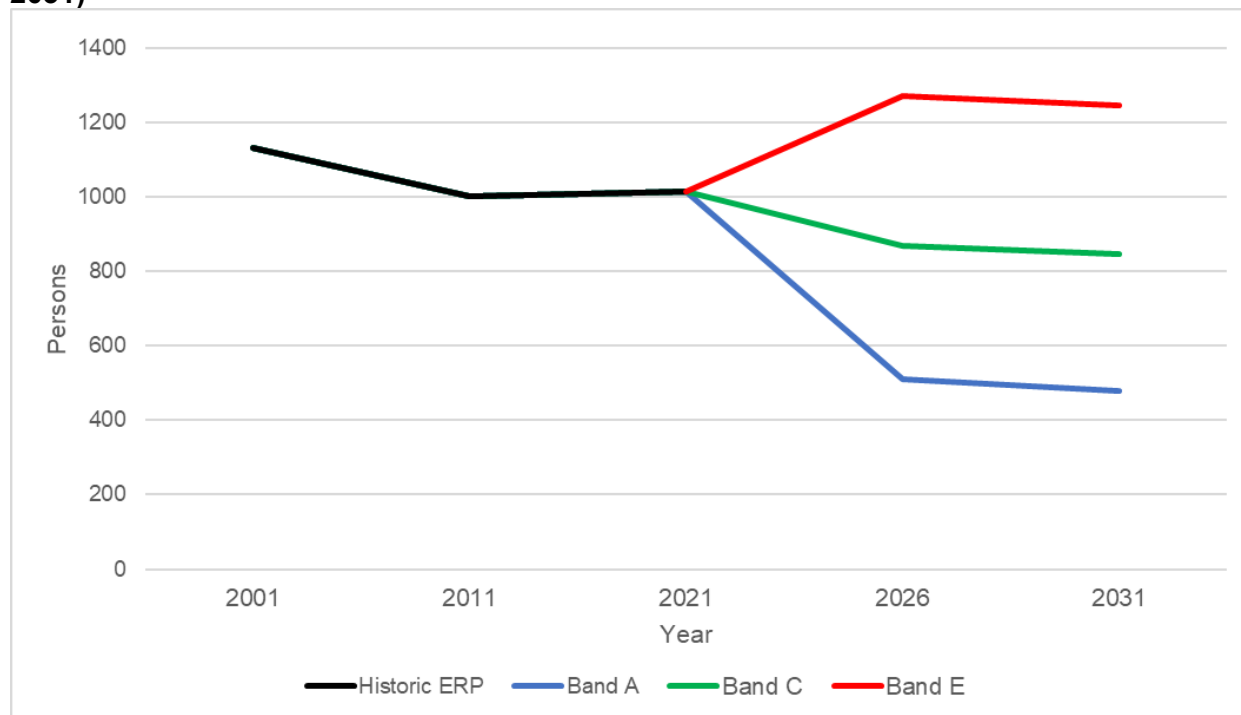
Between 2001 and 2021, the Shire's population has declined marginally which can be attributed to a broad range of factors such as aging population, variable economic activity and employment opportunities. Importantly population retention requires the Shire to be proactive on a number of fronts, in particular to advocate the retention, maintenance and development of important community services (such as health, education, retail and business, housing for the ageing). Arresting population loss and promoting population retention/growth into the future should underpin the Shire's planning strategies, supported by a flexible local planning scheme and local planning policies.

Population forecasts in the Western Australia Tomorrow series (published by WAPC in 2018), indicate that the expected number of people living in the Shire between 2021 and 2031 is expected to decrease (Band C - 171 fewer persons) or increase (Band E - 229 additional persons) (refer to **Table 1** and **Figure 2**).

Table 1 - Historical ERP (2001-2021) and population forecasts (2021-2036)

Historical Estimated Resident Population			WAPC Population Forecasts		
2001	2011	2021	Band	2026	2031
1,132 (ERP)	1,002 (ERP)	1,016 (ERP)	A Band (low growth)	510	480
1,055 (2001 Census)	974 (2011 Census)	979 (2021 Census)	C Band (median growth)	870	845
			E Band (high growth)	1,270	1,245
Notes:					
• Band C is the State's official trend-based medium-term population forecasts produced by the State Demographer					
• WA Tomorrow is a series of possible population forecasts based on historical, fertility, mortality and migration trends					

Figure 2 - Historical population change ERP (2001-2021) and population forecasts (2021-2031)



Source: ABS (2023); WAPC (2018); DPLH (2024)

This forecast population change is expected to generate demand for between 0 additional dwellings (~ 0 p.a.) (C Band) and 95 additional dwellings (~ 10 p.a.) (E Band) (refer to **Table 2**). An analysis of past trends and future requirements in respect to supply of land to service this demand is provided in **Part 4 - Land Supply**.

Table 2 - Estimated population and dwelling requirements

Estimated population and dwelling requirements			
Population (current)	Population of Bruce Rock (LGA) = 1,016 persons Population of Bruce Rock (townsite) = 564 persons		
Private dwellings (current)	Private dwellings in Bruce Rock (LGA) = 332 dwellings Private dwellings in Bruce Rock (townsite) = 208 dwellings		
	C band		E Band
Forecast additional population (2021-2031)	- 171 (~ 0 additional persons p.a.)	+229 (~ 23 additional persons p.a.)	
Forecast additional dwellings (2021-2031)	+ 0 (~ 0 additional dwellings p.a.)	+ 95 (~ 10 additional dwellings p.a.)	
Notes:			
<ul style="list-style-type: none"> • Base population and dwellings reflect historic ABS and ERP data • The 2021 Census identified the Shire's household size as 2.4 persons per dwelling. Household size is variable with the Shire's Strategic Community Plan 2022-2023 stating an average number of people per house as 3.1. • Almost all of the existing housing stock within the Shire is detached housing - none of the dwelling calculations contemplate medium (or higher) density housing typologies 			

Population distribution

In 2021, the main population centre was the Bruce Rock townsite (564 persons or 57% of the Shire's population; up from 526 persons in 2001). The remainder of the population live in the rural hinterland and other smaller townsites.

The local planning framework directs that Bruce Rock townsite be the focus of resident population, services, community support facilities/activities. The Shire has continued to advocate and commit funding to the townsite as the preferred place to reside, to undertake business activity, to visit, stay and recreate.

Ageing population

ABS age profile data indicates the Shire proportion of population over 65 years of age continues to be well above the State's average (refer to **Table 3**).

Table 3 - Estimated Percentage Resident Persons 65 years and over

	Census		
	2001	2011	2021
% persons 65 years and over	23.8%	17.5%	26%
			WA 16.1%

The implications of an ageing population profile include the need to adequately cater for their accommodation needs, medical and support services. While ageing in place accommodation has been provided in the Bruce Rock townsite to cater for this population cohort, accommodation needs should continue to be monitored and strategies reviewed including available housing and developable land, allowing dwellings to be constructed at higher densities and leveraging funding support from Government agencies for services and dwelling construction.

Economy

In 2021, the Shire's output was \$279m or 1.6% of the total economic output for the Wheatbelt region. Employment consisted of 423 jobs or 1.4% of the Wheatbelt region.

The key sectors in terms of output/employment were 'Agriculture, Forestry and Fishing' (\$92m / 156 jobs), 'Manufacturing' (\$70m / 25 jobs) and 'Construction' (\$39m / 78 jobs). Other employment was in the form of 'Public Administration and Safety' (37 jobs), 'Education and Training' (35 jobs), 'Health Care' (31 jobs), 'Accommodation and Food Services' (16 jobs), 'Tourism' (14 jobs). Overall Agriculture is the largest industry which accounted for 33% of total economic output and 36% of total jobs.

The agricultural/rural sector and population services such as education, training, health and other community and support services are critical to retaining permanent and growing the Bruce Rock population. Local activity is supported by 'drive-in-drive-out' and transient workforce across a broad range of skills, including trades, health care, education and administration. Sufficient and suitable temporary accommodation facilities, including low cost serviced apartments, hotels, caravan parks, worker's 'camps' are necessary supports for growing the Shire's economy.

Agriculture/Rural

The agricultural sector is expected to remain as the Shire's primary economic sector consisting of grains, oilseed, legumes, livestock, fabrication, and agricultural support industries, in particular Co-operative Bulk Handling who provides growers with a supply chain network to international markets and permanent and seasonal employment opportunities.

Challenges to the agricultural sector include adoption of climate-resilient agriculture management practices, access to water resources, provision and adaption of infrastructure and the need to provide and maintain safe road networks.

The Shire's Rural zoned land may be attractive for a range of land uses that provide additional economic activity. The Shire's priority should be to protect and support agricultural activity as well as encouraging other appropriate land uses that do not have local adverse impacts, or for which any impacts can be mitigated and managed.

To support the agricultural sector and protect rural land an updated Strategy and Scheme 3 could include measures that discourage the fragmentation of rural land, incorporate contemporary Model land uses and suitable permissibility, provide guidance on the consideration/assessment of rural development proposals, incorporate guidance from contemporary Commission rural planning policies and position statements.

Industry/Retail

Key support industries within the Shire include transport, engineering, government services/organisations, and retail. A dedicated light industrial area includes industries that service the agriculture and mining sectors State-wide. These industries are important to local employment and the local economy. Any barriers or impediments to their retention and for the establishment of other suitable industries should be investigated and strategies developed to overcome them.

Furthermore, any support industries or other evolving development (e.g. renewable energy etc) that may wish to take advantage of the Shire's locational advantages and that supports the local economy without adverse impacts should be encouraged and planned for.

Mining

Mining activity in the Shire is limited. There is currently no evidence of economically significant high value mineral deposits or other mineral deposits of strategic importance that warrant special protection. Nevertheless, the Shire has a stake in the mining and agricultural support sectors through services such as Bruce Rock Engineering which provides road train engineering, design and manufacturing.

Tourism

Tourism is an industry that is expected to grow and for which the Shire can leverage its attractions to encourage more tourist visitations.

The Shire has a broad range of tourism offerings. Attractions include the Agricultural show, Back to the Bush Veterans Reunion event, historic early settlement buildings and museums, large amphitheatre, bush walking trails, scenic rural vistas, heritage parks and nature reserves containing prominent granite rock outcrops, spring wildflowers. Bruce Rock is also considered a gateway to Wave Rock in the Shire of Kondinin.

In recent times the Shire has progressed significant improvements to its tourist attractions and facilities including the local caravan park, accommodation services for residents and visitors, development of a new shopping centre, main street upgrades. Opportunities to attract tourists, promote and encourage tourism development should continue to be explored based on the key unique physical and locational characteristics of the Shire. For example, the Shire could take advantage of dark sky astro-tourism activities which is a growing tourism driver that would generate economic activity from the use of local services and facilities.

The protection and management of existing tourism offerings will maximise their interest value and tourism appeal, while the establishment of new attractions and augmenting existing services, recreational opportunities, tourist accommodation and appropriate marketing will help to diversify the local economy, to further encourage visitors to stay overnight or as a travel base to experience the Wheatbelt region.

An updated Strategy and Scheme 3 can provide for the appropriate management and planning of tourist areas and uses, for their retention and promotion, protection of their environmental, landscape and amenity values, to prevent encroachment from incompatible land uses, and to address potential land use conflict.

Environment

Most of the Shire consists of open flat to undulating landscape dominated by broad acre agriculture with scattered, isolated vegetation stands and low woodlands. Granite domes and rock outcroppings punctuate the landscape. Important environmental assets remain, including

remnant vegetation, wetlands and rare flora and threatened fauna. Over time the altered environment has resulted in rising groundwater levels, salinity, eutrophication of waterways, and loss of biodiversity.

The issues associated with climate change impacting the Shire include more frequent extreme weather events resulting in drought, bushfires, shortage of potable water, impacting biodiversity, agricultural production and general liveability. Consequently, the key challenges for the Shire include the management issues associated with agriculture, the remaining natural areas / biodiversity, water resources, salinity and responding to bushfire risk generally and to the townsites.

Bushfire

Large areas throughout the Shire are designated as 'bushfire prone'. Land use planning in bushfire prone areas must occur within the context of the Commission's 2024 State Planning Policy 3.7 - Bushfire and Guidelines. An updated Strategy will need to consider this important policy in a risk-based context to either avoid, manage and / or mitigate the risk to the Shire's residents, property and infrastructure. In particular, the risk implications for existing and expanded townsite settlements.

PART 4 - LAND SUPPLY

This section evaluates land supply requirements in response to the key drivers identified in **Part 3**.

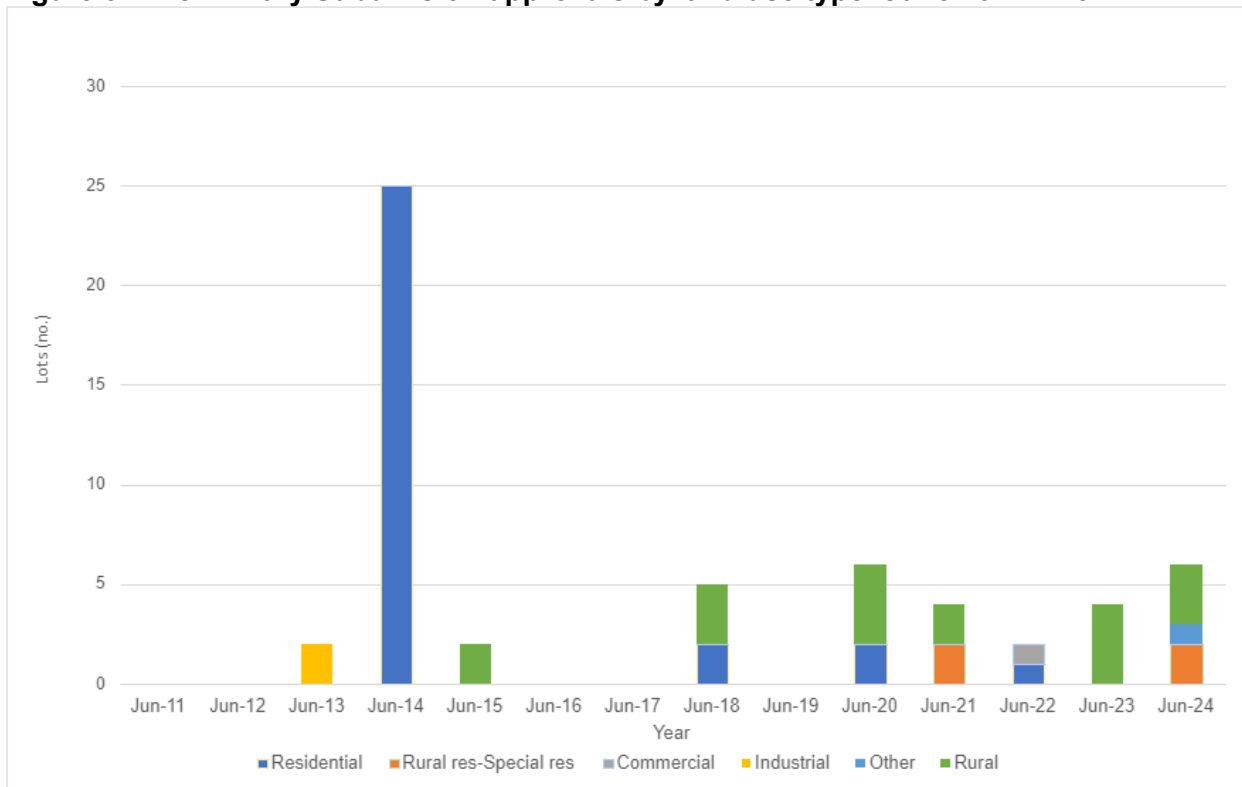
Subdivision activity

When the Commission determines subdivision applications, these are typically given preliminary approval, subject to conditions. When conditions have been fulfilled, applicants may then proceed to final approval, where new lot titles are issued.

Preliminary Subdivision approvals

Since gazettal of Scheme 3 in 2011, 56 lots (~ 4 lots p.a.) have received Preliminary Approval across the Shire. Of these, 30 were for Residential (53% ~ 2 lots p.a.), 4 for Rural Residential, 1 for Commercial, 2 for Industrial, 18 for Rural and 1 for Other land use purposes, mostly within the Bruce Rock townsite. At, 30 June 2024, 12 lots (1 for Residential, 2 for Rural Residential, 1 for Commercial, 1 for Industrial, and 7 for Rural purposes) have an outstanding Preliminary Approval.

Figure 3 - Preliminary Subdivision approvals by land use type: June 2011 – 2024

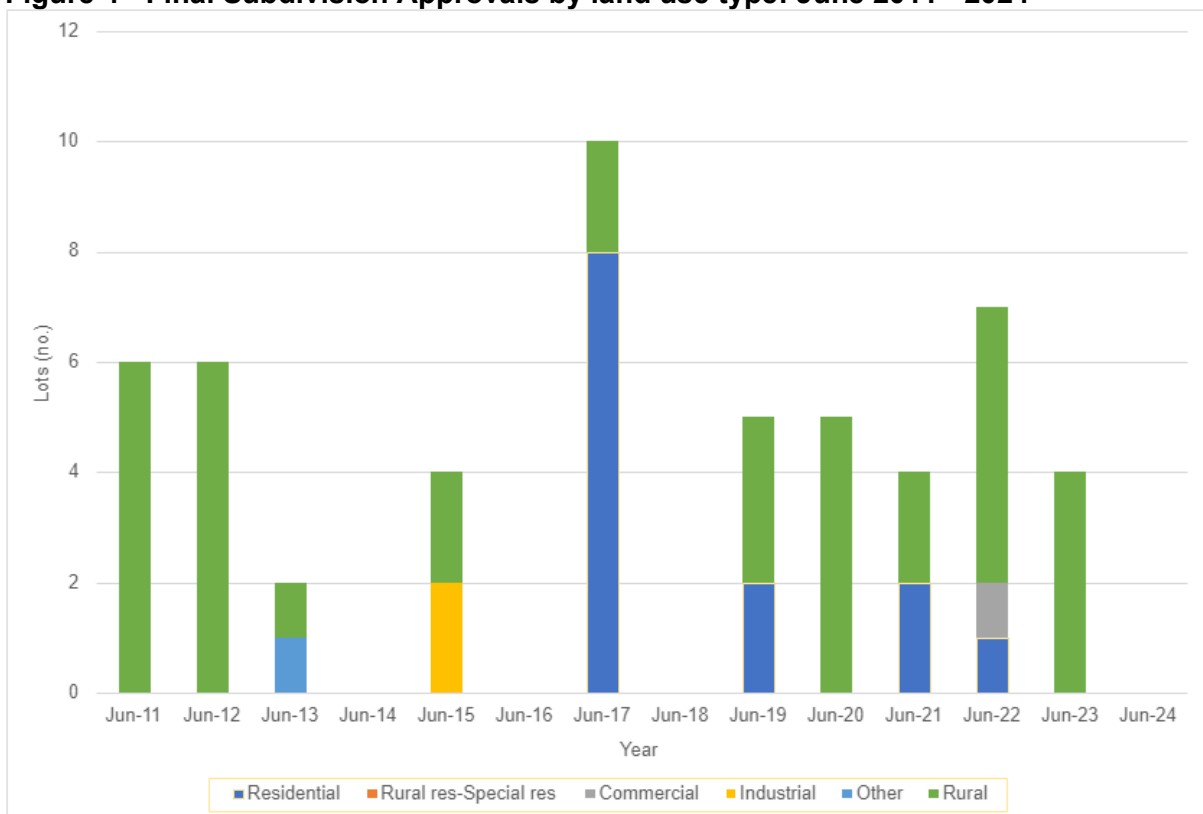


Source: DPLH (2024)

Final Subdivision approvals

Since gazettal of Scheme 3 in 2011, 53 lots (~ 4 lots p.a.) have received Final Approval across the Shire. Of these, 13 were for Residential (24% ~ 4 lots p.a.), 1 for Commercial, 2 for Industrial purposes mostly in the Bruce Rock townsite, 36 for Rural and 1 for Other land use purposes.

Figure 4 - Final Subdivision Approvals by land use type: June 2011 - 2024



Source: DPLH (2024)

Development activity

Development applications are typically determined by the Shire, Regional Development Assessment Panel or State Development Assessment Panel and are typically approved with conditions that must be complied with.

Building commencements

Since June 2021 to date, there have been 44 building applications and commencements as well as 2 Demolition applications.

Table 4 – Building commencements

Building commencements since 2021		
Year	Building Commencements	Demolitions
2024/2025	1	0
2023/2024	14	1
2022/2023	13	0
2021/2022	16	1

Regional Development Assessment Panel

No applications have been lodged with the Regional Development Assessment Panel.

State Development Assessment Unit

No applications have been lodged with the State Development Assessment Unit.

Future land supply requirements

Sufficient undeveloped/underdeveloped land remains in and around the Bruce Rock townsite for residential, commercial, rural living and related purposes for the immediate future. The existing Strategy identified various land parcels to accommodate growth requirements. This identified land largely remains available for further investigation having not been developed for alternate purposes in the intervening period. Suitable vacant land available for industrial and tourism purposes is limited.

There is potential for under-utilised or surplus Government and / or Shire land or assets to be redeveloped, reused or reinvigorated. Such land or assets could provide development prospects for a range of land use options (such as permanent or short-term accommodation for seasonal/project-related workforce) subject to relevant site assessments, flexible zone use permissibility and available services.

Evaluation

To evaluate future land supply, this analysis uses data collated by the Valuer General's Office. This dataset provides a breakdown of land development status by classifying zoned land as 'developed', 'undeveloped' and 'unrated' (refer to **Attachment 3** for a description of these terms).

Table 5 provides a Shire overview of land development status.

Table 5 - Land development status

Land development status							
Townsite	Zone (Land use)	Developed		Undeveloped		Unrated	
		Lots	Ha	Lots	Ha	Lots	Ha
Bruce Rock	Residential	321	48.4	33	5.1	32	8.5
	Commercial	57	5	3	0.3	3	0.2
	Industrial	28	18.8	6	1.2	6	0.8
Shackleton	Townsite (residential)	41	7	5	0.5	13	7
Ardath	Townsite (residential)	19	8.8	15	24.3	35	47

Kwolyin	Townsite (residential)	0	0	3	0.3	65	37
Source: DLPH 2024							

Residential overview

In respect of the Bruce Rock townsite there is sufficient land to accommodate low to medium population growth provided any constraints to the development of the land can be overcome. The Shackleton townsite provides limited development opportunities to support some population growth possibly related to localised employment opportunities. The Ardath and Kwolyin townsites remain largely undeveloped Shire and State-owned land and are not a focus of planned development, given their isolation, lack of services and significant bushfire risks.

There are also 'infill' opportunities where townsite land within the Residential or Townsite zone has a split R-Coding of R10/25 but appropriate utility services will be required.

Bruce Rock townsite

Most of the residential dwellings in the Bruce Rock townsite are separate family occupied houses. A small number of aged persons housing has also been built. Vacant residential land is scattered around the townsite and includes available Shire owned land in the Curlew Drive estate.

The Bruce Rock Septic Tank Effluent Disposal (STED) scheme (which takes partially treated household wastewater through a pipeline to a disposal pond system) has been undertaken by the Water Corporation as a result of health and environmental concerns associated with overflowing septic tanks and leach drains in areas of the townsite. Properties connected to the STED scheme no longer require leach drains. This allows development on some previously unsuitable vacant properties and provides an opportunity for the Shire to consider a higher density of development within the townsite. However there remain considerations around the take up, extent and limitations of the STED scheme to encourage and facilitate new and denser development.

There may not be sufficient amount of vacant land to meet the 'E Band' anticipated demand of 10 dwellings per annum. In this particular scenario it may be necessary to pro-actively address constraints that are currently limiting the release of land within the Bruce Rock townsite over the next 10 years.

Commercial

The Bruce Rock townsite provides a variety of commercial offerings servicing the needs of the Shire's population. The townsite is planned to remain the centre for commercial and retail activity in the Shire. In view of this, growth of the commercial sector will need to be provided by underdeveloped land and from the minimal amount of 'undeveloped' (vacant) and / or 'unrated' land in the townsite. Consideration should be given to the identification of additional land suitable for commercial activities such as land no longer suitable or needed for its zoned purpose to provide development options should they arise.

Industrial

The Bruce Rock townsite provides a variety of light industrial offerings servicing local needs as well as the mining and agricultural support sectors. Most of the land set aside for industrial activities has been developed. There remains minimal amount of suitable 'undeveloped' (vacant) and / or 'unrated' land in the townsite that can be taken up for further industrial activities that could provide greater diversification, employment opportunities, provide for other business activation, which would add value to the Shire's economy. It will be important for the Shire to monitor land availability over time and determine whether additional industrial land should be identified taking into consideration servicing requirements and any separation or buffer with sensitive land uses.

Rural residential (living)

The only land set-aside for rural living purposes is situated on the western boundary of the Bruce Rock townsite (Noonajin Road). This land is in private ownership and has remained undeveloped for many years. The subdivision / development potential is approximately 21 one hectare lots for which Scheme 3 requires the 'design to comply with an adopted Outline Development Plan' (now a Structure Plan approved by the Commission).

Rural land

Outside of the townsites land is mostly zoned Rural or as local reserves for various purposes. The existing Strategy contemplates protection of Rural zoned land for agricultural purposes and other suitable uses. Careful consideration of whether existing or greater flexibility is appropriate or warranted to accommodate a wider range of land uses should be a subject matter in an updated Strategy.

PART 5 - EVALUATION OF EXISTING LOCAL PLANNING FRAMEWORK

This part evaluates the Shire's existing local planning framework given the planning context presented in **Part 3** and the assessment of land supply and demand in **Part 4**. As required by the Regulations, this part of the report considers whether the Shire's Local Planning Strategy, Local Planning Scheme, Structure Plans and Local Planning Policies are satisfactory in their existing form; or should be amended; or should be revoked and new ones prepared.

Local Planning Strategy

The local planning strategy provides the long-term planning directions and actions to manage the change and development of a local government area including future land allocation, intended planning controls and infrastructure needs. The local planning strategy also provides the line-of-sight between state-wide strategic planning and policy to the local framework and decision-making.

The Shire of Bruce Rock Local Planning Strategy (Strategy) was endorsed in 2009. In summary, the Strategy Vision for a sustainable, vibrant and liveable regional community is as follows -

- a) Consolidating settlement, services, facilities and employment within the Bruce Rock townsite, while maintaining a small-town atmosphere in other rural settlements (such as Shackleton);
- b) For the Shire to continue to be a productive rural hinterland by promoting sustainable use and management of rural land;
- c) Facilitate opportunities for tourism and other support services; and
- d) Protecting water sources, biodiversity assets, landscapes, and managing bushfire risks.

While the Strategy Vision remains sound an up-to-date Strategy is important in supporting growth and development. The Strategy should be updated in consideration of -

- a) the strategic actions (such as infrastructure and community services to promote economic and social development) derived from the population, economic and environmental considerations that are briefly outlined in **Part 3** and **Part 4** of this report;
- b) whether outstanding Strategy actions (such as recommendations that Scheme 3 be amended for various planning matters) remain relevant / appropriate or reasonably capable of being actioned;
- c) the strategic vision and guidance contained in the Shire's Strategic Community Plan 2022-2032. The stated Vision is '*The Shire of Bruce Rock Leads the Way*' to be achieved '*by maintaining and enhancing the Bruce Rock lifestyle, increase business and employment opportunities and achieve population growth in an environmentally sustainable way*';
- d) the Wheatbelt Regional Planning Strategy (under preparation) that will replace the Commission's Wheatbelt Planning and Infrastructure Framework 2015;
- e) changes to the State's Land Use Planning Framework that have occurred since the Strategy was endorsed; and
- f) the Commission's current Local Planning Strategy Guidelines, which comprise the (updated) manner and form for a local planning strategy.

Updating the existing Strategy through an amendment, following the processes set out in the Regulations, should be sufficient to deliver a contemporary and fit-for-purpose strategy.

Local Planning Scheme No.3

The local planning scheme and supporting local planning instruments (such as local planning policies) give effect to local strategic planning through statutory land use and development control.

The Shire of Bruce Rock Local Planning Scheme No. 3 was gazetted in September 2011 and has been amended 2 times (in 2017) to rezone land, to address the (then) Deemed provisions set out in the *Planning and Development (Local Planning Schemes) Regulations 2015* Schedule 2 and for administrative changes and corrections (refer to **Attachment 2**).

While Scheme 3 has provided for flexible decision making, over the passage of time the scheme has not been updated to address contemporary planning issues, the recent updates to the Regulations and matters raised under the Local Planning Strategy section of this report to enable the scheme to be contemporary and fit-for-purpose.

In broad terms updating Scheme 3 will involve -

- a) incorporating outstanding relevant / actionable recommendations from the current 2009 Strategy;
- b) providing for alignment with the updated Regulations Model and Deemed provisions;
- c) providing for contemporary land use and permissibility in the zoning table and evaluation of permissibility such as whether a proposal should be advertised or not advertised or not be permitted to ensure consistency with the Shire's desire for development, protection of the environment and community expectations;
- d) consideration of whether additional planning guidance is needed to address local planning issues such as options to promote different and new forms of housing; provide for workforce accommodation; expand tourism offerings; regulate short-term rental accommodation; facilitate renewable energy proposals; manage use of rural land; and to provide protections for the agricultural sector;
- e) consideration to reducing 'red tape' by nominating further development that in the Shire's view does not require development approval (in addition to that already provided by the Regulations and Schedule A of Scheme 3);
- f) consideration of possible new zones (such as Environmental Conservation and Rural Enterprise);
- g) rationalising/updating dated Scheme 3 content such as existing development controls, special control areas, schedules to remove repetitive / superfluous content, and adding new content;
- h) undertaking any necessary amendments to the scheme maps so that there is alignment with the content of the updated scheme text; and
- i) reviewing existing and preparing new local planning policies to align with / augment scheme content where required.

The immediate need is to update Scheme 3 so that it is compliant with the Regulations Model and Deemed provisions, for any required development controls and for administrative updates. This can be achieved through an omni-bus amendment to Scheme 3. Consideration should also be given to targeted land use / development issue based local planning policies (in lieu of (additional) scheme-based controls).

Furthermore, having regard to the above the preparation of a new scheme should be guided by the recommendations of an amended Strategy.

Structure Plans

Scheme 3 provides that the Shire or the Commission may require the preparation of a structure plan prior to considering a subdivision or development proposal for any area or zone. However, to date, no structure plans have been prepared under Scheme 3.

Local planning policies

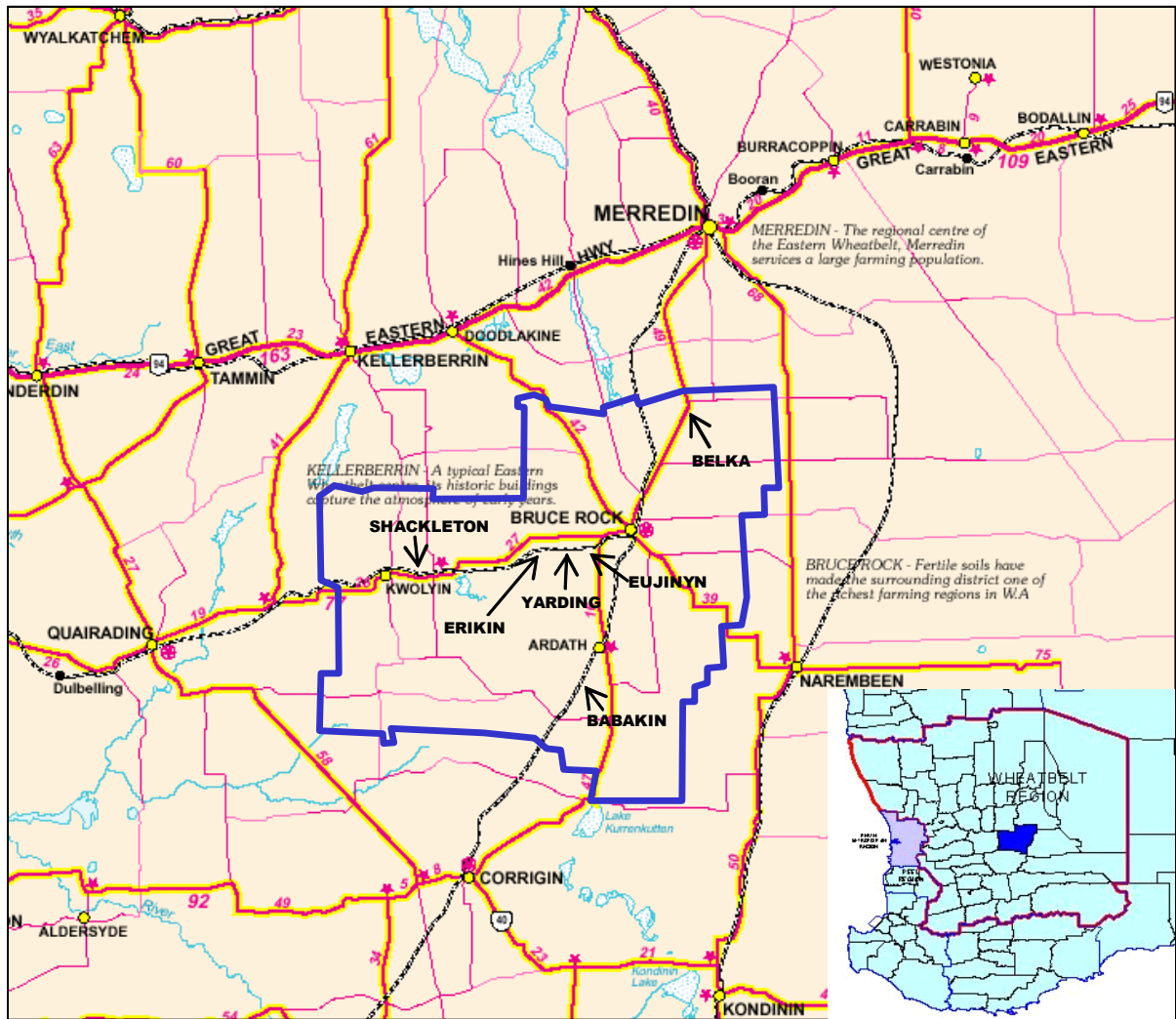
The Shire has two relatively recent policies - a policy for development approval exemptions for Outbuildings, Shipping Containers and Lean-tos and a policy for Heritage Places. These policies remain relevant and may need review in consideration of updates to Scheme 3. The Shire could consider preparing policies for matters such as unhosted short-term rental accommodation, workforce accommodation, renewable energy proposals.

PART 6 - RECOMMENDATION

That Council, pursuant to Regulation 66(3) of the *Planning and Development (Local Planning Schemes) Regulations 2015* recommend to the Western Australian Planning Commission that the:

1. Shire of Bruce Rock Local Planning Strategy 2009 is not satisfactory in its existing form and should be amended;
2. Shire of Bruce Rock Local Planning Scheme No.3 is not satisfactory in its existing form and should be amended so that the scheme accords with the Regulations Model and Deemed provisions, for any required development controls and for administrative updates;
3. preparation of a new scheme to replace Local Planning Scheme No.3 should be informed by an updated local planning strategy; and
4. Shire will when amending Local Planning Scheme No.3 and updating the Local Planning Strategy, assess the Shire's existing local planning policies to determine which policies (if any) should be amended/revoked and the need for new policies.

Attachment 1 - Location plan



Attachment 2 - Shire of Bruce Rock Local Planning Scheme No 3 Amendments

No / Gazettal Date	Details (summary)
#2 / GD 07/07/17	<ul style="list-style-type: none"> Change the use permissibility of Group Housing from X to D in the Rural zone and making it subject to new clause 5.7.5 Additional Dwellings. Rezone Lots 26-31 and Lots 56-60 Butcher Street, Bruce Rock from the Commercial zone to the Residential zone with an R-Code (density) of R10/25.
#3 / GD 15/12/17	<p>Omni-bus amendment to:</p> <ul style="list-style-type: none"> address the Deemed provisions set out in the <i>Planning and Development (Local Planning Schemes) Regulations 2015</i> Schedule 2, by deleting, adding and modifying various scheme clauses; insert Schedule A - Supplemental Provisions (development that does not require development approval); update various Use Class names and definitions; and provide for necessary administrative changes and corrections.

Attachment 3 - Explanation of Land Supply Data (Landgate Property Valuation Database)

The Landgate Property Valuation Database (PVD) gives each cadastral lot in the Residential, Industrial and Commercial zones one of three values (developed, undeveloped or unrated). These values are explained below.

Developed	Refers to lots that are zoned for development for the purposes of the specified primary land use category (Residential, Industrial and Commercial) for which premises valuation information is captured in Landgate's PVD.
Undeveloped	Refers to lots that are zoned for development for the purposes of the specified primary land use category (Residential, Industrial and Commercial) that are recorded as vacant in Landgate's PVD.
Unrated	Refers to lots that are zoned for development for the purpose of the specified primary land use category (Residential, Industrial and Commercial) for which no vacant land or premises valuation information has been captured in Landgate's PVD. This may include State, or local government owned lots or premises exempt from rates, Crown allotments, common property within lots on survey, newly created lots on survey, land otherwise exempt from rates and some public roads which are zoned for the primary land use category (Residential, Industrial and Commercial) under the local planning scheme.