

# Part 3: Strategic Direction

## 3.0 Strategic Direction

3.1 Visual Management Objectives for enhancing the Landscape Character of Bunbury

3.2 Composite Recommendations from Chapter 2: Visual Diary

3.3 Monitor & Review

### 3.1 Visual Management Objectives for enhancing the Landscape Character of Bunbury

- Recognition of the LCS into the local planning policy framework as a reference tool for future strategic planning decisions, specifically ensuring that the zonings of the future revised Scheme take account of the identified landscape character at all levels of perspective (macro - micro scales).
- Incorporate Landscape Design Guidelines within the local area planning process that regulates the management of identified significant viewsheds and corridors and that sets out the criteria for proponents to provide a Visual Impact Assessment as a part of a development assessment that will impact on the viewshed from identified viewpoints.

### 3.2 Composite Recommendations for enhancing the Landscape Character of Local Areas Derived from Chapter 2: Visual Diary

#### A Vision for the Future

##### Central Business District

- The CBD will experience commercial and residential growth predominantly to the north, including the CBD Core and Marlston Waterfront precincts.
- High rise buildings may be incorporated along Victoria Street and some potential increases to the height of buildings along Prinsep and Stephen Streets, and between Victoria Street and Blair Street to the north.
- Increased residential density to reflect inner city living household needs.
- Improved pedestrianisation of linkages between the CBD Core and the Marlston Waterfront
- Improved vehicle circulation and availability of car parking within the city centre and periphery.
- The commencement of the Bunbury Waterfront Project.

##### Outer Business District

- A more sophisticated approach to car parking and access for individual businesses, addressing site constraints and intensity of land use.
- An interconnected dual use path system for cyclists, pedestrians and linkages to public transport, with stronger connections to the CBD.
- Higher aesthetic value placed on the streetscapes of mixed business areas, including coordinated landscaping and street furniture.
- Active mixed use corridors of compatible land uses that are suitable for mixed use and of an intensity not suited to the CBD,
- Medium density residential, designed for adaptation for ground floor mixed use development.

##### Ocean Beach

- The formalisation of the 'Tree Street Area' as a precinct for regulation of future residential development in order to sustain the existing character.
- Recognising the 'Ocean Beach North' tourism corridor, as depicted in the Local Planning Strategy

for Tourism (2008).

- High quality medium density infill development throughout the suburb where higher R-coding is applied.
- The development of the 'Punchbowl' site as a mixed use tourism/residential development with a high quality sub-division and building design that accentuates its coastal locality and serves the local population.

##### East Bunbury

- Given the age of housing stock and its proximity to the CBD and waterfront it is subject to redevelopment pressures, accounting for the need to have flood mitigation measures in place. As such, redevelopment should seek to achieve a coordinated approach with the well established character of the area, whilst exploring innovative means of integrating the necessary finished floor levels, that will have an obvious impact on the rhythm of the street.
- Increased R-Code densities around activity centres, e.g. Leschenault Quays local centre, will draw more residents into the neighbourhood and provide housing types suitable to high density living in a walkable catchment. This will graduate to lower densities that will preserve the established character and housing stock of Rathmines. This re-coding of the neighbourhood will ensure that infill development is conducted in a logical manner and is based on sustainable planning principles in accordance with the WAPC's Liveable Neighbourhoods.

##### South Bunbury - Mangles

- To retain the strong sense of identity of South Bunbury as a traditional family neighbourhood that possesses all the necessary local centres, schools and parks that makes it a self-contained and liveable neighbourhood.
- To maintain the quality of life while providing opportunities for greater diversity of housing choice that reflect local household needs through a logical pattern of residential densities that increase around walkable catchments from local activity centres, and retain the strong traditional lot layout of South Bunbury and Mangles for family sized lots.

##### Parks

- The Parks Local Area represents a diverse collection of neighbourhoods each with distinctive character. Consideration of future changes in residential density coding must take account of the established character, and be reflective of the full range of household types.
- Carey Park will have a range of housing types as a result of the increase in R-Coding around activity centres. A range of one bedroom units, aged accommodation and group or multiple dwellings will be established around key facilities such as the hospital, university and local shopping centres to promote walkability and suitable accommodation types for students, seniors and single person households.
- The historical association with horse stables and training yards that are between the Bunbury Racecourse and the Trotting Track shall remain in the 'Special Residential' R5 density coding to accommodate the needs of the industry.
- Sandridge Park - Wollaston will remain largely unchanged, as the well established residential character is strong. Some increase in residential density may continue to occur in the peripheral areas adjacent to the Wollaston Shopping Centre.

- The greatest changes will occur in the Kinkella Park south of Brittain Road and north of Robertson Drive, where it is envisioned that a range of student housing will be appropriate between the Crosslands Shopping Centre and the University Campus.

### Minninup - Usher

- Minninup - Usher will retain its strong residential character and may experience a slight increase in density in Withers. Housing stock will continue to diversify to provide for a range of demographics, as well as maintaining the well established presence of family homes.
- The establishment of the Parade Road neighbourhood centre may start to occur as the population increases with the development of Tuart Brook. Activity near the intersection of Washington Road and Parade Road will gradually increase in significance as an activity centre, with the incoming traffic from Dalyellup also on this route, and having St Joseph's Primary School in proximity.

### Glen Iris - Moorlands

- To provide quality of life while providing opportunities for greater diversity of housing choice that reflect local household needs through a logical pattern of residential densities that increase around walkable catchments from local activity centres.
- A self-sufficient community to live and work that satisfies a range of educational, medical, retail and social needs.
- An integrated transport network that encourages walkability within the neighbourhood and is interconnected with the CBD via a reliable and frequent public transport route and dedicated cycle paths.

### Pelican Point

- A strong residential character with high quality amenity, including the canals and waterways, and the golf course. The residential density will remain low density for the most part, with allowances for larger homes and grander housing designs. The canal estate allows access to private docks and boat moorings adjoining private property which creates valuable waterfront properties that evidently show pride in being a part of the community which is reflected in the quality of housing stock.
- The development of a local centre to service the local residents will make Pelican Point more self sufficient, and convenient given that the development is a further distance from the conveniences of the city.
- The upgrade and expansion of the Sanctuary Golf Course and associated facilities will provide the opportunity for modern short stay accommodation, dining and entertainment facilities.

### College Grove - Tuart Brook

- College Grove is linked to the hub of activity that provides major medical and educational facilities in Bunbury. This relationship should be strengthened with greater connectivity internally to allow College Grove to provide housing needs for user groups of these facilities.
- Tuart Brook will become Bunbury's final greenfield site with a neighbourhood development that will provide for a range of housing types suitable to the growing demographic needs of the city and provide a cohesive range of activities and facilities where people will work and live.

## Valuable Landscape Character Elements to Promote & Enhance

### Central Business District

- The 'Three Waters' are the city's most valuable landscapes, and together should be promoted as the city's greatest asset to lifestyle and amenity.
- The Bunbury Tower is a valuable asset to the identity of Bunbury, being the 'Milk Carton' on the skyline, it is a point of reference within the city, and has been used as an icon for logos, slogans, and advertising campaigns across the southwest.
- The White Mangroves are a significant natural landscape that has high ecological and historical value in the landscape. Accessibility should be maintained for public access and educational programs should continue.

### Outer Business District

- Maintain the level of public open space that exists at present and enhance public facilities within the public realm to accommodate a larger residential population.
- Promote pedestrianisation.
- Enhance the local amenity of commercial and residential areas by creating high quality streetscapes and promoting crime prevention and community safety.

### Ocean Beach

- Residential character and amenity of the Tree Street Area.
- Ocean views from significant public view points, and across peaks in the topography where ocean views are revealed.
- The high quality foreshore pedestrian accessways and public facilities.
- Public art work and interpretive signage to continue along the foreshore that are engaging and interactive for pedestrians.
- Promote tourism sites and supporting businesses/ accommodation to establish a thriving tourism corridor.

### East Bunbury

- The East Bunbury Heritage Area should be promoted and acknowledged for its contribution to historical character in Bunbury.

### South Bunbury - Mangles

- Maintain and improve upon the high quality of interconnected public open space reserves and promote the use of local parks.
- Promote walkability/ cyclability through enhancement of interconnected pedestrian and bicycle pathways linked to public transport facilities.
- Implementation of a street tree planting program to retention, replacement and expansion with desirable tree species.

### Parks

- There is a high level of amenity associated with public parks and reserves throughout Carey Park. It is essential to maintain this level of aesthetics in the public realm, so that the community embrace ownership of their open space as a part of their identity.
- A strong sequence of public artwork moves through the suburb depicting local community activity such as football and horse racing. Interpretive art works are located in roundabouts, on verges and in the parks that reflect local history and evoke pride in the residents. These elements are a valuable addition to the streetscapes and they also lead people in the general direction of both Carey Park Football Club and the Bunbury Racecourse.
- The St Marks Anglican Church and Churchyard in Sandridge Park is a beautiful old church and historic grave yard that sits in a park, creating a natural ambience appropriate to its historic heritage significance. This church was completed in 1842 is the second oldest surviving Church in Western Australia.

### Minninup - Usher

- The Maidens Reserve is a significant landscape to the local community, but also forms a highly significant feature on the skyline of the city. Promoting the folk story of the Maidens and the origins of the name should be considered as part of an interpretive public art installation in the reserve itself.
- High amenity of public open space in Usher should be maintained and promoted for activity and social recreation.

### Glen Iris - Moorlands

- The peripheral Regional Open Space is highly valued by the community and contributes to the quality of life in the area.

### Pelican Point

- The canal waterways are a valuable landscape feature to promote waterfront lifestyle, with private moorings, and vast views of the Estuary.
- The natural wetlands that are between the estates should be retained and promoted as part of a walkable recreation route, there is public access all through the estates, including the golf course and access to the foreshore of the estuary.

### College Grove - Tuart Brook

- The remnant bushland surrounding College Grove has long been a point of contention between developers, community groups and government agencies alike. If the remaining bushland is retained for its ecological value, efforts should be made to educate people on the value of conservation of vegetation and its habitat.

## Important Views & Vistas to Retain

### Central Business District

- The Marlston Lookout has significant view for 360 degrees from the top platform.

- The Bunbury Tower is an identifiable feature on the Bunbury skyline and viewsheds should be retained to the Tower from key viewpoints across the CBD.
- The Silos redevelopment is a dominant feature in the landscape and viewsheds should be retained from key viewpoints across the CBD, in particular the 'Gateway' bridge, and from the Marlston Lookout.
- Pedestrian views down Symmons Street that connect Back Beach with the Leschenault Inlet.

### Outer Business District

- Sandridge Road is the arrival point of many of the major intersections into Bunbury from the linkages to outer suburbs and other shires and is recognisable by the nature of businesses and landmarks as a mixed business area, which is typically the lead up to the outer suburbs of a CBD. Once the road swings into Blair Street the CBD is visible in the distance.
- The Blair Street Mixed Use Corridor is an important linkage to the CBD and is a major commercial hub within the City. The road width is much wider, and the lot sizes are larger with greater building bulk. This corridor is essential to commercial traffic, public transport and residential traffic of both the City and other Shires.
- Spencer Street is a tighter corridor with an enclosed view shed, but provides a straight and unobstructed business corridor which allows easier navigability beneficial in a more intimate streetscape than Blair Street, with smaller lots and a greater number of businesses to digest. The corridor is a major transitory route and is shared by local residents and commercial traffic alike.

### Ocean Beach

- Ocean Drive vistas, north and south, including views of landmark features in the landscape, such as the light house.
- The vista from the peak height of Stockley Road over South Bunbury and Big Swamp, and west towards the Indian Ocean over the top of Upper Esplanade and Ocean Drive.
- The views from Irwin Street Reserve that span over South Bunbury and the ocean.

### East Bunbury

- The Leschenault Inlet vista from Stirling Street / Austral Parade is a valuable asset to the community from both private and public realms. Views to the CBD are afforded and should be retained.
- It would be beneficial to decrease the views across the Inlet to the Inner Harbor operations and stock piles, however the mass scale of the shipping operations makes screening difficult.

### South Bunbury - Mangles

- Private dwellings located on the secondary dune are afforded vast views of South Bunbury to the east and of the ocean to the west.
- As the majority of the suburban area is on lower ground, the views are predominantly internal and contain no major landmarks or view points of significance. Wide straight roads and open space areas are important from an intimate street level to the place's landscape character.



### Parks

- Maintaining views of the local area's significant parks and the racecourse are intrinsic to preserving the local identity.

### Minninup - Usher

- Views of the Maidens Reserve are visible from many aspects within the local area as the proximity and scale give it high visibility. It is views to the Maiden's from other locations that are integral to the landscape character of Bunbury. Maintaining vistas from other location in the city, from along the coast and inland are priority goals.

### Glen Iris - Moorlands

- Vittoria Road provides the primary access into Glen Iris, and will hold the future local centre and commercial strip. A key intersection will be formed at Vittoria and Jeffrey Roads in the hub of the local centre.
- There is Regional Open Space to the east of the subdivision (south-east of Vittoria Heights) that frames the residential area and provides a buffer between industrial and port uses.
- The Preston River foreshore remains accessible while protecting its functions of flood mitigation, riparian habitat corridor, cultural heritage and visual landscape link to the rest of the catchment and region.

### Pelican Point

- Views from private residences across the Estuary, with vistas overlooking the CBD beyond the Inner Port.

### College Grove - Tuart Brook

- Vistas from around the College Grove development have vast views over the south of Bunbury, in particular across the Maidens Reserve. The topography of this part of the coastline is translated better from this angle than anywhere else in the city.

## Policy Recommendations

### Central Business District

- Informing the preparation of the Local Planning Strategy for Activity Centres & Neighbourhoods.
- Implementation of the R-Codes Omnibus Amendment.
- Commencement of the local area planning process and subsequent Local Planning Policy: Central Business District Local Area Plan.
- Review of the existing local planning policies in effect that regulate development, consolidation and updating of current regulations in preparation for integration with the LAP.
- Initiation of Scheme Amendments to comply with GBRS zoning for the purpose of the Bunbury Waterfront Project Stage 1 commencement.
- Introduction of CPTED principles into local planning policy guidelines.

### Outer Business District

- Informing the preparation of the Local Planning Strategy for Activity Centres & Neighbourhoods.
- Implementation of the R-Codes Omnibus Amendment.
- Commencement of the local area planning process and subsequent Local Planning Policy: Outer Business District Local Area Plan.
- A Town Planning Scheme Amendment to introduce a true mixed use zoning with a high residential amenity that encompassing living and working within the local area.
- Review of the Local Planning Policy: Non-Residential Development within or adjoining Residential Areas, to update frame areas, local activity centres and corridors.
- Introduction of CPTED principles into local planning policy guidelines.

### Ocean Beach

- Informing the preparation of the Local Planning Strategy for Activity Centres & Neighbourhoods.
- Implementation of the R-Codes Omnibus Amendment.
- Commencement of the Ocean Beach local area planning process and subsequent Local Planning Policy documents that will inform development within the LAP.
- Propose a Local Planning Policy: Tree Street Area Design Guidelines
- Conduct a review of the Local Planning Policy: Building Height for Ocean Beach.

### East Bunbury

- Informing the preparation of the Local Planning Strategy for Activity Centres & Neighbourhoods.
- Implementation of the R-Codes Omnibus Amendment.
- Commencement of the East Bunbury local area planning process and subsequent Local Planning Policy documents that will inform development within the LAP.
- Review of the Stirling Street Heritage Area Design Guidelines, including the renaming of the precinct to encompass the true boundary of the Heritage Area beyond the extent of Stirling Street.

### South Bunbury - Mangles

- Informing the preparation of the Local Planning Strategy for Activity Centres & Neighbourhoods.
- Implementation of the R-Codes Omnibus Amendment.
- Commencement of Local Area Planning process and subsequent Local Planning Policy: South Bunbury - Mangles Local Area Plan.

### Parks

- Informing the preparation of the Local Planning Strategy for Activity Centres & Neighbourhoods.
- Implementation of the R-Codes Omnibus Amendment.
- Commencement of the local area planning process and subsequent Local Planning Policy: Parks Local Area Plan.

### Minninup - Usher

- Informing the preparation of the Local Planning Strategy for Activity Centres & Neighbourhoods.
- Implementation of the R-Codes Omnibus Amendment.
- Commencement of the local area planning process and subsequent Local Planning Policy: Minninup - Usher Local Area Plan.

### Glen Iris - Moorlands

- Informing the preparation of the Local Planning Strategy for Activity Centres & Neighbourhoods.
- Implementation of the R-Codes Omnibus Amendment.
- Implementation of the Local Planning Policy: Glen Iris - Moorlands Local Area Plan.
- Monitor and review the Local Area Plan as needed, in order to ensure that it remains a relevant and robust strategic land use planning tool.

### Pelican Point

- Informing the preparation of the Local Planning Strategy for Activity Centres & Neighbourhoods.
- Implementation of the R-Codes Omnibus Amendment.
- Commencement of the local area planning process and subsequent Local Planning Policy: Pelican Point Local Area Plan.

### College Grove - Tuart Brook

- Informing the preparation of the Local Planning Strategy for Activity Centres & Neighbourhoods.
- Implementation of the R-Codes Omnibus Amendment.
- Commencement of the local area planning process and subsequent Local Planning Policy: College Grove - Tuart Brook Local Area Plan.
- Adopt a Structure Plan for Tuart Brook.

## 3.3 Monitor & Review

The LCS should be reviewed in conjunction with the Local Planning Strategy (The City of Bunbury does not have an adopted Local Planning Strategy at the time of production of this document, as the completion of this Study will inform the drafting of LPS) and the City Vision Strategy (adopted September 2007). The dynamic nature of the document ensures that changes to character and amenity are recorded and archived and may be monitored as such. The document should be revisited in conjunction with the LPPF review (e.g. Local Planning Strategy and Town Planning Scheme Reviews).

Future editions of the LCS will highlight changes across the City's landscape, and redefine the established character of each local area as it evolves, or in some cases, as it is preserved.