



Shire of Northam
Heritage, Commerce and Lifestyle

Bakers Hill Community Plan 2016-2026

Jason Whiteaker
Chief Executive Officer
Shire of Northam

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BAKERS HILL COMMUNITY PLAN 2016-2026

EXECUTIVE SUMMARY

1. INTRODUCTION

- 1.1. Towards a Strong and Vibrant Bakers Hill
- 1.2 Why Planning for Growth is Important
- 1.3 Planning Framework
- 1.4 The Approach Taken

2. LOCAL CHARACTERISTICS

- 2.1 The Study Area
- 2.2. People
 - 2.2.1 Demographic profile
 - 2.2.2 Labour force and skills
- 2.3 The Economy
 - 2.3.1 Agriculture
 - 2.3.2 Manufacturing and Industry
 - 2.3.3 Retail and Business
 - 2.3.4 Home Based Business
 - 2.3.5 Urban Commuters
 - 2.3.6 Tourism
- 2.4 Services and Amenities
 - 2.4.1 Health services
 - 2.4.2 Childcare and Learning
 - 2.4.3 Youth
 - 2.4.4 Aged Care
 - 2.4.5 Sport and Recreation
 - 2.4.6 Safety and Emergency Services
 - 2.4.7 Parks and Gardens
 - 2.4.8 History & Culture
- 2.5 Housing and Affordability

3. DRIVERS OF GROWTH

- 3.1 Proximity to Perth
- 3.2 Housing/Land Choice and Affordability
- 3.4 NBN

4. REGIONAL AND GLOBAL INFLUENCES

- 4.1 The rise of the Urban Farmer/Tree Change
- 4.2 Technological Advances
- 4.3 Increasing Urbanisation and Metropolitan Expansion
- 4.4 Ageing Population

4.5 Proposed Perth-Adelaide National Hwy

5. CAPACITY FOR GROWTH

- 5.1 Land Availability
- 5.2 Power and Water
- 5.3 Telecommunications
- 5.4 Transport networks
- 5.5 Effluent Disposal

6. GROWTH SCENARIOS

- 6.1 Forecast Growth

7. A VISION FOR THE FUTURE

- 7.1 Vision
- 7.2 Mission
- 7.3 Strategic Goals
- 7.4 Implementation Plan

8. GOVERNANCE AND IMPLEMENTATION

- 8.1 Implementation and Review

EXECUTIVE SUMMARY

The Bakers Hill Community Plan 2016-2026 has brought together residents and stakeholders with an interest in Bakers' Hill future. It identifies opportunities, initiatives and priorities for the Bakers Hill area to achieve a vibrant and sustainable future through population and economic growth.

The Bakers Hill Community Plan aims to:

- Encourage diverse investment in the region
- Inform infrastructure, planning and investment decisions
- Maximise social, environmental and economic outcomes for the local community.

The planning process, facilitated by the Shire of Northam, was undertaken in four stages:

1. Project Initiation and Desktop Research
2. Community Consultation
3. Plan Development
4. Plan Delivery

Community consultation has been extensive, with a three pronged approach designed to encourage residents to engage at different levels depending on their capacity and interest.

Located only 73kms from the City of Perth, Bakers Hill is well positioned to continue the strong growth seen in recent times. In essence the community planning process has identified Bakers Hill as a unique community.

A range of strategic goals have been established, which will become the focus of both the Community and the Shire of Northam. These goals are further developed into specific tasks or strategies. The main goals are around Community & Liveability, Services, Infrastructure and Economy.

The following represent the main focus tasks and strategies within each of these goals;

- Community & Liveability
 - Upgrading the current Recreation Centre into a community hub
 - Increased family events and activities
 - Improving local exchange of community news and information
 - Improving and developing walking trails and cycle paths
 - Installing Hockey Fields

- Developing a pioneer wall displaying information about pioneers and history of Bakers Hill
- Improving street scaping including footpaths, kerbs, lighting and planting around the town site
- Development of a nature playground
- Improving and developing age friendly facilities
- Supporting senior activities
- Services
 - Extended childcare services
 - Advocate for extended education opportunities
 - Provide a library facility
 - Improve public transport between Bakers Hill and Northam
 - Maintaining verges and lanes
- Infrastructure
 - Improved maintenance on local roads
 - Improved safety on State roads
 - Improved drainage
 - Improved footpaths in the townsite
 - Improved lighting on Tennis Court and Almond Avenue
 - Improve parking in townsite
- Economy
 - Develop a caravan park and camping facilities
 - Development of the Railway Tourism Precinct
 - Development of Kep Track interpretive information
 - Promote the locality as a place to live, work, invest and visit
 - Support local business
 - Encourage new industry
 - Spatial planning of commercial zone

In addition to the strategic matters a range of infrastructure projects have been identified. These projects will be incorporated into the Shire of Northam Long term Financial Plan (LTFP). Incorporation into the LTFP does not 'guarantee' the works will be undertaken in the identified timeframe as there may be a range of factors (including the availability of external funding) that influence the final decision of Council. Inclusion in the LTFP does however ensure that the projects are on the Council 'agenda' and will be given strong consideration, in the context of a range of other internal and external factors.

The infrastructure plan, including provision estimated costings, is provided:

PROPOSED CAPITAL EXPENDITURE PROJECTS BAKERS HILL					
Capital Expenditure Item	Dept	Total	Shire	Year/s	
Upgrade the current Recreation Centre to create a central community hub with the addition of short stay caravan/camping options					
Feasibility study	Coms	\$25,000	\$12,500	17/18	
Improve BBQ facilities at the Recreation Centre					
Shade structures	Works		\$50,000	18/19	
Install BBQs	Works		\$15,000	18/19	
Upgrade existing playground at the Recreation Centre					
Playground equipment	Works		\$25,000	19/20	
Install public toilets outside the Recreation Centre					
Investigate other toilet facility options	Coms				
Improve drainage in Bakers Hill					Ongoing
Drainage Koojedda and Carlin Valley	Works				
Drainage Townsite	Works				
Improve and develop walking trails and cycle paths					
Trails Plan development	Coms	\$25,000			
Bike Path Plan development	Works	\$25,000			
Install outdoor exercise equipment					
Install outdoor exercise equipment	Coms	\$20,000	\$10,000	17/18	
Install shade shelters around the oval					
Shade structures	Works		\$50,000	19/20	
Install community notice board					
Community/Progress Association project	Works	TBC		17/18	
Development of a pioneer wall with history of Bakers Hill					
Community/Progress Association project	Coms	TBC		18/19	
Create and install Bakers Hill entry statement					
Community/Progress Association project	Coms	TBC		18/19	
Develop a youth precinct at the Recreation Centre including a review of the current BMX track					
Feasibility study	Coms		\$30,000	18/19	

Develop a nature play playground	Community/Progress Association project	Coms	\$50,000	20/21
Purpose build playgroup/childcare centre	Feasibility study	Coms	\$25,000	19/20
Improve community street lighting	Street lighting audit	Works	\$25,000	20/21
Develop a Parking Management Plan		Works	\$25,000	20/21
Improved street scaping, footpaths, kerbing and lighting around the townsite of Bakers Hill		Works		Ongoing
	Current budgeted for capital works – 17/18		\$22.5k	
	Current budgeted for capital works – 18/19		\$95k	
	Current budgeted for capital works – 19/20		\$100k	
	Current budgeted for capital works – 20/21		\$100k	

Note: Where Shire contribution falls short of total budget, there is an assumption that external grant funding will be sought.

FORWARD

Bakers Hill town site is located on the Great Eastern Hwy 73kms east of Perth. The Highway is the major road link between Perth and the Eastern states.

The town was first gazetted in 1897 as Mount Baker however this was changed in 1902 to Bakers Hill to avoid confusion with Mount Barker in the South West.

Historically the town has held strong transport links, not only is it on the Highway but it is also on the Golden Pipeline route and was on the second route of the Eastern Railway between Midland Junction and Spencers Brook.

The rail line opened in 1886 and was closed in 1966, remnants of the station remain today.

The Railway line was built by Railway Engineer Edward Keane (1844-1904). Edward Keane was a prominent businessman and politician in WA from the late 1800's to his death.

In 1884 Edward Keane received farmland in Bakers Hill from the State as part payment for construction of the railway, it was named Mt Baker Estate.

Borrowings to build the eastern railway ultimately led to Keane's bankruptcy in 1903, with the bank repossessing the property. During the period it was owned by Keane's it was developed into a fine farming property where high quality stock were shipped from England and a vineyard was developed.

A gracious 20 bedroom country residence was built on the property though this was lost to fire in 1899.

The property was purchased by the Hooper family in 1911 who ran the property as a farm and vineyard for 60 years. Today the Farm is heritage listed and is run as restaurant/café.

Today Baker's Hill retains a strong sense of identity as a transport link and service centre for the Great Eastern Hwy. It is the largest service centre located on the Highway between Sawyers Valley and Cunderdin a distance of more than 110kms.

1. INTRODUCTION

1.1. Towards a Strong and Vibrant Bakers Hill

This Plan seeks to bring together residents and those with an interest in Bakers' Hill future to identify opportunities, initiatives and priorities for the region to achieve a vibrant and sustainable future through population and economic growth.

The Bakers Hill Community Plan aims to:

- Encourage diverse investment in the region
- Inform infrastructure, planning and investment decisions
- Maximise social, environmental and economic outcomes for the local community.

This Plan seeks to bring together residents, community groups, local business, industry service providers and government to create partnerships to realise a strong and vibrant future for Bakers Hill.

1.2 Why Planning for Growth is Important

Fundamentally planning for growth sets achievable targets for Bakers' Hill future development and establishes investment and initiatives required to meet the established targets. It analyses trends and opportunities that may impact growth and identifies economic levers that can be manipulated to maximise growth outcomes.

Planning can empower local communities to determine their own development priorities and opportunities within an overarching policy framework.

Planning is important for government policy-making, dialogue and coordination within and across levels of government. It ensures that local knowledge and views are able to influence policy development and implementation.

Planning can provide a clear and practical vision for the Bakers Hill region. This includes identifying agreed priority areas for investment, coordinated support and action. It highlights the challenges Bakers Hill needs to address to achieve sustainable growth. The vision needs to be realistic, supported by an analysis of the region's economic, social and environmental performance, opportunities and future challenges.

Regional planning can help governments agree on issues faced by regions and encourage a cohesive approach to problem solving. Planning builds upon existing planning documents, and includes extensive consultation mechanisms.

1.3 Planning Framework

The Bakers Hill Community Plan is being developed by The Shire of Northam. It sits within a planning framework at the local, state and Federal level.

The following table details the most relevant planning documents to the Bakers Hill Community Plan.

DRAFT

Planning Framework			
Bakers Hill	Shire of Northam	Avon Sub-Region	Wheatbelt
Bakers Hill Community Strategic Plan 2002 – ReliX Consultants	Shire of Northam Strategic Community Plan 2012-2022	Avon Sub-regional Economic Strategy 2013 – Wheatbelt Development Commission	Wheatbelt Regional Blueprint 2015 – Wheatbelt Development Commission
	Shire of Northam Corporate Business Plan 2013-2018		Wheatbelt Regional Development Plan 2010-2015 – RDA Wheatbelt
	Shire of Northam Corporate Business Plan 16/17 (annual operation plan)		Wheatbelt Health Profile 2015 – WA Country Health Service
	Shire of Northam local Planning Strategy		Wheatbelt Workforce Development Plan 2013-2016 – Wheatbelt Workforce Development Alliance.
	Shire of Northam local Biodiversity Plan 2015		
	Shire of Northam Community Infrastructure Plan 2012-2032		
	Shire of Northam Community Infrastructure Plan 2012-2032 – Addendum 2015		

1.4 The Approach Taken

The Bakers Hill Community Plan has been divided into four stages:

5. Project Initiation and Desktop Research
6. Community Consultation
7. Plan Development
8. Plan Delivery

Stage One Project Initiation and Desktop Research

The first stage of the planning process has been to develop an evidence base of what characterises Bakers Hill today, what factors are driving the region's future growth, regional influences, growth capacity and predicted growth scenarios.

Stage Two Community Consultation

The second stage has been to take this information to the local community to 'truth-test' what the Shire had prepared and to ask the community about their aspirations for the future of Bakers Hill.

This has been achieved through public workshops, one on one interviews, online surveys, mailout surveys and a community wishing well initiative.

The primary outcome of this stage is the development of a vision for Bakers' Hill future.

Stage Three Plan Development

Stage three brings together the research and consultation findings to develop strategies to achieve the shared vision.

Stage Four Plan Delivery

The fourth stage of the project has been to obtain final feedback and comment from key stakeholders via public comment and Northam Shire Council prior to public release.

2. LOCAL CHARACTERISTICS

2.1 The Bakers Hill Study Area

In order to measure how the Bakers Hill community has changed over time and to develop strategies for future development, it is necessary to identify the geographical area included in what is understood to be Bakers Hill.

Defining the study area for Bakers Hill is complicated by differing geo-spatial boundaries used by the Australian Bureau of Statistics.

In the 2011 census there are three different maps showing different geographical boundaries, with three differing statistical profiles. The three geospatial regions are named Gazetted Localities, State Suburbs and Urban Centres & Localities.

The Shire of Northam defines the boundary of Bakers Hill in accordance with Landgate, a Western Australian Statutory Authority for land information under the leadership of the WA Minister for Lands. Landgate define boundaries using postcodes. The Landgate map area matches the 2011 State Suburbs map.

See Appendix 1 for a map of the Bakers Hill Study area.

2.2 People

2.2.1 Demographic profile

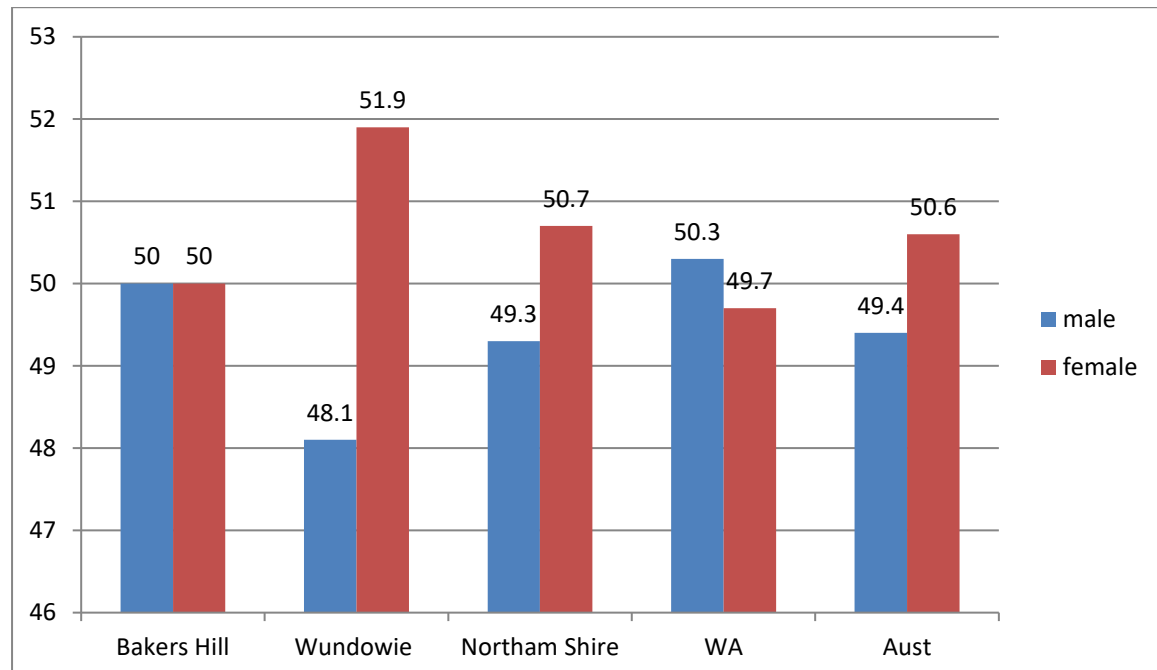
In the 2011 census the ABS recorded a population of 1147 in the Bakers Hill locality, representing 10.9% of the total Shire of Northam population.

Some of the features of the statistics for Bakers Hill include:

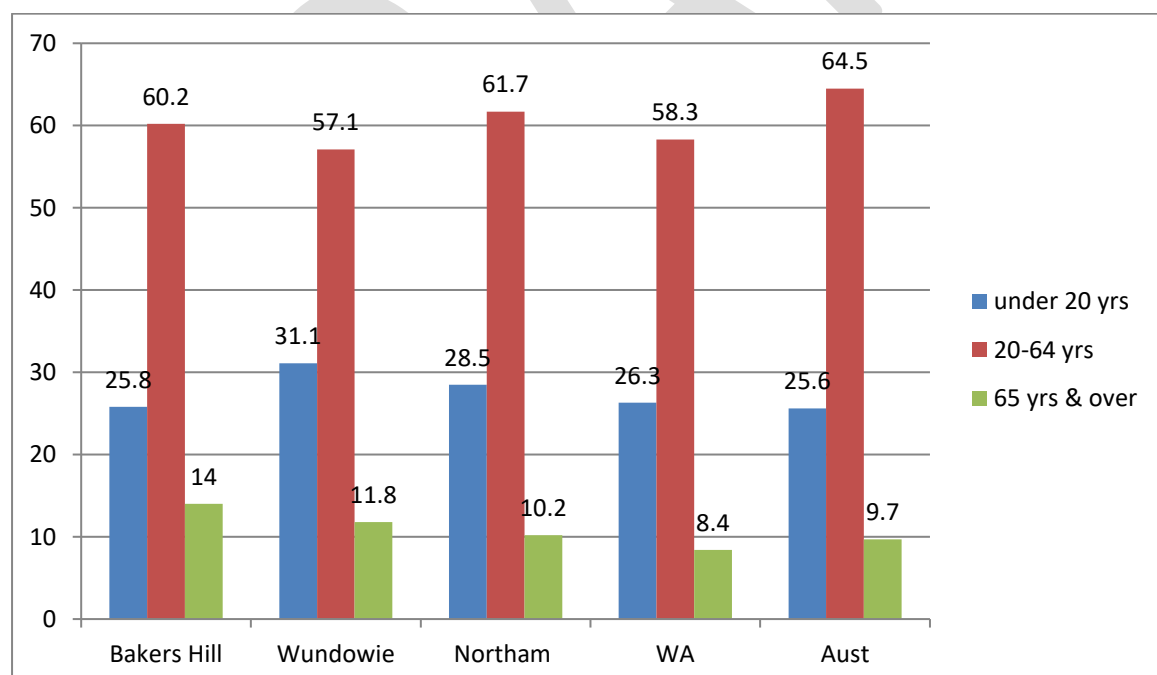
1. The population is split evenly male/female.
2. Bakers Hill has a higher percentage population (14%) of 65 years and over compared to WA (8.4%) and Australia (9.7)
3. Bakers Hill experienced population growth of 55% between 2006 and 2011, substantially higher than other localities within the Shire.
4. The Country of Birth statistics show a dramatic swing between 2006 and 2011. In 2006, 72% of the population were born in Australia, 11.2% England and 3.1% New Zealand. In 2011, the statistics were: Australia 74.1%, England 10.7% and New Zealand 4.2%

Ratio Percentage of Population, sex by location 2011.

Bakers Hill has even numbers of men and women.



Bakers Hill by Age (percentage) 2011



Median Age 2011

Bakes Hill	Wundowie	Northam	WA	Australia
44 yrs	38 yrs	39 yrs	36 yrs	37 yrs

Aboriginal and Torres Strait Islander Population 2011

Bakers Hill	Wundowie	Northam	WA	Australia
2.3%	4.8%	5.6%	3.1%	2.5%

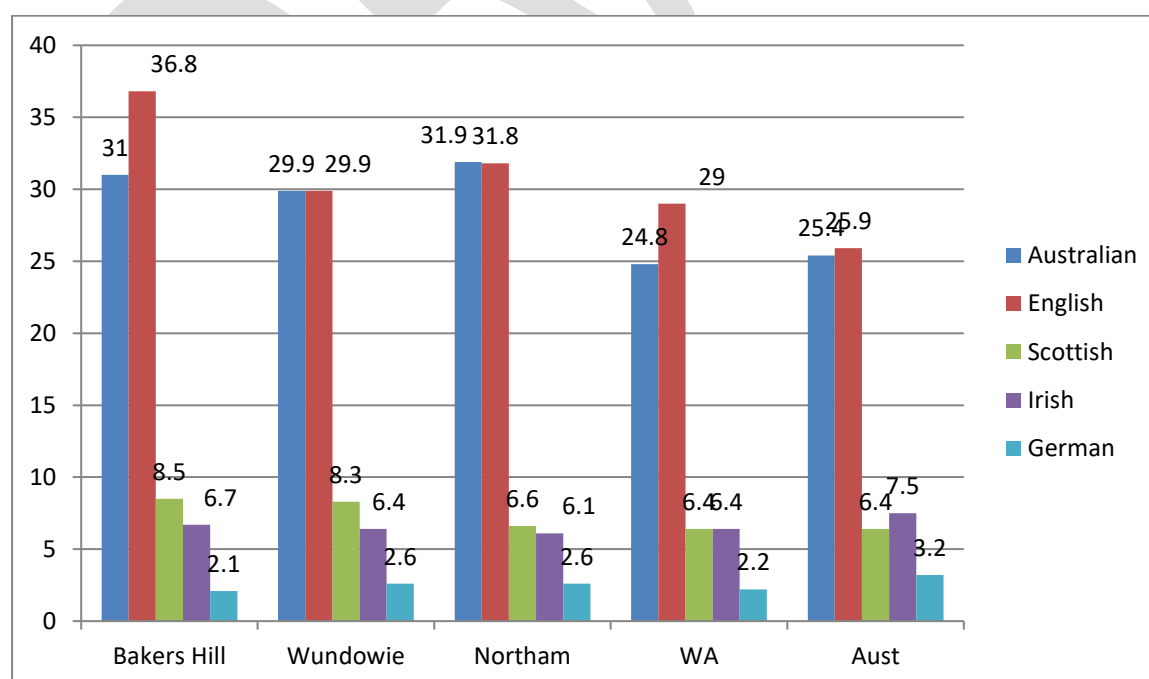
The median age of 27 Aboriginal People in Bakers Hill is higher than the total population at 32 years. In Northam the median age is 17 years while in WA it increases to 22 and sits nationally at 21 years.

Ratio of Male to Female Aboriginal and Torres Strait Islander People 2011

	Bakers Hill	Wundowie	Northam	WA	Aust
Male	66.7%	42.9%	47.9%	49.4%	49.3%
Female	33.3%	57.1%	52.1%	50.6%	50.7%

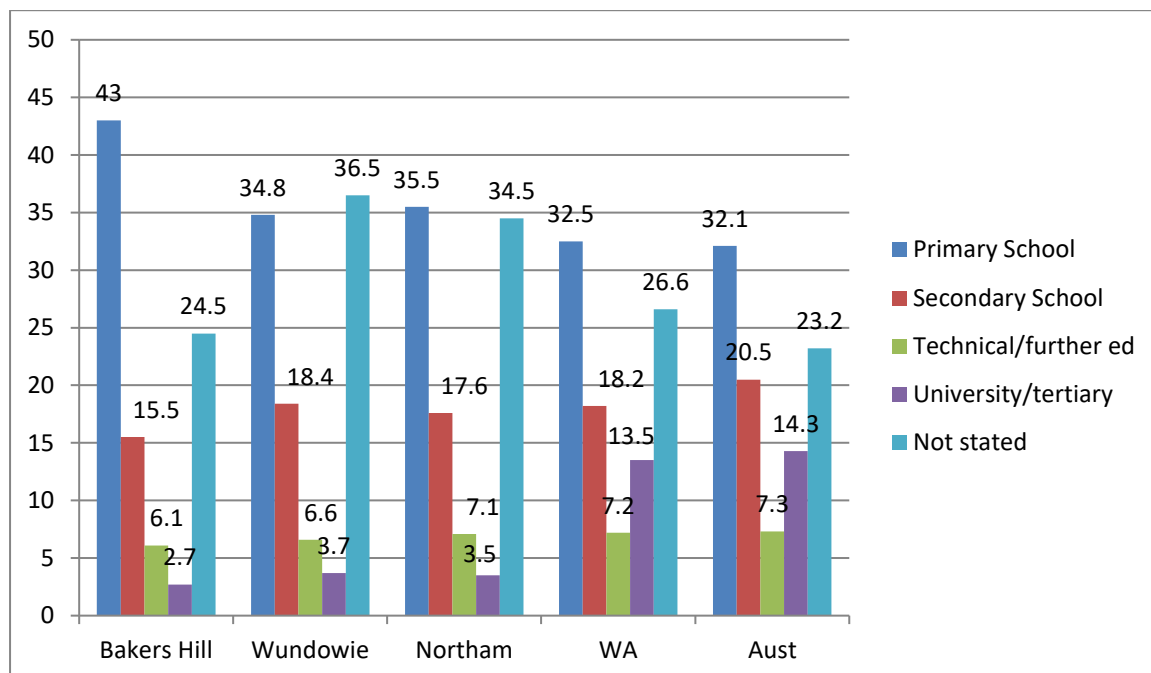
Ancestry Percentages, Top Responses 2011

The Ancestry population shows a strong United Kingdom and European cultural ancestry. Respondents identifying themselves as Australian include Aboriginal and Torres Strait Islander People.

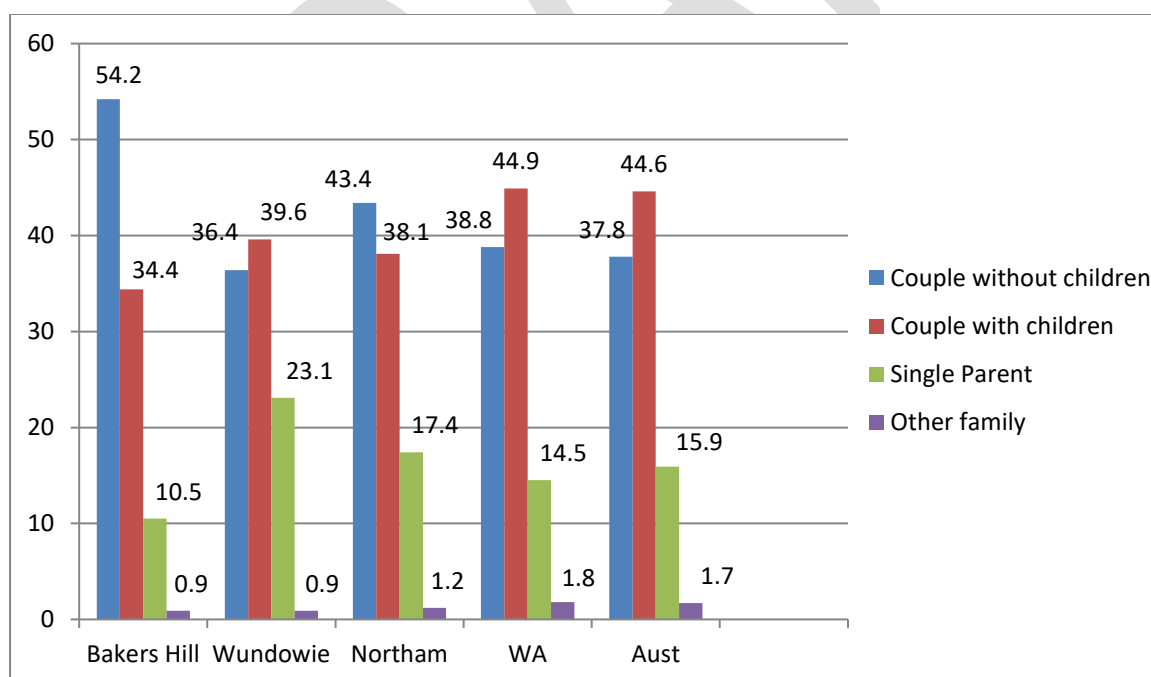


Education

In Bakers Hill, 25.5% of people were attending an educational institution in 2011.

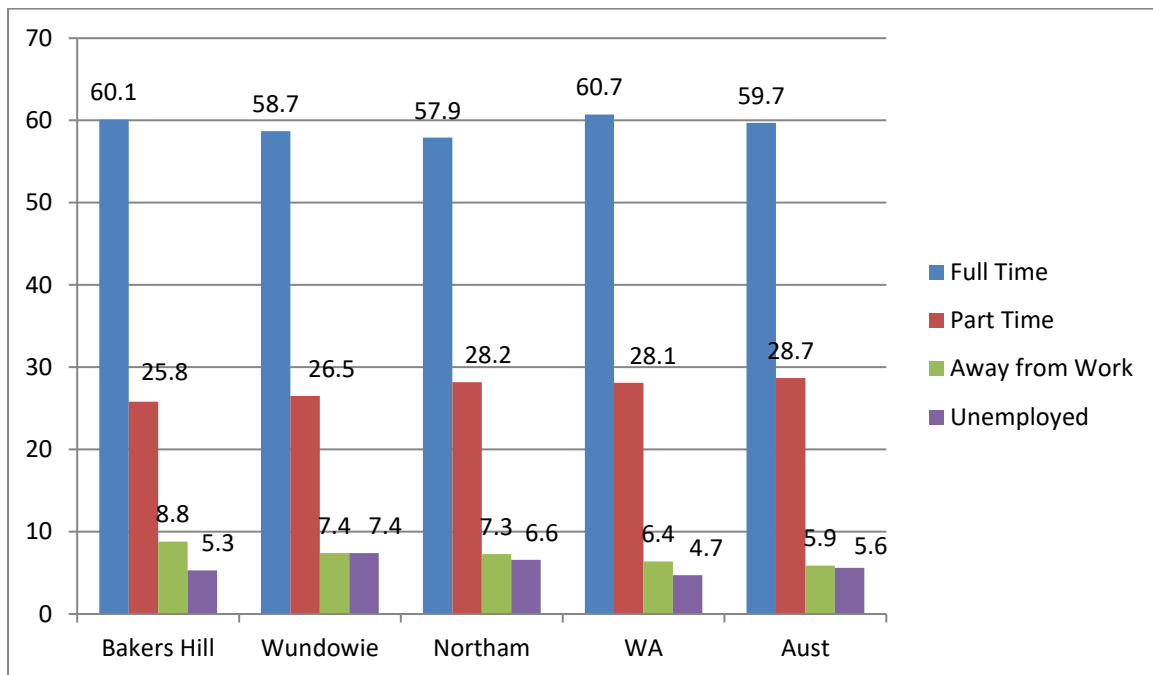


Family Composition, 2011



Unemployment is lower in Bakers Hill (5.3%) than the Shire (6.6%), Wundowie (7.4%) and Australia, (5.6%), but higher than WA (4.7%).

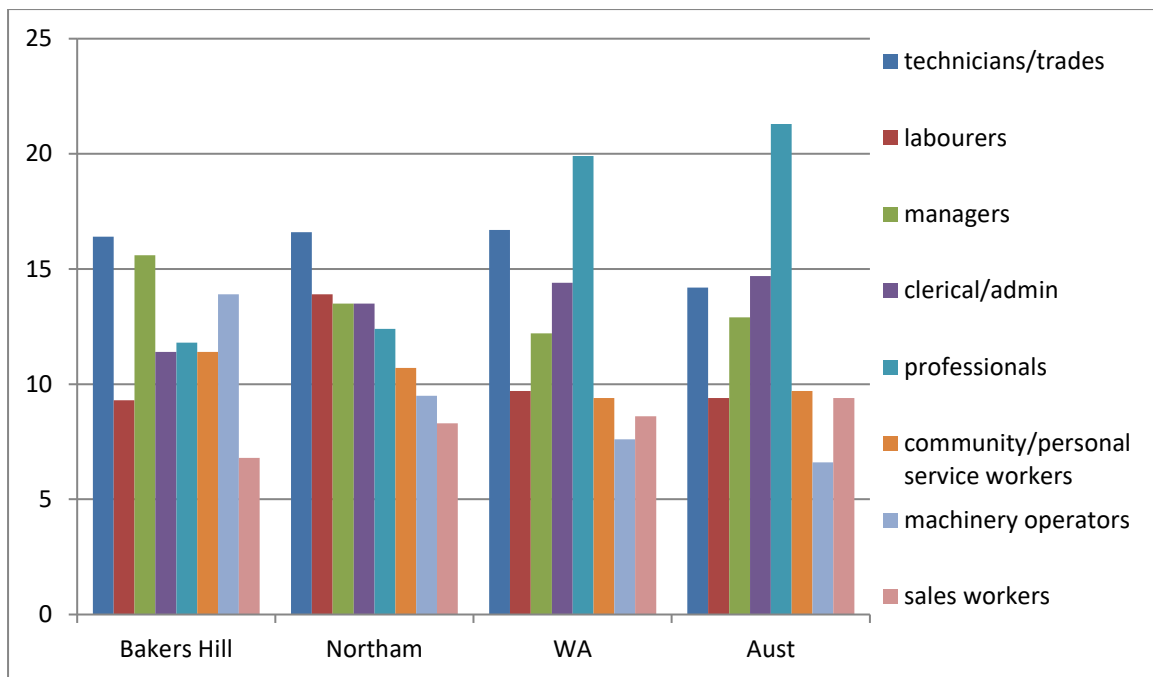
Employment 2011



Occupation, Employed People Over 15 yrs, 2011

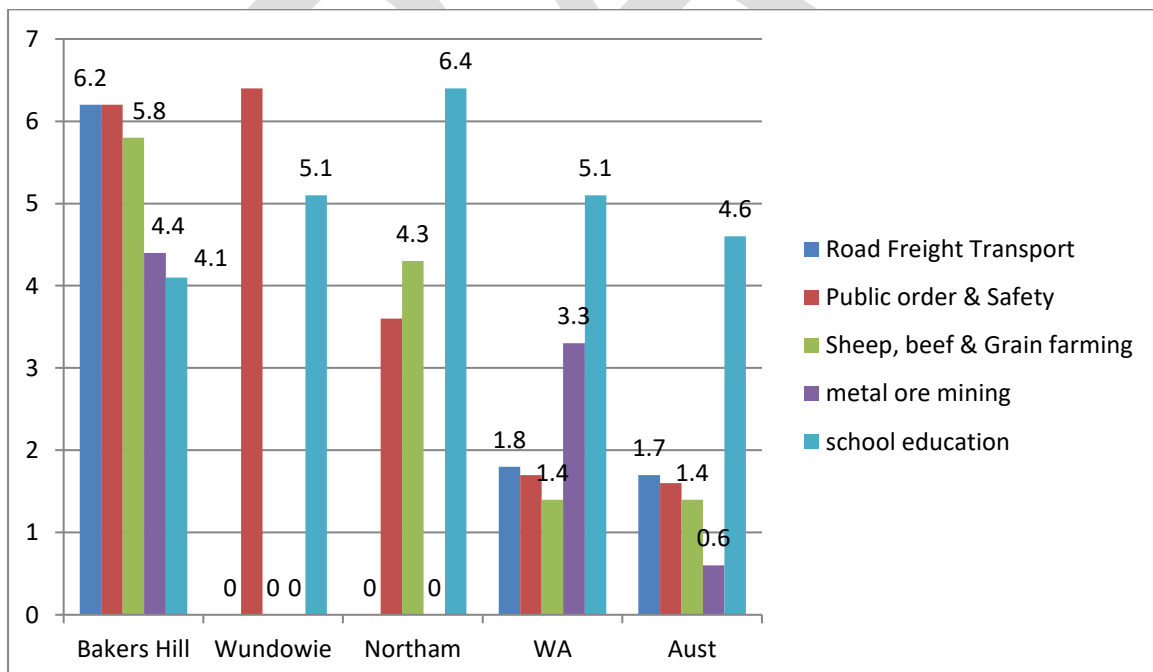
In Bakers Hill, the dominant occupations are technicians and trades workers (16.4%), Managers (15.6%) and machinery operators and drivers (13.9%).

Nationally professional occupations are the most prevalent employing 21.3% of the population while labourers represent 9.4% of the workforce and tradespeople represent 14.2%.



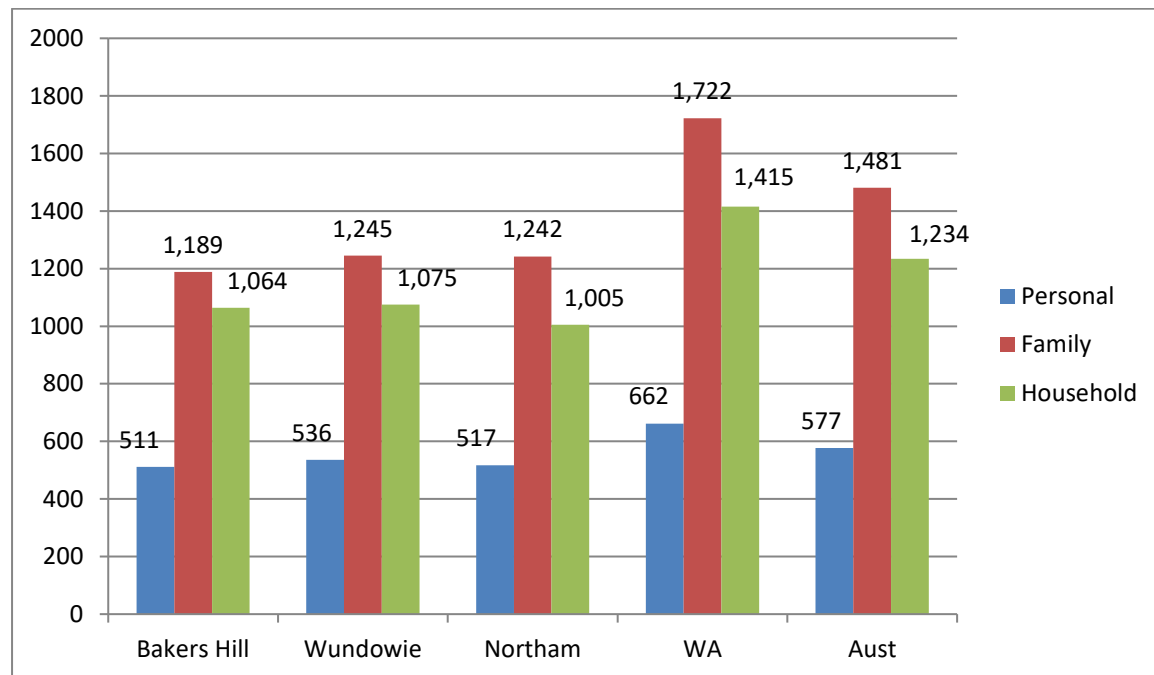
Industry of Employment, top Responses 2015

Bakers Hill shows a shift in industry of employment into road freight transport, connected to the town's position as a transport link. Farming also becomes a significant employer as does mining.



Median Weekly Income, 2011

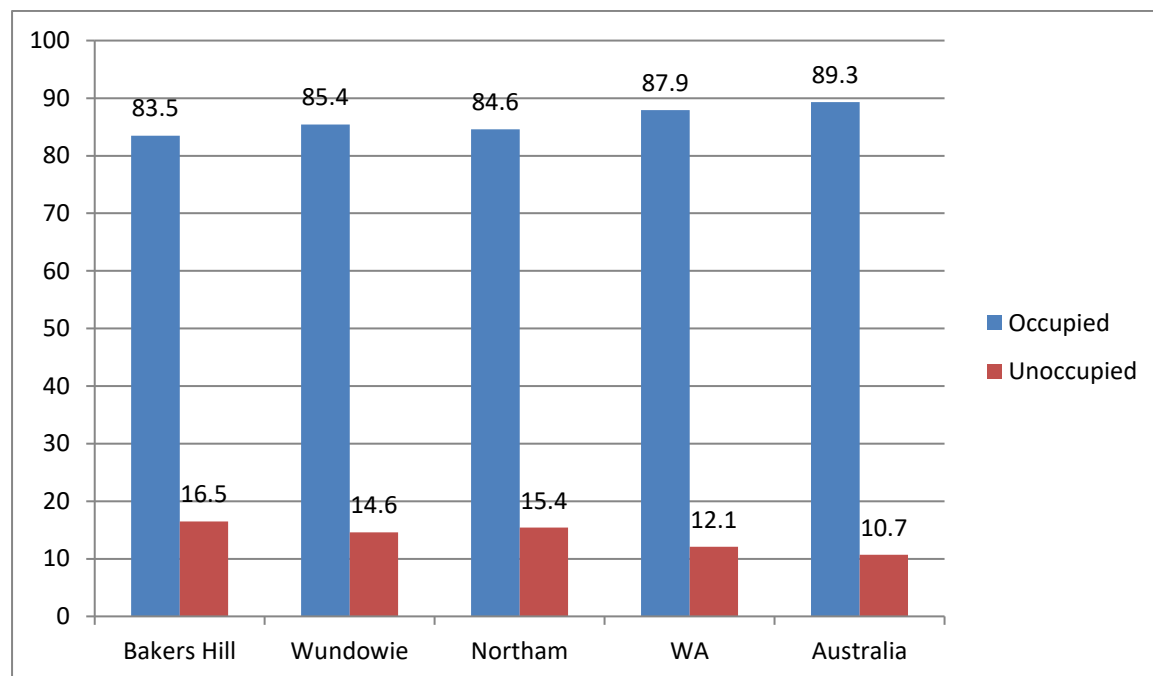
Weekly average family income in Bakers Hill is slightly lower \$1,189 than the Shire \$1,242 however both of these fall considerably sort of the state average at \$1,722 and the National, \$1,481.



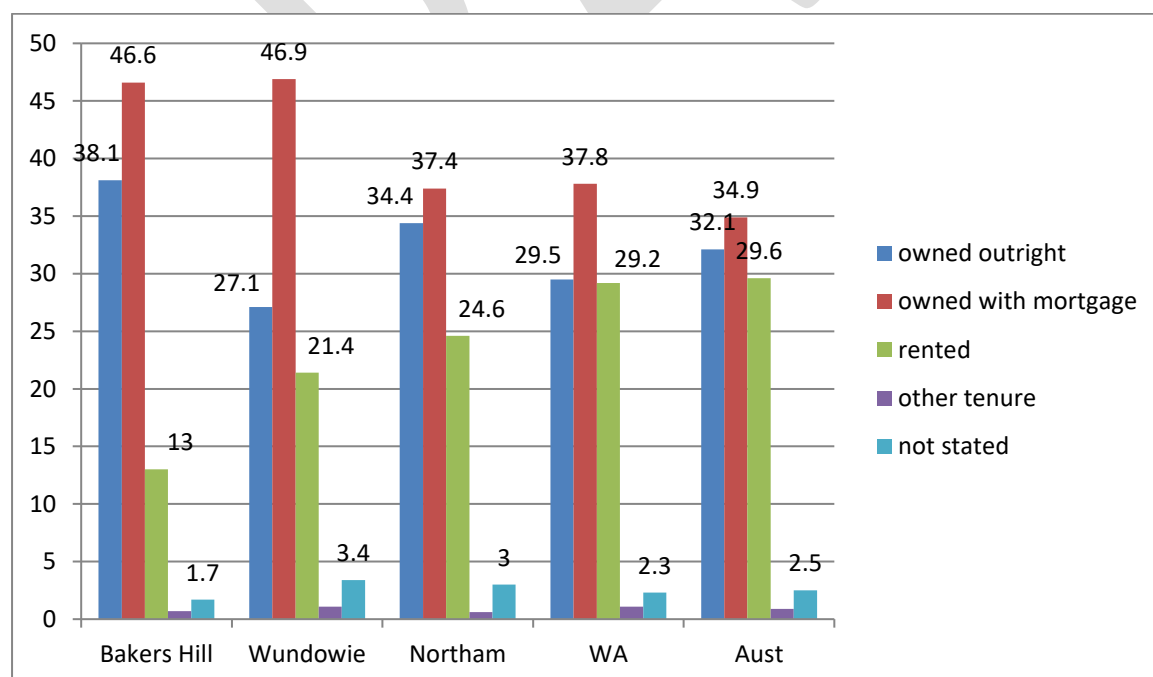
Volunteering, Unpaid Voluntary Work in Organisation or Group, 2011

Bakers Hill	Wundowie	Northam	WA	Australia
19.1%	13.8%	20%	16.9%	17.8%

Private Dwelling Occupation, 2011



Dwelling Tenure, 2011



Median Weekly Rent, 2011

	Bakers Hill	Wundowie	Northam	WA	Aust
Rent	240	167	180	300	285

Median Monthly Mortgage Repayment, 2011

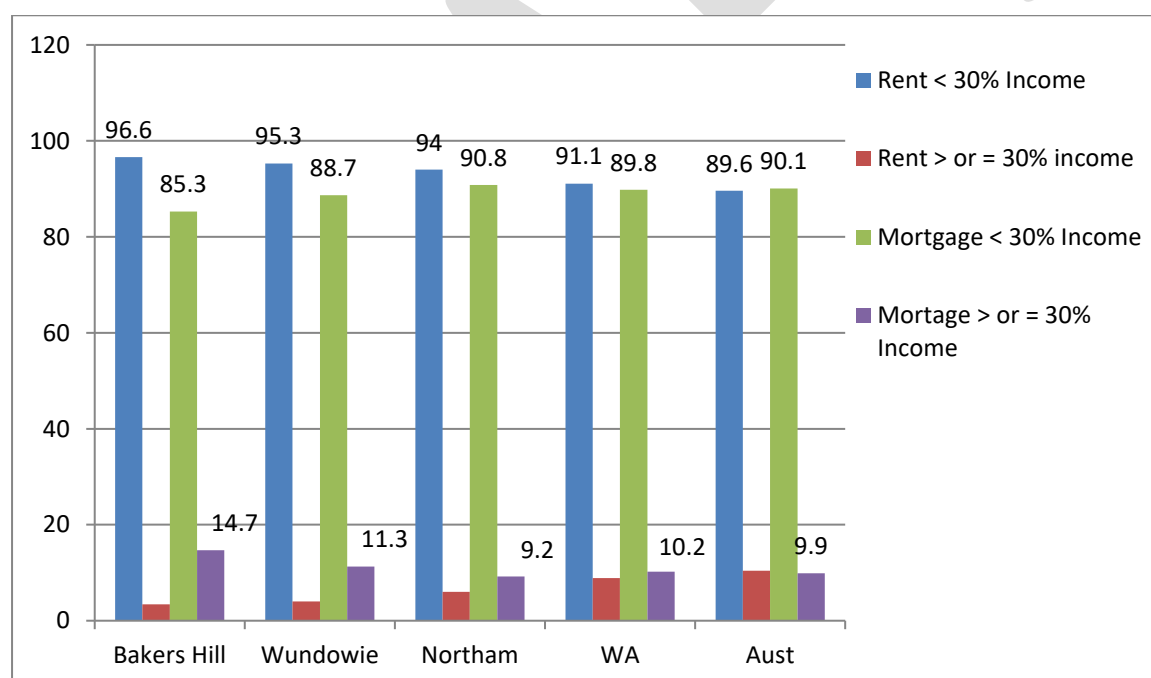
	Bakers Hill	Wundowie	Northam	WA	Aust
Mortgage	1,517	1,100	1,300	1,950	1,800

Median House Price, Feb 2017

	Bakers Hill	Wundowie	Northam	Metro Perth
Median House Price	\$460,000	215,000	\$235,000	\$785,000

Source realestate.com website

Housing Cost as Percentage of Household Income, 2011



2.3 The Economy

2.3.1 Agriculture

Historically the Agriculture industry has been a major industry sector for the Shire of Northam. While the sector continues to be an important land use and economic contributor, employment in the sector has been declining in recent decades.

The industry is under threat from the effects of climate change, global conversion of food crops to fuel crops and increasing demand for rural living lots. Other threats include increasing soil salinity, surface and sub-surface soil acidification, erosion, water logging and soil compaction.

The Shire of Northam Local Planning Strategy 2013 highlights that productive agricultural land in the Shire is declining.

Promote the diversification of the Shire's economy by encouraging the development of intensive agriculture, downstream processing of primary produce, diversified industries and further tourism opportunities including farm stay accommodation and ecotourism subject to adequate buffers being maintained between such uses and surrounding broadacre agricultural activities in order to minimise potential land use conflicts.

Shire of Northam Local Planning Strategy 2013

2.3.2 Manufacturing and Industry

Bakers Hill represents a potential growth area for commercial enterprise, being within close proximity to the metropolitan area and having ample space for development. Rural lifestyle is also becoming increasingly attractive to the metropolitan workforce as a home or a weekend retreat.

Bakers Hill is currently showing a shift in industry into road freight transport, connected to the town's position as a transport link. Farming and mining have become significant employers.

Encourage and Support new Commercial and light industrial development in the Wundowie and Bakers Hill townsites in appropriate locations.

Shire of Northam Local Planning Strategy 2013

2.3.3 Retail and Business

Bakers Hill currently has a range of businesses in the townsite:

- Bakery
- Veterinary Clinic
- Post Office
- Tea Rooms
- Service Station
- Café
- Real Estate
- Pharmacy
- Rural Supplies – Hardware
- Tavern

Light Industrial businesses include:

- Norrish Group
- Earthmoving

Home Based Businesses include:

- Electricians
- Plumbers
- Earthmovers
- Massage Therapists
- Cake Bakers
- Party Hire

2.3.4 Home Based Business

There are currently 3 home based businesses operating in Bakers Hill that have been approved by the Shire of Northam.

There has been a shift in home based business operating online from a home based office that are unknown to the Shire of Northam, as home offices are exempt from the approval process.

2.3.5 Urban Commuters

Very few locals work in Bakers Hill, residents are more likely to commute to Northam and Perth for employment. As urban expansion spreads north and south of the city with increasing numbers of people experiencing long periods of commute perceptions of distance are changing.

This is likely to increase the number of people prepared to move into the Western part of the Shire.

Lack of public transport is however a barrier as commuters have no choice other than to use private vehicles.

2.3.6 Tourism

Bakers Hill currently has no developed tourism product and very limited amenity.

The relationship that the town has Railway history is currently not presented to visitors.

The town previously had a caravan park facility, but currently has very little short stay accommodation.

There are currently no major events held in Bakers Hill, with some local events occurring on an ad hoc basis.

Promote further development and diversification of tourism in the Shire by providing infrastructure support to encourage investment in tourism infrastructure and services.

Make investment in tourism an attractive and simple proposition by recognising tourism as a legitimate land use compatible with a range of existing land uses.

Ensure that due consideration is given to protecting the natural environment and cultural heritage places and values in planning for tourism development.

Shire of Northam Local Planning Strategy 2013

2.4 Services and Amenities

2.4.1 Health services

Bakers' Hill nearest Health services are located approximately 20kms away within the town site of Northam.

2.4.2 Childcare and Learning

Bakers Hill Primary School

The Bakers Hill Primary School offers Kindergarten through to Year 6. School enrolments are steadily growing. There are currently 161 students and 9 teaching staff with grouped classes.

Two school bus runs transport children from the more outer-laying areas.

The nearest high schools are in Northam and Mount Helena. Two separate bus runs transport high school students to Eastern Hills High School and to Northam. A number of High School students attend private schools in Perth.

Bakers Hill Out of School Hours Care

Located at the Primary School, before and after school care is available for students. During the school holidays the program opens to all local children.

2.4.3 Youth

Facilities for youth are limited in Bakers Hill. There is an established BMX Track adjacent to Hooper park, but is considered to be in the wrong location and requires maintenance.

2.4.4 Aged Care

Bakers' Hill nearest Aged Care facilities are located 25kms away within the town site of Northam.

2.4.5 Sport and Recreation

Baker Hill Recreation Centre

The Bakers Hill Recreation Centre is a one court facility which is also dual marked for other activities, such as Badminton. There is a commercial kitchen and an associated room available for meetings and public gatherings and is used by a play group. There is a senior size oval, with cricket pitch and associated practice facilities.

There is no senior football played in Bakers Hill, but senior cricket use the facilities.

Bakers Hill Tennis Courts

There is a single-room club house and 4 courts. The courts were upgraded recently.

Bakers Hill Golf Club

The Bakers Hill Golf Club is a popular facility with clubrooms and a bar. The Bakers Hill Golf Club run a successful junior golf program. There is scope in working closely with other golf clubs in the district, such as Wundowie and Northam to boost competition.

2.4.6 Safety and Emergency Services

Bakers Hill Volunteer Fire and Rescue Association

Bakers Hill has an active Volunteer Fire and Rescue brigade. They provide assistance not only with fire control but also vehicle accidents and respond to local incidents including storm damage to housing.

2.4.7 Parks & Gardens

Bakers Hill has some significant open space, with the facilities adjacent to the Recreation Centre, and Hooper Park, located on the north side of Great Eastern Highway adjacent to the BMX track. Hooper Park contains visitor information, BBQ facilities, a gazebo, and public toilets. The only playground is located in the recreation precinct, and there is a disconnection between both areas, broken by Great Eastern Highway.

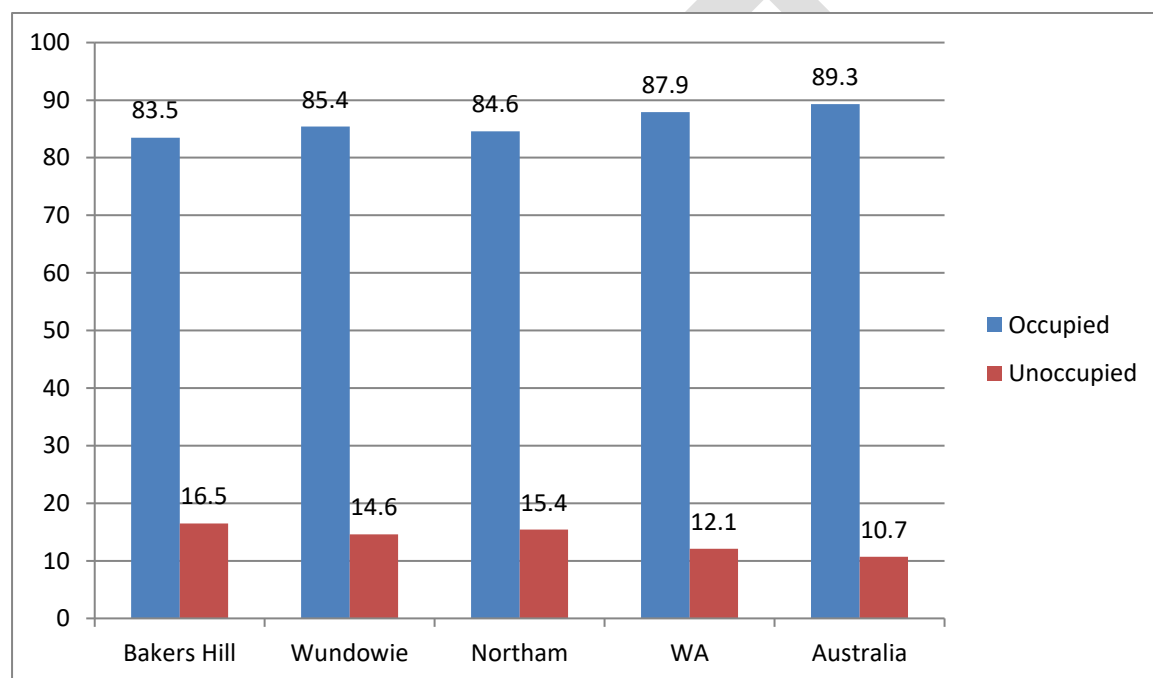
2.4.8 History & Culture

Bakers' Hill history and culture is centred around railway history.

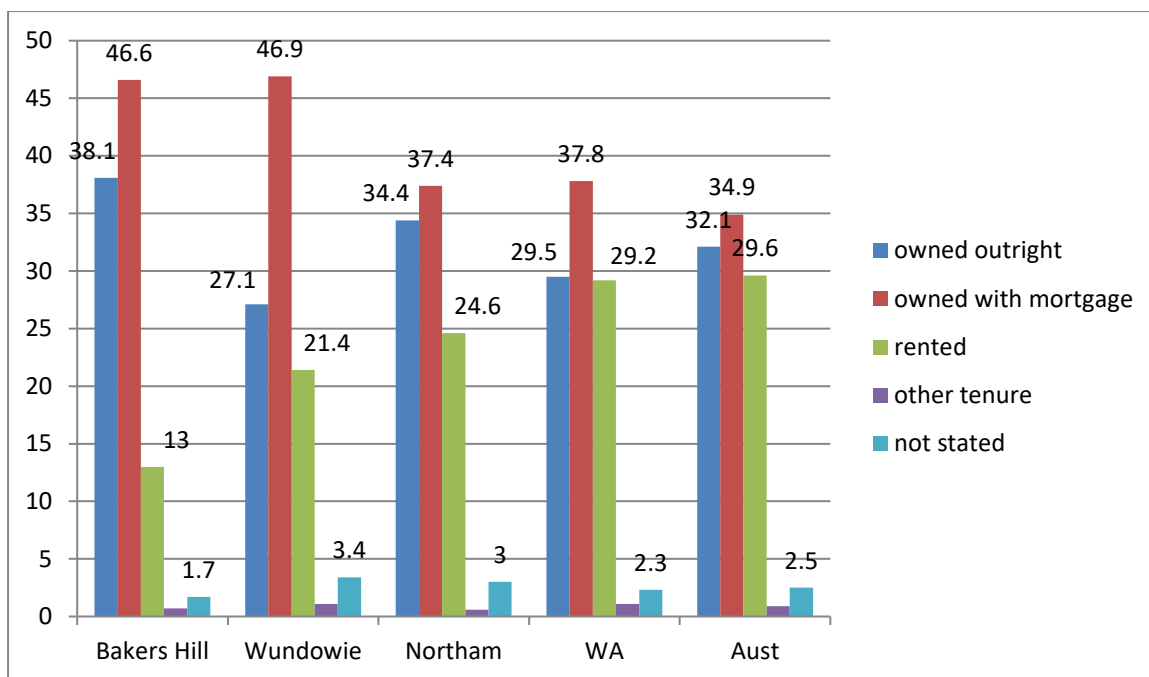
There is no major facility to gain understanding of the history of the Bakers Hill area.

2.5 Housing and Affordability

Private Dwelling Occupation, 2011



Dwelling Tenure, 2011



Median Weekly Rent, 2011

	Bakers Hill	Wundowie	Northam	WA	Aust
Rent	240	167	180	300	285

Median Monthly Mortgage Repayment, 2011

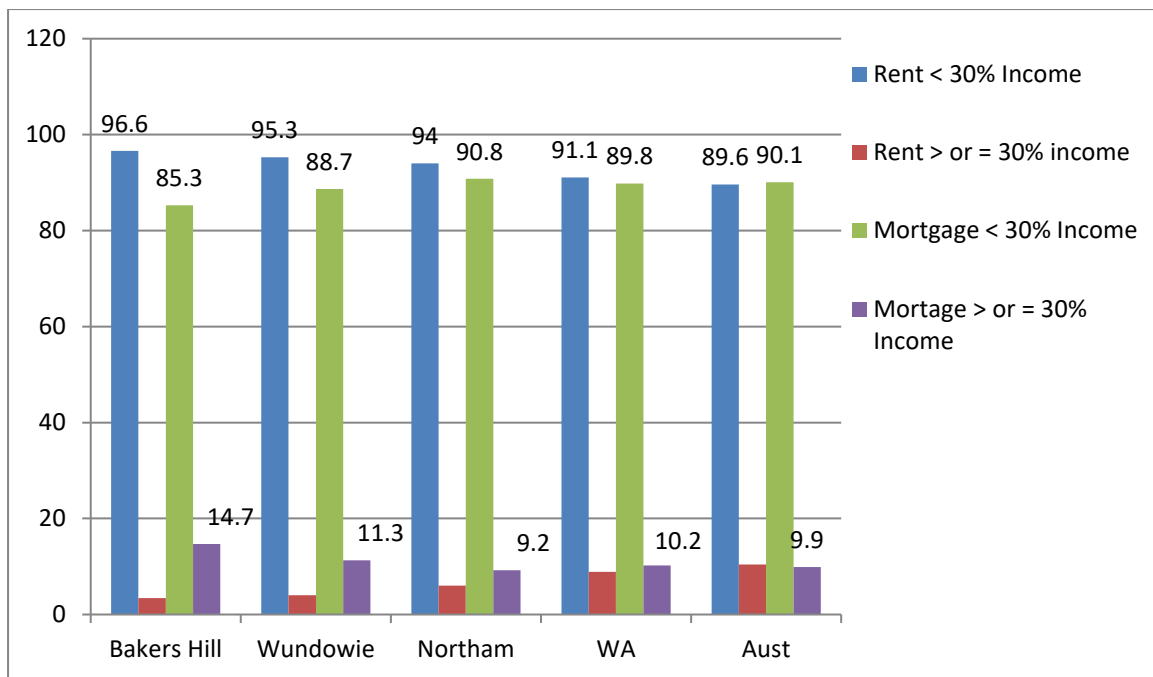
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Source realestate.com website
Source REIWA Website

Housing Cost as Percentage of Household Income, 2011



3. DRIVERS OF GROWTH

3.1 Proximity to Perth

Bakers Hill is approximately 70kms from Perth, 55kms from Midland or 25kms to Northam. Population growth and urban expansion of metropolitan Perth has historically focussed on north and south. Bakers Hill offers a small town rural lifestyle closer to Perth than other centres.

The Western Australian Planning Commission predicts that population growth in the Shire will be driven by its proximity to Perth and the continuing 'tree change' phenomenon

Shire of Northam Planning Strategy 2013

3.2 Housing/Land Choice and Affordability

Bakers Hill offers a wide range of house and land options at prices well below metropolitan areas.

With a median house price of \$460,000 Bakers Hill is similar to suburbs of similar distance to Perth such as Byford in the south and Two Rocks in the north.

3.3 NBN

NBN is currently being rolled out in Bakers Hill with planned availability in late 2017.

The Regional Australia Institute identifies Northam as being in the top 20 of Local government Authorities in Western Australia with potential for online work (Login or logout, February 2015). The roll out of NBN will be critical in realising this potential.

Tree changers in the Western part of the Shire such as Bakers Hill are likely to increasingly seek working from home opportunities.

4. REGIONAL AND GLOBAL INFLUENCES

4.1 Technological Advances

Internet technology is changing the way people work and allowing them to bring work to where they want to live as opposed to driving them to live where they work.

This trend is increasing as is a corporate cultural seeking to offer flexible, family friendly working options.

As NBN technology is rolled out into Bakers Hill it will bring with it opportunity for people to overcome the hurdle of limited work opportunities in the local area by working from home. This is expected to provide the region opportunity in the attraction of the tree change market.

4.2 Increasing Urbanisation and Metropolitan Expansion

As the urban expansion in Perth has spread north and south, the east has been relatively overlooked.

This presents an opportunity for Bakers Hill as urban expansion brings the metropolitan area closer.

4.3 Ageing Population

Bakers Hill has a high proportion of older residents with 14% of its population 65 years or older. This is higher than Northam (10.2%), WA (8.4%) and the Nation (9.7%).

The Western Australian Planning Commission predicts that there will be a continued decline in the proportion of the population aged less than 19 years and a growth in the proportion of the population of more than 60 years, reflecting an ageing population.

Source Shire of Northam Planning Strategy 2013

Meeting the needs of an increasing number of older residents will impact on the need for health services and a range of other services and amenities.

5. CAPACITY FOR GROWTH

5.1 Land Availability

Bakers Hill experienced healthy population growth from 2006 to 2011 and this is likely to continue. While residential densities in Bakers Hill allow for infill development, growth is primarily in Rural Residential developments occurring at the fringes. The estimated development yields for Bakers Hill are summarised below:

Estimated Lot Yields	(Subject to infill services)
Townsite infill Development	76 lots
Rural residential development	70 – 800 lots
Development Zone site	30 lots
Estimated potential additional population	2158
Source 2015 Addendum Community Infrastructure Plan 2012-2032	

5.2 Telecommunications

National Broadband Network (NBN) is being rolled out in the Bakers Hill locality. As fast, reliable internet becomes available it will increase the capacity of people to work from home, improving liveability for many residents.

Mobile phone reception is patchy and inconsistent across the region. There is a need to fill 'black spots' where no reception exists.

5.3 Transport networks

Bakers Hill is established on the South and North Sides of Great Eastern Highway.

The Highway services the haulage requirements of the Goldfields Mining Industry, grain and stock plus goods moved between the East and West of the Nation. Increasing size of heavy haulage vehicles and frequency is impacting on the Highway.

The Highway is a known black spot between the Lakes and Bakers Hill.

Bakers Hill has no public transport to either Perth Metropolitan area or Northam.

6. GROWTH SCENARIOS

6.1 Forecast Growth

Plan for a Shire population of 12,300 in 2021 and 13,200 in 2031. Seek to ensure that future population growth is environmentally, socially and economically sustainable.

Shire of Northam Local Planning Strategy 2013

WA Tomorrow (2012) population projections provide five possible growth scenarios for the Shire of Northam.

Year	Population				
	A	B	C Median	D	E
2011 (Census)	10,556				
2016	11,200	12,100	12,700	13,100	13,900
2021	12,200	13,100	13,700	14,300	15,100
2026	13,100	14,200	14,800	15,500	16,400

The 2015 Addendum to the 2012-2032 Community Infrastructure Plan reports that the Median growth rates are most consistent with historic population trends

Median growth to 14,800 by 2026 is a population increase of 25% contrasted with a 32% increase in population in the highest of the growth scenarios.

The Western Australian Planning Commission predicts that population growth in the Shire will be driven by its close proximity to the metropolitan regions and the continuing 'tree change' phenomenon. (i.e. Lifestyle Choice)

Shire of Northam Local Planning Strategy 2013

7. A VISION FOR THE FUTURE

By 2026 Bakers Hill has a population of at least 1342 people with a vibrant town site servicing the Western portion of the Shire.

7.1 VISION

Bakers Hill will be a vibrant local centre offering a quality rural lifestyle whilst meeting the needs of a diverse and growing community.

7.2 MISSION

The Shire of Northam will work in partnership with community, government and private enterprise to promote Bakers Hill for its unique heritage and lifestyle while diversifying the economic base and improving amenity and services.

7.3 STRATEGIC GOALS

1. Community & Liveability

Bakers Hill will be a vibrant, family friendly community offering a healthy lifestyle where people are connected, engaged and proud to call Bakers Hill home. Achieved by:

- Building a healthy, active, safe and informed local community.
- Encouraging local community involvement and participation.

2. Services

Bakers Hill will have diverse, thriving and accessible public and social services that support the needs of all age groups within the local community. Achieved by:

- Supporting affordable and accessible services that meet community expectations.
- Providing quality services to facilitate appropriate population growth.

3. Infrastructure

Bakers Hill infrastructure will meet the needs of growth, lifestyle and commerce. Achieved by:

- Enhancing Bakers' Hill lifestyle and business development;
- Providing quality local infrastructure to facilitate appropriate population growth;
- Encouraging energy efficiency and sustainability.

4. Economy

Bakers Hill will have diverse and thriving businesses. Achieved by:

7.4 IMPLEMENTATION PLAN

1. Community and Liveability Bakers Hill will be a vibrant, family friendly community offering a healthy lifestyle where people are connected, engaged and proud to call Bakers Hill home. Achieved by: <ul style="list-style-type: none"> Building a healthy, active, safe and informed local community. Encouraging local community involvement and participation. 				
1.1 Connectivity				
Action	Pr	Who's Responsible	Shire Role	Timeframe
Upgrade the current Recreation Centre to create a central community hub with the addition of short stay caravan /camping options	H	Community	Partner	Med/long
More family events and activities e.g. concerts and movies	M	Community	Partner	Ongoing
Install a community noticeboard		SoN	Lead	Med
1.2 Sport & Recreation				
Relocate BMX track adjacent to Recreation Centre	H	SoN	Lead	Short
Hockey Fields		SoN	Lead	Long
Install outdoor exercise equipment stations		Community	Partner	Med
Making sporting equipment at Recreation Centre available for use		SoN	Lead	Med
1.3 Parks & Gardens				
Improve BBQ facilities at the Recreation Centre by installing shade shelters		Community	Partner	Short
Upgrade existing playground at the Recreation Centre		SoN	Lead	Short
Install shelters around the oval		SoN	Lead	Med
Install public toilets outside the Recreation Centre		SoN	Lead	Long
Improve and develop walking trails and cycle paths	M	SoN	Lead	Short/med
1.4 History & Culture				
Develop a pioneer wall containing plaques with information about pioneers and history of Bakers Hill		Community	Partner	Med
1.5 Streetscaping				
Improved street scaping including footpaths, kerbs, lighting and plantings around the townsite	H	SoN	Lead	Ongoing

Collaborate with Main Roads to upgrade Bakers Hill CBD roads and verges				
Great Eastern Highway Streetscaping, including installation of an entry statement		MRWA	Partner	Med
1.6 Children & Youth				
Development of a significant nature playground suitable for all ages to suit both the local community and passing travellers	M	SoN	Lead	Med
Youth Centre		SoN	Lead	Long
Identify and support Local Service providers to deliver Youth programs (part of Corporate Business Plan)		SoN	Lead	Med
Development of a skate park at the Recreation Centre		SoN	Lead	Long
1.7 Seniors				
Age friendly facilities		SoN	Lead	Ongoing
Support activities for seniors		SoN	Lead	Ongoing
Retirements Villas		Private Entity	Partner	Long
Implement the Aged Care WAAFI (WA Assessment Framework Interface) to promote collaboration with other service provider within the Avon Region (part of Corporate Business Plan)				

2. Services Bakers Hill will have diverse, thriving and accessible public and social services that support the needs of all age groups within the local community. Achieved by: <ul style="list-style-type: none"> Supporting affordable and accessible services that meet community expectations. Providing quality services to facilitate appropriate population growth. 				
2.1 Public Transport				
Action	Pr	Who's Responsible	Shire Role	Timeframe
Community Bus providing return transport between Northam and Bakers Hill		SoN	Lead	Short
Install bench and shelters at School Bus Stops		SoN	Lead	Med
2.2 Childcare				
Purpose built playgroup/daycare building		Community	Partner	Long
Early Childhood Centre (0-4yrs)		Community	Partner	Long
Investigate resource audit of child care facilities and services within the Shire (part of the Corporate Business Plan)		SoN	Lead	Short
2.3 Education				
Advocate for extended education opportunities		Community	Partner	Med
2.4 Shire Services & Maintenance				
Recycling pickups weekly, rubbish pickups fortnightly		SoN	Lead	Short
Verge clean-ups		SoN	Lead	Med
Provide a library facility		SoN	Lead	Long
Maintain back lane between Great Eastern Highway and St Georges Street		SoN	Lead	Med

3. Infrastructure Bakers' Hill infrastructure will meet the needs of growth, lifestyle and commerce. Achieved by: <ul style="list-style-type: none"> Enhancing Bakers' Hill lifestyle and business development; Providing quality local infrastructure to facilitate appropriate population growth; Encouraging energy efficiency and sustainability. 				
3.1 Local Roads				
Action	Pr	Who's Responsible	Shire Role	Timeframe
Seal Tame Road		SoN	Lead	Med
'No Parking' signs, north side of Highway and on the footpaths where the trucks are currently parking		SoN	Lead	Med
3.2 State Roads				
Upgrade Great Eastern Hwy, duel lane from Lakes to Bakers Hill	H	Mainroads	lobbyist	Ongoing
Liaise with MainRoads to reduce speed limit through town to 60km/h		Mainroads	lobbyist	Ongoing
Partner with Main Roads WA to develop the Bakers Hill Great Eastern Highway traffic management improvements (part of Corporate Business Plan)		Mainroads	lobbyist	Ongoing
3.3 Drainage				
Ensure that rural subdivisions and other developments require appropriate drainage management plans as part of the approval process.	H	SoN	Lead	Ongoing
Improve and repair existing drainage systems		SoN	Lead	Ongoing
Develop and implement drainage maintenance plan (part of Corporate Business Plan)		SoN	Lead	Ongoing
3.4 Footpaths and pedestrian access				
Upgrade of footpaths in town site to improve access		SoN	Lead	Short/ Med
Ensure that rural subdivisions and other developments require installation of footpaths as part of the approval process.		SoN	Lead	Short/ Med
Controlled Pedestrian crossing of GEH, Tame Road and St Georges Street		Mainroads	Lobbyist	Ongoing
Install footpaths and crosswalks at school and Carlin Valley		SoN	Lead	Med
3.5 Lighting				
Upgrade Tennis Court Lighting		Community	Partner	Med
Install streetlighting along Almond Avenue		SoN	Lead	Med

3.6 Parking				
Implement Parking Management Plan (Great Eastern Highway Parking, sealing of carpark, school parking, levelling existing carpark)		SoN	Lead	Ongoing

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4. Economy Bakers Hill will have diverse and thriving businesses. Achieved by: <ul style="list-style-type: none"> Actively attracting new business to Bakers Hill and encouraging existing businesses to grow. Attracting and retaining knowledge, people and skills. Improving local employment opportunities. 				
4.1 Tourism Development				
Develop a caravan Park	H	Community	Partner	Short/Med
Improve BBQ, toilets, lighting and Playground facilities to encourage Bakers Hill as a stopping off point	M	SoN	Lead	Short/Med
Development of the Railway tourism precinct as a significant heritage tourism site.	H	Community	Partner	Short/med
Development of Kep Track and installation of interpretive information	H	Community	Partner	Short
4.2 Small to Medium Business Development				
Small business incubator to encourage small businesses, especially e-commerce.	H	Community	Partner	Med
Spatial planning of commercial zone		SoN	Lead	Short
Support and encourage new business, diversified industries and light industrial development	H	SoN	Lead	Ongoing
Encourage local businesses to extend trading hours throughout the weekend.		SoN	Lead	Ongoing
Support regular local markets		Community	Partner	Ongoing
4.3 Industry Development				
Encourage new industry		SoN	Lead	Ongoing
Advocate for better shopping facilities		SoN	Lead	Ongoing

Priority

H = High
M = Medium
L = Low

Timeframe

Short = 1-3 yrs
Med = 3-6 yrs
Long = 6-10 yrs

8.1 Implementation and Review

This community plan has been completed as a partnership between the Shire of Northam and the Bakers Hill Community.

Not all the actions listed in the plan are in the control of the Shire so implementation will depend upon strong partnerships and commitments from a range of community groups, government agencies and private enterprise.

The Shire will take the lead in implementing and monitoring the success of the Plan.

In 2026 the time capsule will be opened and this will provide an opportunity for the community to reflect upon community aspirations and the degree of success that has been achieved from the plan.

A thorough audit of community assets has been undertaken as part of this planning process, this will provide a benchmark upon which to measure success.

Other key performance indicators will be established and reported on to determine the achievements on the plan.