



GRASS VALLEY COMMUNITY PLAN 2019 - 2029

Acknowledgements

The Shire of Northam would like to thank all of the many individuals who contributed to the development of the Shire of Northam Grass Valley Community Plan 2019 - 2029.

Specifically we wish to acknowledge the contribution of the following:

- The Grass Valley Progress Association for providing ongoing advice and support to the project.
- The Wundowie & Districts Men's Shed for their amazing iron Wheat Sheaf developed as a focal point for the launch of the planning process.
- Randle Beavis for assisting in promoting the planning workshop, providing local photographs and willingly sharing his local knowledge for the development of this plan.
- Councillor Chris Antonio for his assistance in promoting the project and engaging the community.

Disclaimer

The Grass Valley Community Plan 2019-2029 is the Shire of Northam's 10 year prioritisation guide on Council investment for the gazetted locality of Grass Valley. It is aligned to the Corporate Business Plan 2018-2019 and the Strategic Community Plan 2012-2022.

The Corporate Business Plan is reviewed annually and is aligned to the Annual Budget process of the Shire to ensure that priorities are achievable and effectively timed.

Not everything within the Grass Valley Community Plan 2019-2029 is within the delegated authority of the Shire of Northam to deliver. The Shire's role ranges from lead agency to support and lobbying among the priorities and projects listed within this Plan

Whilst the shire recognises the importance of long term planning it is also cognisant of the importance flexibility and adaptability is within the fast paced environment in which we live and operate. As such it is critical that the Grass Valley Community Plan 2019-2029 is read in this context.

GRASS VALLEY COMMUNITY PLAN 2019 - 2029

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9.1 Grass Valley Community Plan Area

GRASS VALLEY TOWNSITE - COMMUNITY PLAN SITE AREA



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EXECUTIVE SUMMARY

The Grass Valley Community Plan 2019-2029 has brought together residents and stakeholders with an interest in Grass Valley's future. It identifies opportunities, initiatives and priorities for the Grass Valley area to achieve a vibrant and sustainable future through population and economic growth.

The Grass Valley 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 was facilitated through an online and paper based survey, which asked questions about the economy, services, infrastructure and liveability of Grass Valley covering both present and future needs. The survey was distributed to all residents with a Grass Valley post box. Following the survey a community workshop was held for all members of the Grass Valley community. The focus of the workshop was on identifying strengths and opportunities for Grass Valley, using an abbreviated "SOAR" approach. The SOAR approach stands for Strengths, Opportunities, Aspirations and Results. A simple voting method was used to assist the workshop group to identify its top priorities.

In essence the community planning process has identified Grass Valley as a unique community, proud of their history as a rich agricultural district and chaff producer. Grass Valley residents demonstrate a strong community resilience, with the ability to get on with whatever is needed. It is the liveability aspects of the town that are most valued by the community, as opposed to infrastructure.

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
 - Show casing the local history through written and pictorial signage and encouraging owners to maintain heritage buildings.

- Organising more family events and activities.
 - Improving street scaping in the town site.
- Services
 - Improved general maintenance of public spaces and local reserves.
 - Mosquito control.
- Infrastructure
 - Improve school bus turn around area.
 - Improved drainage.
 - Improved footpaths in the town site
- Economy
 - Form linkage to Avon Industrial Park.

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 costing, is provided:

| PROPOSED CAPITAL EXPENDITURE PROJECTS GRASS VALLEY | | | | |
|---|-----------------|--------------|--------------|---------------|
| Capital Expenditure Item | Dept | Total | Shire | Year/s |
| Install BBQ facilities at the park | Works | | \$40,000 | 2021/2022 |
| Upgrade Tennis Courts | Resurface Court | Works | \$80,000 | 2024/2025 |
| Upgrade play equipment at the park | Works | | \$50,000 | 2021/2022 |
| Upgrade BMX Track | Works | | \$5,000 | 2023/2024 |
| Improved road conditions | Works | | \$30,000 | Ongoing |
| Improved road markings on local roads | Works | | \$5,000 | Ongoing |
| Improved town street scaping e.g. footpaths, kerbs, lighting and plantings | Works | | \$75,000 | Ongoing |
| Traffic signage to encourage motorist to slow down | Works | | \$2,500 | 2020/2021 |
| Upgrades to storm water drainage | Works | | \$75,000 | Ongoing |
| Local history signage with pictorial information | Community | TBC | | 2021/2022 |
| Develop and install a town entry statement | Community | TBC | | 2022/2023 |

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

FORWARD

The Grass Valley town site is located just off the Great Eastern Highway, 110km east of Perth and approximately 13km on from Northam. The town was named after a local property of the same name established in 1833 by William Nairn.

The Northam to Kalgoorlie Eastern Goldfields Railway line passes through the town and includes a crossing loop. The railway was built through the area in 1894 and opened for traffic in January 1895. Grass Valley was one of the original stations when the railway line opened and the government subsequently subdivided land in the area. Land for a town site was set aside in 1898 with the town being formally gazetted in that same year.

The town is identified in the Avon Arc Sub-Regional Strategy as a 'Village Centre' providing for the daily needs of the residents of the town.

Other notable features and characteristics of the town include:

- Its close proximity and controlled access to Great Eastern Highway which runs east-west along the town's northern boundary;
- Its location on the north side of the Northam to Kalgoorlie Eastern Goldfields Railway line which runs through the town in a generally east-west direction;
- Its close proximity to the floodplain area of Grass Valley Brook, a small tributary of the Mortlock River along the town's north-eastern boundary;
- The gentle topography which provides expansive views to the north and east from the majority of the town's lots across the shallow valley of the Grass Valley Brook;
- The large stands of native remnant vegetation throughout most of the town site;
- A variety of buildings and styles reflecting distinct phases of development over the last 100 years including a small number of heritage buildings;
- A small recreation oval in the southern part of the town site set amongst significant stands of native remnant vegetation;
- Large areas of undeveloped Crown land in the central and western parts of the town site originally set aside for community and recreational purposes;
- Broad acre agricultural land of varying productive capacity in areas immediately adjacent to the town's boundaries;
- Its close proximity to the Goldfields Water Supply Scheme pipeline south of the railway line;
- Its close proximity to Cooperative Bulk Handling's Grass Valley grain handling and storage facility located within the railway reserve approximately 1 kilometre west; and
- Its close proximity to the Avon Industrial Park located approximately 3 kilometres east.

INTRODUCTION

1.1 Towards a Strong and Vibrant Grass Valley

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

The Grass Valley 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.

Creating partnerships between residents, community groups, local business and industry, service providers and government is recognised in this plan as being central to accomplishing the desired outcome of 'a strong and vibrant Grass Valley'.

1.2 Why Planning for Growth is Important

Fundamentally planning for growth sets achievable targets for Grass Valley's 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 Grass Valley region. This includes identifying agreed priority areas for investment, coordinated support and action. It highlights the challenges Grass Valley 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 Grass Valley 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 Grass Valley Community Plan.

| Planning Framework | | | |
|---|--|---|--|
| Grass Valley | Shire of Northam | Avon Sub-Region | Wheatbelt |
| Grass Valley Master Plan 2002 – ReliX Consultants | Shire of Northam Strategic Community Plan 2017-2027 | Avon Sub-regional Economic Strategy 2013 – Wheatbelt Development Commission | Wheatbelt Regional Blueprint 2015 – Wheatbelt Development Commission |
| | Shire of Northam Corporate Business Plan 2013-2019 | | Wheatbelt Regional Plan 2013-2018 – RDA Wheatbelt |
| | Shire of Northam Corporate Business Plan 17/18 (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 Grass Valley 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 Grass Valley 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 Grass Valley.

This has been achieved through online surveys, mail out surveys and a public community workshop.

The primary outcome of this stage is the development of a vision for Grass Valley's 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.

LOCAL CHARACTERISTICS

2.1 The Grass Valley Study Area

For the purposes of this Plan the study area was identified according to the 2016 ABS statistical area of Grass Valley. This includes the township of Grass Valley and the farming land surrounding the town both north and south of the Great Eastern Highway. The boundary extends south to Richter Road, and extends to the north roughly following the Grass Valley North Road, but not as far as Sermon Road. It is bounded by Christmas and Tank Road in the west and extends to where the railway crosses the Great Eastern Highway in the east.

See Appendix 1 for a map of the Grass Valley Study area.

2.2 People

2.2.1 Demographic profile

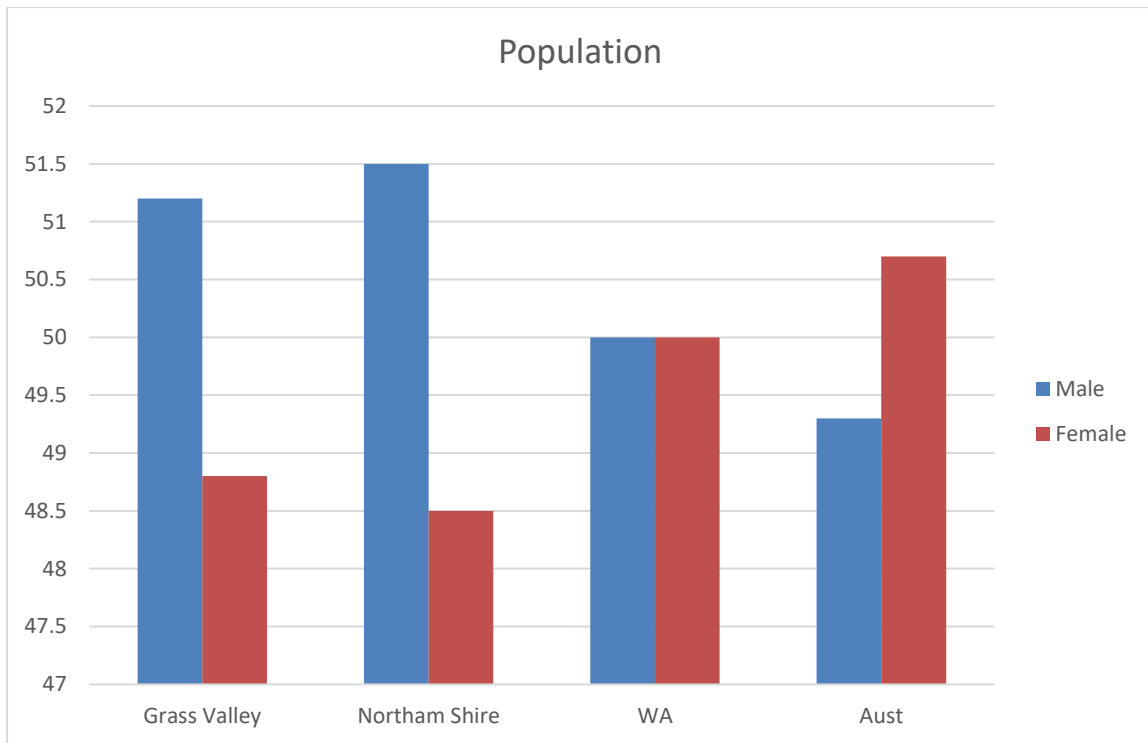
In the 2016 census the ABS recorded a population of 176 in the locality, representing 1.6% of the total Shire of Northam population. As the ABS boundary area for Grass Valley has changed since the 2011 Census it is difficult to accurately compare the population change, however long term indications show that the population of Grass Valley has been declining.

Some of the features of the statistics for the Grass Valley population include:

- There is high proportion of males (51.2%) than females (48.8%)
- The median age of the population is 47.
- 20.2% of the population is aged over 65, compared to 17% in Western Australia and 15.8% in Australia

Ratio Percentage of Population, sex by location 2016.

Grass Valley has more men than women.



Grass Valley by Age (percentage) 2016

Grass Valley has a higher percentage of the population aged 65 years or older and lower percentage aged under 20 years, compared to the whole of the Shire of Northam, Western Australia and Australia.



Median Age 2016

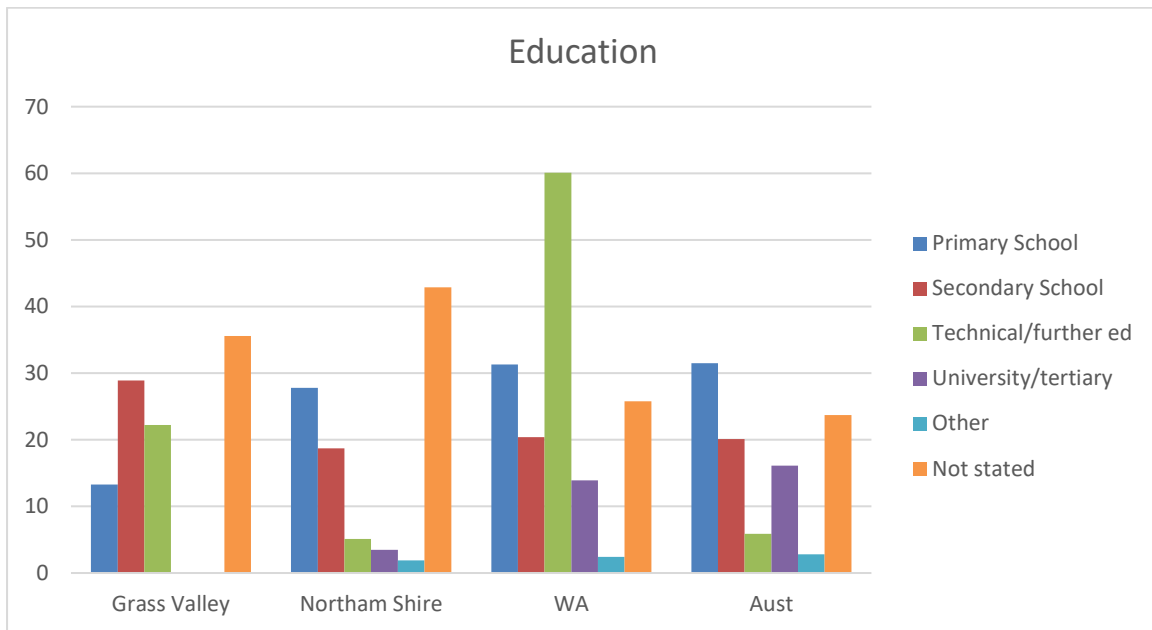
| Grass Valley | Northam Shire | WA | Australia |
|--------------|---------------|----|-----------|
| 47 | 42 | 36 | 38 |

Ancestry Percentages, Top Responses 2016

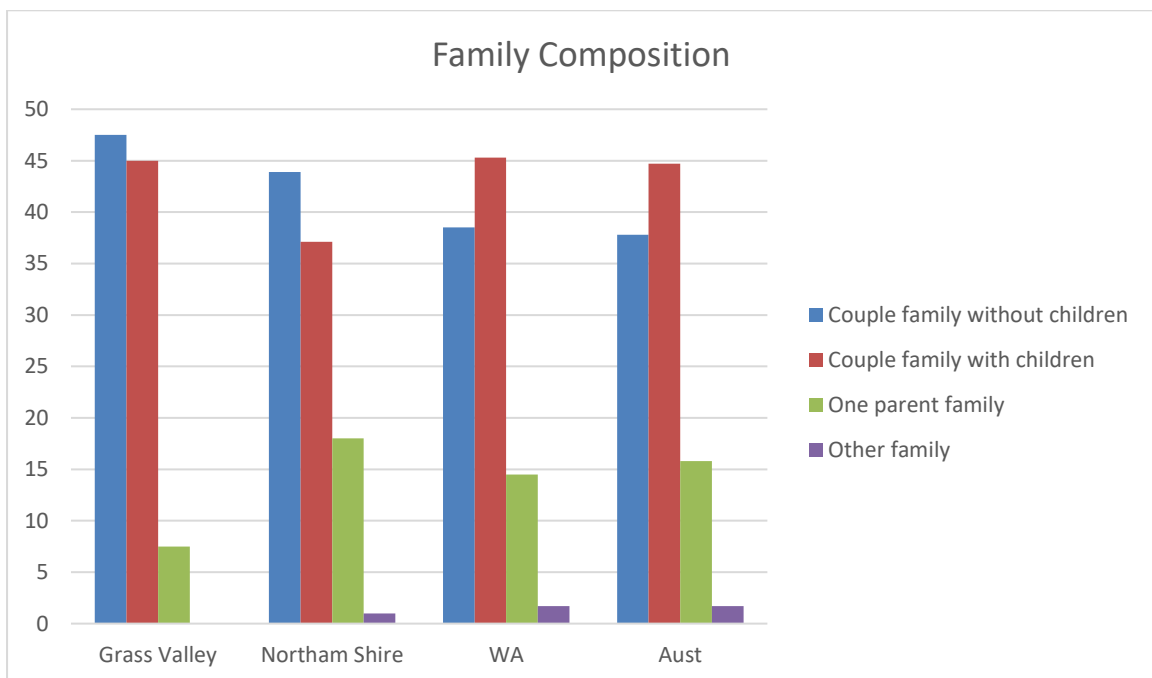
The Ancestry population shows a strong United Kingdom and European cultural ancestry.



Education, 2016

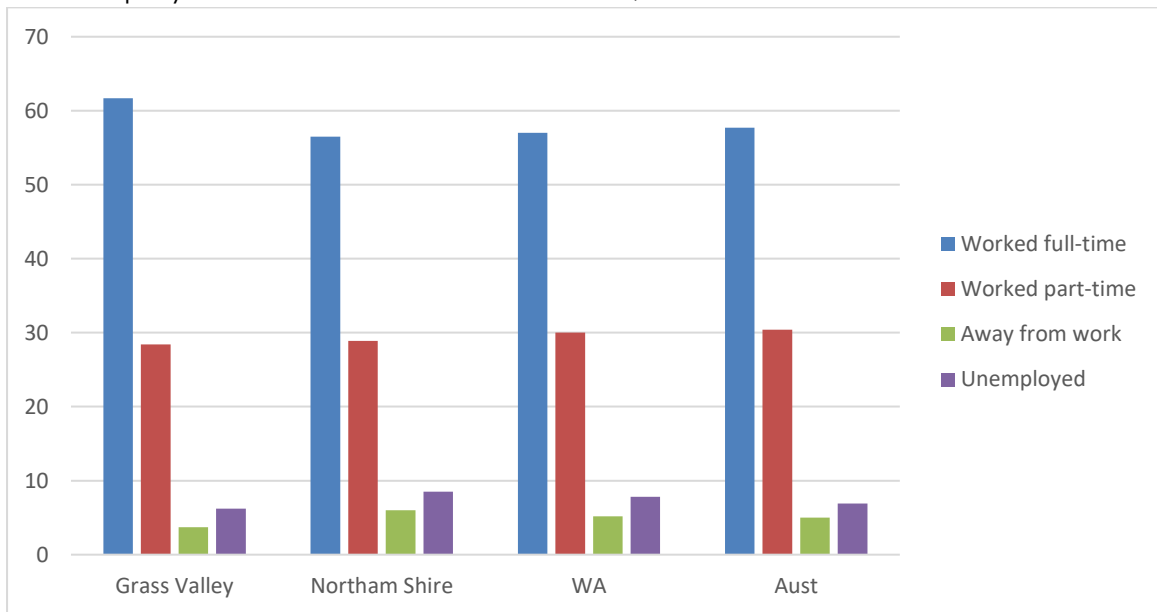


Family Composition, 2016

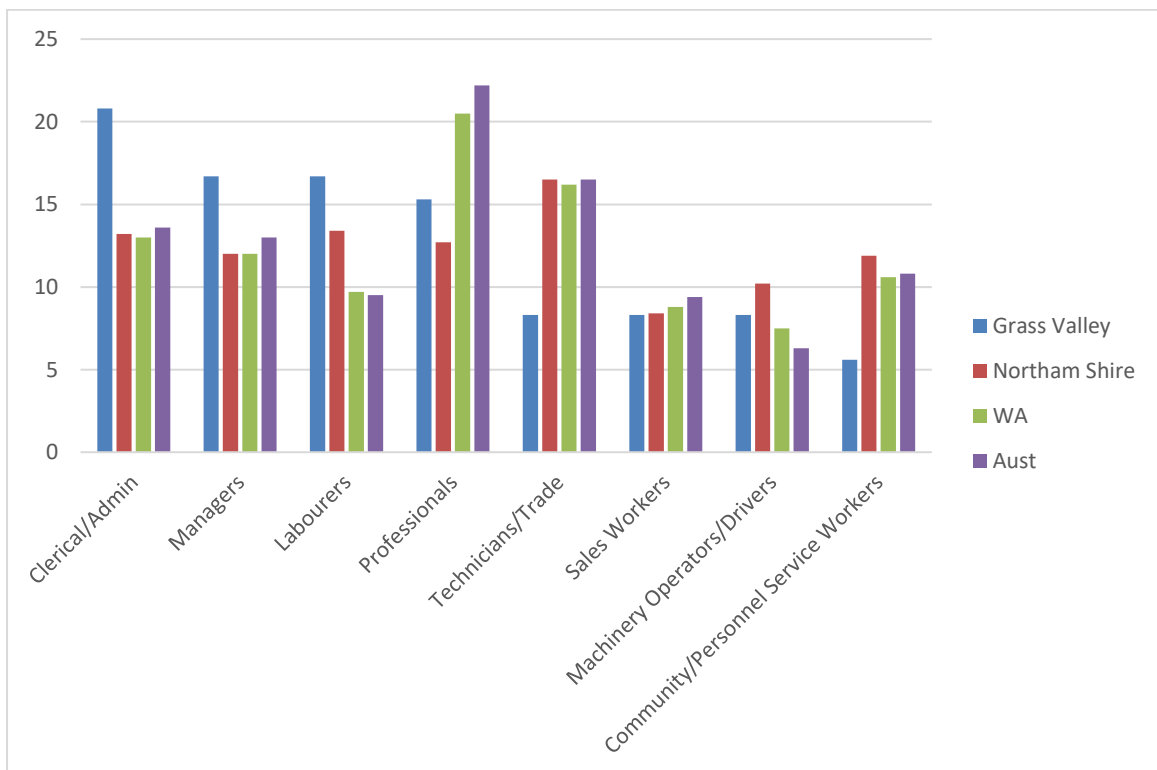


Employment 2016

The population of Grass Valley has a greater percentage of residents in full or part time employment than the Shire of Northam, Western Australia and Australia.



Occupation, Employed People over 15 years, 2016

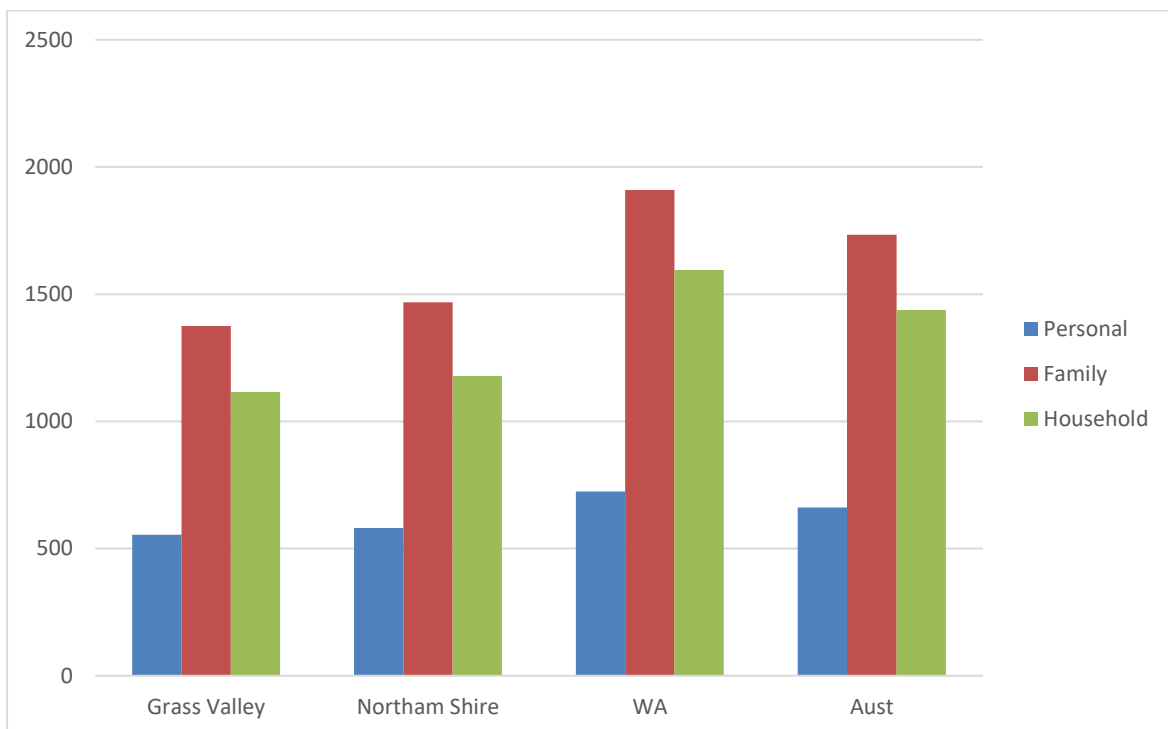


Industry of Employment, top Responses 2016

| Building/Industrial Cleaning | Gardening | Farming | Liquor Retailing | Road Freight Transport |
|------------------------------|-----------|---------|------------------|------------------------|
| 16.7% | 13.9% | 11.1% | 8.3% | 8.3% |

Median Weekly Income, 2016

The median weekly income for the Grass Valley population is below the state and national average.



Volunteering, Unpaid Voluntary Work in Organisation or Group, 2016

The residents of Grass Valley are more likely to volunteer with a community organisation or group.

| Grass Valley | Northam Shire | WA | Australia |
|--------------|---------------|-----|-----------|
| 28.4% | 20.3% | 19% | 19% |

2.3 The Economy

2.3.1 Agriculture

Grass Valley has a proud history as an agricultural town. This was reflected in the selection of a sheath of wheat for the artwork which was developed as a focal point for discussion at the community workshop.

The agricultural industry continues to be the main economic driver for the Grass Valley area with broad acre wheat and cereal crop production.

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. Unlike the western areas of the Shire, Grass Valley's agriculture industry is under less threat from encroaching urbanisation and demand for rural living lots. For this reason Wheatbelt agricultural areas such as Grass Valley offer greater opportunity to keep ahead of declining terms of trade (Australian Institute of Family Change, 2011). Threatening the opportunity however are the effects of climate change, increasing soil salinity, surface and sub-surface soil acidification, erosion, water logging and soil compaction.

Only support the development of tourist activities in the 'Rural' zone where they are complementary to the agricultural use of land and any impacts arising from these activities are contained on-site so as to not compromise agricultural productive capacity whilst maintaining that rezoning for tourist activities is not supported within the Avon East Precinct.

Shire of Northam Local Planning Strategy 2013

2.3.2 Manufacturing and Industry

The Avon Industrial Park was established in the 1990's to attract business and industry and create employment opportunities. It was thought the location of this industrial land would strategically serve the Wheatbelt region and the State resources industry, however the Avon Industrial Park has not been as successful as was envisioned.

The proximity of Grass Valley to the Industrial Park provides the community an opportunity to link in and benefit from new and existing industry within the area. Successfully encouraging Industrial Park businesses to live and invest in the town would provide a boost for the Grass Valley economy.

Grass Valley has previously had a local community representative on the Board of the Avon Industrial Park. In June 2019 this position was removed from the Board. The community view this as disappointing outcome as they feel there is now a disconnect between the Avon Industrial Park and the surrounding community.

Continue to encourage and support the establishment of a wide range of general industrial uses including manufacturing, processing and distribution activities in the Avon Industrial Park.

Shire of Northam Local Planning Strategy 2013

2.3.3 Retail and Business

The only retail business identified for Grass Valley is the Grass Valley Tavern, however this business is no longer regularly trading, opening only for accommodation, special functions and events. The historic tavern is iconic to Grass Valley and has been known to attract day and occasional short stay tourists. Despite being acknowledged as a major asset to Grass Valley, the viability to maintain the business is unclear.

2.3.4 Home Based Business

According to the 2016 Census 11.3% of the Grass Valley Population identify as working from home. There is no clear indication of which industries these account for, but could possibly be attributed to working from a home office, agriculture or trade services.

2.3.5 Urban Commuters

48% of the population say they drive to work. This statistic along with very few business registrations for Grass Valley indicates that a large proportion of residents work outside of Grass Valley. The majority of these are likely to commute to Northam for employment.

2.3.6 Tourism

Grass Valley currently has no developed tourism product and very limited amenity.

Tourism is recognised by the residents of Grass Valley as an opportunity, however there are mixed perspectives regarding the extent to which it should be promoted given the lack of local businesses who would receive any economic benefit from tourism. There is concern that external visitors could have a negative impact upon the local environment of the Reserves and disrupt the peace and quiet which is highly regarded by residents.

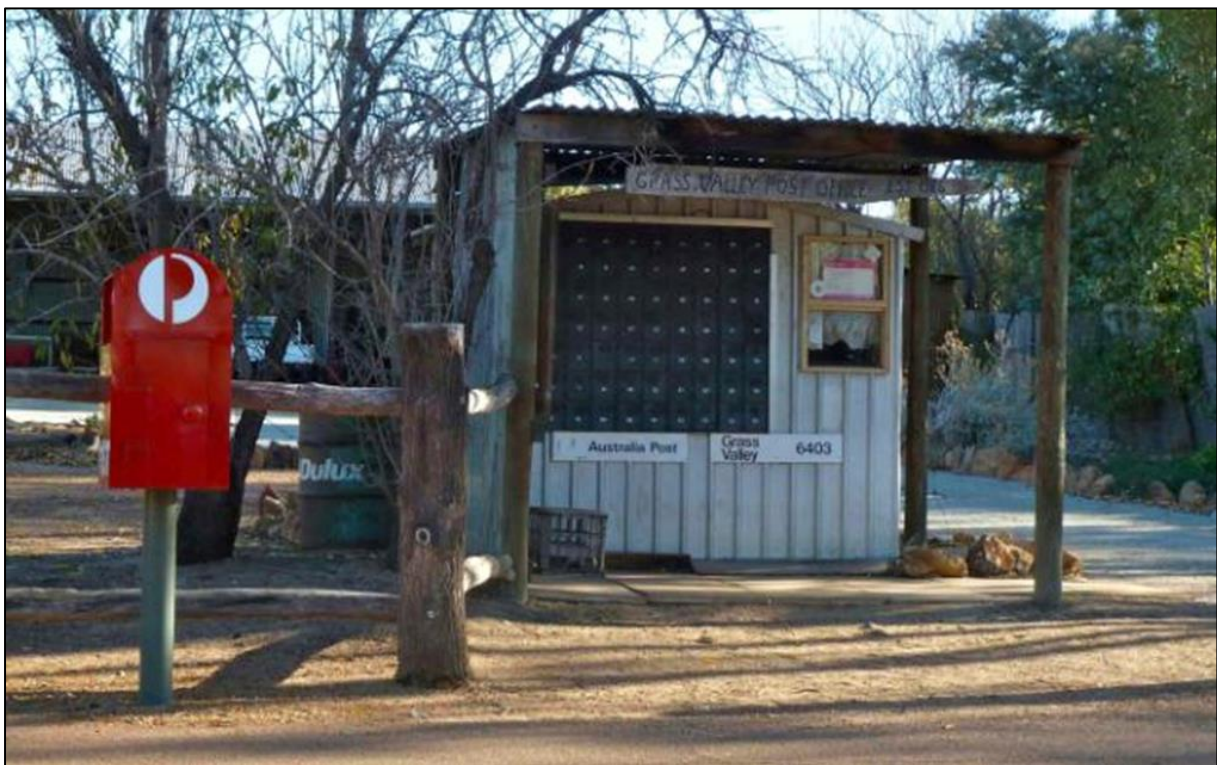
Promote further development and diversification of tourism in the Shire by providing infrastructure support to encourage investment in tourism infrastructure and services.

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 Community Postal Agency

Local postal services are operated by the community through the Community Postal Agency. Local mail and parcels are sorted at the Agency which is open for an hour per day.

2.4.2 Health services

The nearest health services are located approximately 13km away within the town site of Northam.

2.4.3 Childcare and Learning

Childcare, primary and secondary schooling are all provided through Northam approximately 13km away.

There are two school bus runs operating that transport school children to schooling in Northam.

2.4.4 Youth

Facilities and activities for youth in Grass Valley are very limited. There is a BMX track on Wilson Street, but it is in a poor condition and requires maintenance.

2.4.5 Aged Care

Aged care facilities and services are located in Northam.

2.4.6 Sport and Recreation

Grass Valley boasts local cricket teams. The teams practice at the cricket nets located at the Grass Valley oval. There are 2 nets with a synthetic pitch which is well worn. The oval is not maintained to a standard suitable for sporting activities.

Grass Valley has 2 hard court tennis courts located adjacent to the Community Hall. These courts are used on a casual basis by local families and caravan clubs, but are in a state of disrepair with tree roots causing major damage to the surface. The Grass Valley Progress Association has investigated having the courts repaired, however the cost was prohibitive for this small community organisation.

The Grass Valley Hall is suitable for use for public gatherings, live music and dance. It comprises of the main hall and stage and a large, but not commercial kitchen that is suitable for basic food preparation.

2.4.7 Safety and Emergency Services

Grass Valley has an active Volunteer Bush Fire Brigade, who can respond to fire emergencies within the Shire of Northam.

2.4.8 Parks & Gardens

Grass Valley has some significant open space, with recreation and conservation reserves surrounding the town site. The only playground is located besides the Grass Valley Hall, between the hall and the tennis courts.

2.4.9 History & Culture

Long term Grass Valley residents are proud of their history which is primarily centred on the Chaff Industry.

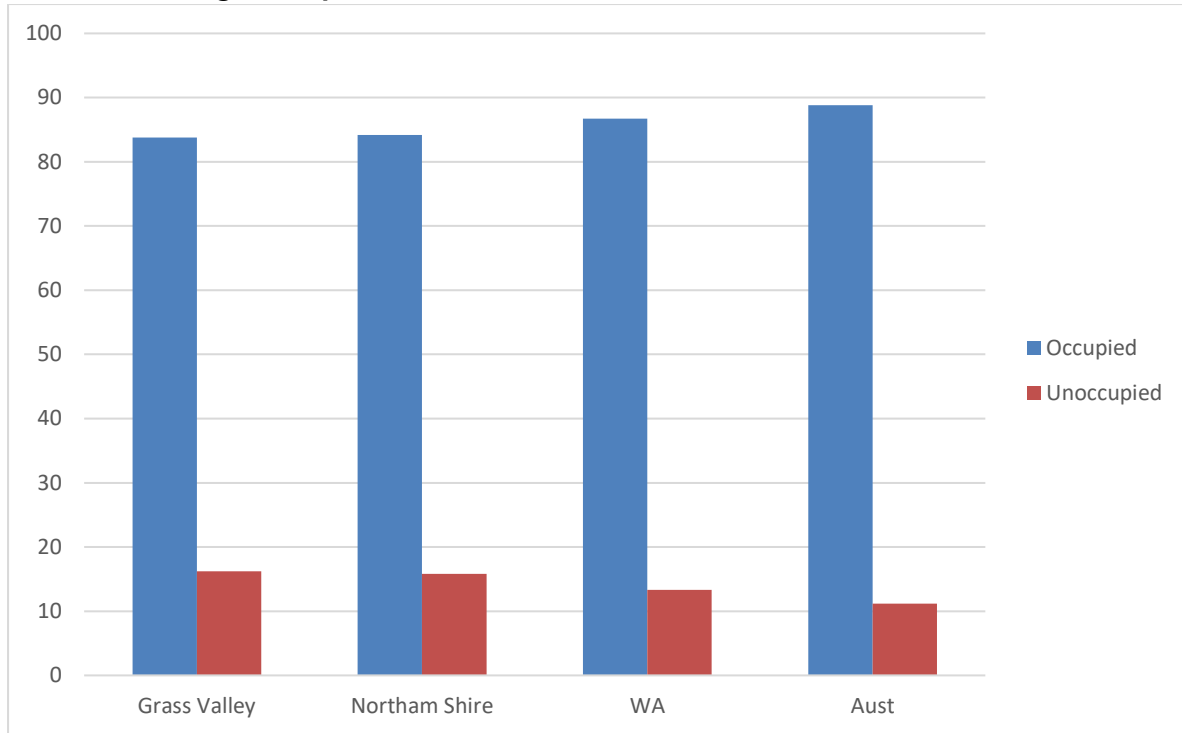
Grass Valley was officially gazetted as a town in 1898, but its origins may be traced back to a farm of the same name which was established in 1833.

Significant historical buildings and sites in Grass Valley include the Grass Valley Tavern, Grass Valley Hall, former Grass Valley Stores in Carter and George Street, the former Post Office, Goods Shed and two original railway worker homes in Carter Street.

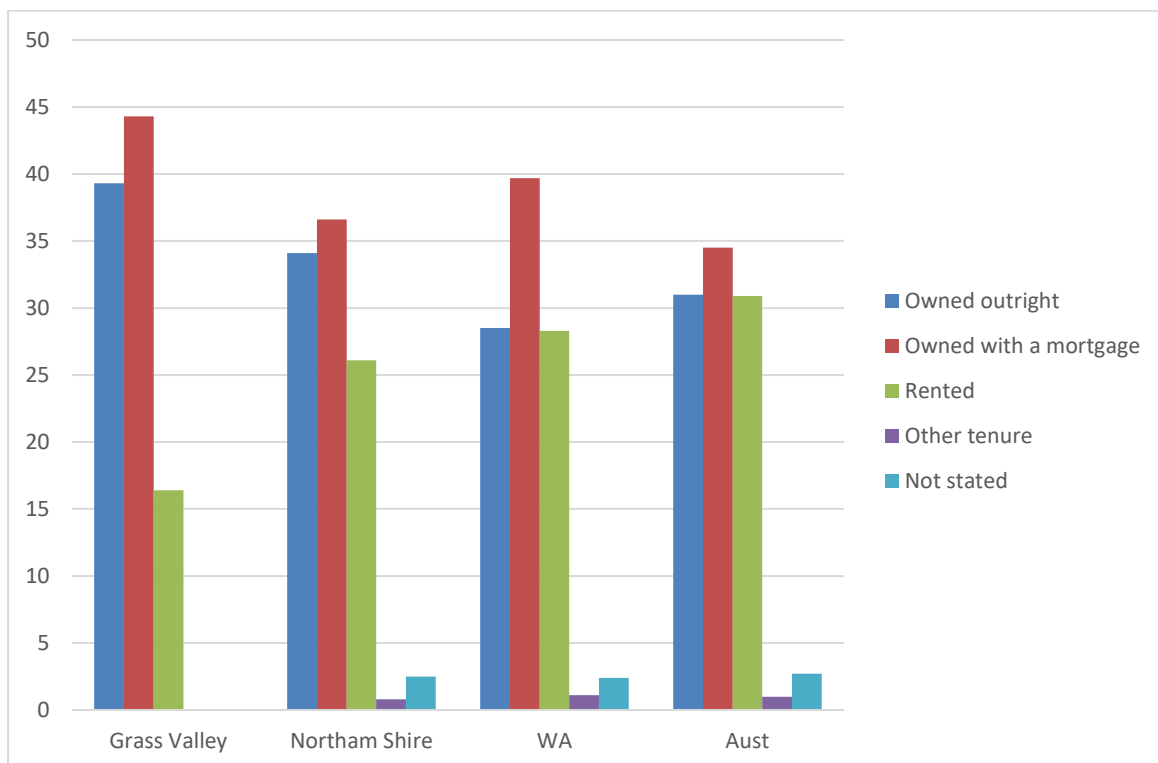


2.5 Housing and Affordability

Private Dwelling Occupation, 2016



Dwelling Tenure, 2016



Median Weekly Rent, 2016

| | Grass Valley | Northam | WA | Australia |
|------|--------------|---------|-------|-----------|
| Rent | \$240 | \$245 | \$347 | \$335 |

Median Monthly Mortgage Repayment, 2016

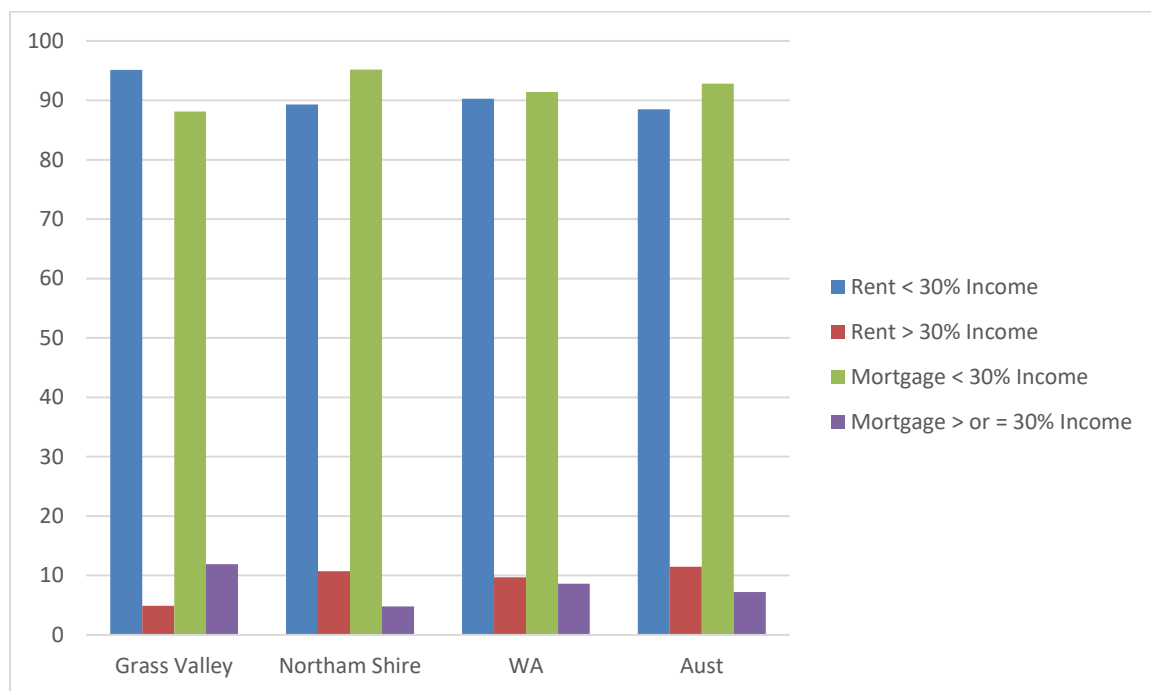
| | Grass Valley | Northam | WA | Aust |
|----------|--------------|---------|---------|---------|
| Mortgage | \$1,300 | \$1,408 | \$1,993 | \$1,755 |

Median House Price, July 2019

| | Grass Valley | Northam | Metro Perth |
|--------------------|--------------|-----------|-------------|
| Median House Price | \$275,000 | \$244,500 | \$525,000 |

Source www.reiwa.com.au

Housing Cost as Percentage of Household Income, 2016



DRIVERS OF GROWTH

3.1 Proximity to Perth

Grass Valley is within a reasonably commutable distance to Perth being 110km from the Perth CBD. Shopping, medical and every day needs can be provided through Northam just 13km away.

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

The median mortgage repayment and rental prices are lower in the Grass Valley town site than the Shire of Northam, state and national average. This does not take into account large agricultural lots and their homesteads. There are few vacant residential blocks within Grass Valley.

The Shire of Northam's Local Planning Strategy identifies that within the current zoning there is the potential for some future residential and rural residential developments surrounding the town site, however there has been no demand for this.

See Appendix 2 for Grass Valley zoning.

The majority of the large rural landholdings in the Shire comprising of an area equal to or greater than 100 hectares are located in the eastern precinct of the Shire which incorporates Grass Valley. As mentioned above these landholding are not under any immediate threat of potential subdivision and are protected under the Shire's Local Planning Strategy from any ad-hoc subdivision and incompatible development.

3.3 Digital Communication

National Broadband Network (NBN) has been rolled out in the Grass Valley locality. The fixed wireless NBN has improved internet reliability and speed for most residents, which increases the capacity of people to work from home and improving liveability for many residents. Fixed wireless NBN does not reach all Grass Valley residents with some on outlying rural properties reliant on more expensive satellite internet services.

Mobile phone reception is said to have improved greatly, with Telstra customers able to receive full reception within Grass Valley. There are still some outlying areas where

phone reception may be patchy and inconsistent. Phone reception through providers other than Telstra is poor.

REGIONAL AND GLOBAL INFLUENCES

4.1 The rise of the Urban Farmer/Tree Change

Although dominated by large scale broad acre agricultural properties, Grass Valley still has the potential to be influenced by the rise of the tree change phenomenon, being within a reasonable commute to the Perth and having services readily available a short distance away in Northam.

Bernard Salt, partner KPMG 2006 in an editorial on the emerging tree-change phenomenon "And, oddly enough, I think Perthlings have yet to discover the delights of tree-change, although this is probably because they've all gone either down the coast or up the coast."

New residents of Grass Valley are attracted by the peace and quiet the small rural town has to offer, the sense of community and the affordability of property.

4.2 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.

With NBN technology having been rolled out into Grass Valley there is the potential 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.

4.3 Ageing Population

Grass Valley has a high proportion of older residents with 20.2% of its population 65 years or older. This is higher than Northam (17.8%), WA (17%) and the Nation (15.8%).

While this is a national trend caused by lowering birth rates and increased life expectancy, it is particularly true of the Wheatbelt and Grass Valley.

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. New infrastructure and development in Grass Valley should consider the principals outlined in the World Health Organisations Age Friendly Communities Guidelines.

CAPACITY FOR GROWTH

5.1 Land Availability

The Shire of Northam Local Planning Strategy Grass Valley Townsite Map (see Appendix 2) shows that there is the potential for future residential, rural residential and mixed use development within Grass Valley. Any further development in Grass Valley would be subject to there being substantial demand.

5.2 Power and Water

Potable water in Grass Valley is supplied by the Water Corporation via the Goldfields and Agricultural Water supply Scheme (GAWSS). Those not served by scheme water generally obtain water via on-site storage tanks, as well as farm dams and associated catchments. Water for rural properties can also be carted from numerous scheme water standpipes.

There is no reticulated gas and no plans to introduce reticulated natural gas at this stage.

5.3 Transport Networks

Grass Valley roads fall under the jurisdiction of the Shire of Northam with the exception of the Great Eastern Highway which is managed by the State Main Roads Department.

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 Hwy.

There is no public transport services within Grass Valley.

5.4 Effluent Disposal

There is no reticulated sewerage disposal in Grass Valley. As such effluent disposal within these settlement is via conventional septic tanks and leach drains or alternative on-site disposal systems.

GROWTH SCENARIOS

6.1 Forecast Growth

According to the Northam Regional Growth Plan 2012, growth in Grass Valley was likely to occur due to the close proximity of the town site to the Avon Industrial Park. At this stage the Avon Industrial Park has not resulted in any significant growth of Grass Valley, however this potential still remains should the success of the Industrial Park improve.

As Northam develops into a major transportation hub to the industrial development will drive employment nearby. As a result Grass Valley may experience a substantial amount of growth and service provision and the settlement will need to be examined to determine whether major constraints will negatively affect this potential growth. One potential growth limiting factor is the lack of reticulated sewerage for the town site.

Northam Regional Growth Plan, 2012

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

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

A VISION FOR THE FUTURE

By 2029 Grass Valley will be a vibrant, connected and healthy community attracting families who respect the heritage, appearance and peaceful nature of the town.

7.1 Mission

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

7.2 Strategic Goals

1. Community & Liveability

Grass Valley will be a vibrant, family friendly community with a strong community spirit; offering a healthy lifestyle where people feel safe, are connected, engaged, proud to call Grass Valley home. Achieved by:

- Building a healthy, active, safe and informed local community.
- Encouraging local community involvement and participation.
- Acknowledging the history and heritage of the town and its strong agricultural roots.

2. Services

Grass Valley will have 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

Grass Valley's infrastructure will meet the needs of growth, lifestyle and commerce. Achieved by:

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

4. Economy

Grass Valley will have a healthy economy that will benefit the local community. Achieved by:

- Improving the viability of the Grass Valley Tavern
- Re-establishing partnerships with the Avon Industrial Park.
- Developing day trip and short stay tourism amenity.

7.4 Implementation Plan

| 1. Community and Liveability | | | | |
|---|----|-------------------|------------|------------|
| Grass Valley will be a vibrant, family friendly community with a strong community spirit; offering a healthy lifestyle where people feel safe, are connected, engaged, proud to call Grass Valley home. Achieved by: | | | | |
| <ul style="list-style-type: none"> • Building a healthy, active, safe and informed local community. • Encouraging local community involvement and participation. • Acknowledging the history and heritage of the town and its strong agricultural roots. | | | | |
| 1.1 Connectivity | | | | |
| Action | Pr | Who's Responsible | Shire Role | Timeframe |
| Develop a calendar of events with identified actions for each event | H | Community | Support | Ongoing |
| More family events and activities e.g. concerts and movies | H | Community | Partner | Ongoing |
| Encourage community involvement | H | Community | Partner | Ongoing |
| Improved two way communication with the Shire | H | Community / SoN | Partner | Ongoing |
| 1.2 Sport & Recreation | | | | |
| Upgrade tennis courts | M | SoN | Lead | Med |
| Upgrade BMX track | H | SoN | Lead | Med |
| Redevelop and maintain oval | L | SoN | Lead | Med / Long |
| Utilise Grass Valley Hall for events | M | Community | Support | Ongoing |
| 1.3 Parks & Gardens | | | | |
| Create and support a Community Garden | H | Community | Partner | Med |
| Install BBQ facilities at the playground | M | SoN | Lead | Med |
| Upgrade play equipment at the playground | H | SoN | Lead | Short |
| Signage at the park | L | SoN | Lead | Med |
| Improve maintenance of local reserves, including weed and pest management | H | SoN | Lead | Ongoing |
| Improve and develop walk and bike trails | M | SoN | Lead | Short/ med |
| 1.4 History & Culture | | | | |

| | | | | |
|--|---|------------------|-----------------------|---------------|
| Develop local history signage incorporating written and pictorial information on the history and development of Grass Valley | H | Community | Support | Short/ Med |
| Encourage the maintenance of historical buildings (i.e. Hall, Goods Shed, Post Office and Tavern) | H | Private | Lobbyist / Support | Ongoing |
| 1.5 Streetscaping | | | | |
| Encourage residents to maintain verges and front yards to improve the streetscape. | H | SoN | Lead | Ongoing |
| Improved streetscaping including footpaths, kerbs, lighting and plantings around the townsite | H | SoN | Lead | Ongoing |
| 1.6 Children & Youth | | | | |
| Provide an event services bus that enables youth to safely access activities in Northam | M | SoN | Lead | Short |
| 1.7 Seniors | | | | |
| More self-sufficient housing for pensioners | H | State Housing | Lobbyist | Med/ Long |

2. Services

Grass Valley will have 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.

2.1 Public Transport

| Action | Pr | Who's Responsible | Shire Role | Timeframe |
|---|----|-------------------|------------|-----------|
| Support and encourage improved public transport links from Grass Valley to Northam. | L | SoN | Lead | ongoing |

2.2 Police & Public Safety

| | | | | |
|---|---|-----|------|-----------|
| Increased signage encouraging people to slow down | H | SoN | Lead | Short/Med |
|---|---|-----|------|-----------|

2.6 Shire Services & Maintenance

| | | | | |
|---|---|-----------|---------|-----------|
| Collection of litter from roadsides e.g. Adopt a Spot | M | Community | Support | Short/Med |
| Mosquito control | H | SoN | Lead | Ongoing |
| Maintain local footpaths | H | SoN | Lead | Ongoing |
| Retain local recycling service | H | SoN | Lead | Ongoing |
| Improve general Shire maintenance of public spaces | H | SoN | Lead | Ongoing |
| Weed control of reserves around town | H | SoN | Lead | Ongoing |

| 3. Infrastructure | | | | |
|--|----|-------------------|------------|-----------|
| Grass Valley's infrastructure will meet the needs of growth, lifestyle and commerce. Achieved by: | | | | |
| <ul style="list-style-type: none"> Enhancing Grass Valley's lifestyle and business development; Providing quality local infrastructure to facilitate appropriate population growth; Encouraging energy efficiency and sustainability. | | | | |
| 3.1 Internet and mobile phone access | | | | |
| Action | Pr | Who's Responsible | Shire Role | Timeframe |
| Support and encourage the rollout of National Broadband Network for outlying areas correspondence | H | Cmwlth | lobbyist | Short/Med |
| Investigate options for improvement of mobile phone service within the locality, particularly in the rural area. | H | Telstra State | lobbyist | Short/Med |
| 3.2 Local Roads | | | | |
| Improve road markings and conditions of local roads | H | SoN / Main Roads | Lead | Ongoing |
| Maintain conditions of school bus turn around area | H | SoN | Lead | Ongoing |
| Improve road conditions on Vivian St at the intersection with Great Eastern Highway | H | SoN | Lead | Short/Med |
| Maintain vegetation on highway to improve line of sight at intersection of Vivian St and Great Eastern Highway. | H | Main Roads | Lobbyist | Short |
| Speed control roadworks | H | SoN | Lead | Short/Med |
| Conduct verge works to Vivian, Keene, Carter & Jennapulin Rd, in conjunction with drainage improvements. | H | SoN | Lead | Ongoing |
| Signage on highway to inform distance to Avon Industrial park to avoid large trucks accidentally turning into Grass Valley townsite and causing damage to local roads. | H | Main Roads | Lobbyist | Short |
| 3.5 Drainage | | | | |
| Upgrade storm water drainage along Vivian, Keene, Carter & Jennapullin Rd | H | SoN | Lead | Ongoing |
| 3.6 Lighting | | | | |
| Increased lighting on townsite roads | H | SoN | Lead | Med |

| | | | | |
|---|---|-----------|----------|------------|
| 4. Economy | | | | |
| Grass Valley will have a thriving economy. Achieved by: | | | | |
| <ul style="list-style-type: none"> Improving the viability of the Grass Valley Tavern Re-establishing partnerships with the Avon Industrial Park. Developing day trip and short stay tourism amenity | | | | |
| 4.2 Tourism Development | | | | |
| Develop Old Railway Station for short stay RV facilities with camp kitchen and dump point. | L | Community | Partner | Long |
| Capture ballooning market, encouraging activities and links to Grass Valley | L | Community | Support | Short/ Med |
| Develop an interpretive historical walk around the town | M | Community | Partner | Short/Med |
| Improve highway signage and develop a tourist information point | H | Community | Partner | Short |
| Install town entry statement signage | H | Community | Partner | Short /Med |
| Ensure tourism marketing is sensitive to Grass Valley environmental factors and the peaceful lifestyle residents enjoy. | H | SoN | Lead | Short/Med |
| 4.3 Small to Medium Business Development | | | | |
| Re-establish representation to Avon Industrial Park. | H | State | Lobbyist | Short |
| Support/maintain the Grass Valley tavern as an important business to the town | H | Private | Support | Ongoing |
| Actively promote and market the opportunities and lifestyle benefits to attract new business to the locality | H | SoN | Lead | Ongoing |
| Support and encourage home based business and cottage industry. | H | SoN | Lead | Ongoing |

Priority

H = High

M = Medium

L = Low

Timeframe

Short = 1-3 yrs

Med = 3-6 yrs

Long = 6-10 yrs

IMPLEMENTATION AND REVIEW

This community plan has been completed as a partnership between the Shire of Northam and the Grass Valley 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.

An 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.

APPENDIX

COMMS-PL-07

Shire of Northam Grass Valley Community Plan 2019 - 2029

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9.1 Grass Valley Community Plan Area

GRASS VALLEY TOWNSITE - COMMUNITY PLAN SITE AREA



GRASS VALLEY TOWNSITE - COMMUNITY PLAN SITE AREA



GRASS VALLEY TOWNSITE - COMMUNITY PLAN SITE AREA



9.2 Local Planning Strategy Grass Valley Townsite

