

**SHIRE OF PINGELLY
LOCAL PLANNING STRATEGY
(AMENDMENT)**

**PREPARED BY
LANDVISION**



**AUGUST 2007
(Amended May 2009)**

1.0 INTRODUCTION

Council's Local Planning Strategy (LPS) was prepared in 2003/2004 and was approved by the WAPC in 2007 at the same time as Council's Local Planning Scheme No. 2 (the Scheme).

This amendment to the LPS is proposed to reflect changes in the Shire since May 2004. When this amendment is considered for endorsement by the Western Australian Planning Commission the details of the amendment will replace relevant sections of the existing LPS, including maps. A review of Section 7 of the LPS including aims, strategies and actions, may also be required.

Further consultation with relevant infrastructure providers will be required during the advertising of the amendment to ensure that the proposed increases in density can be accommodated within the existing capacity, or if not, if it is feasible for the infrastructure to be upgraded.

2.0 MANAGED GROWTH

The LPS was prepared at a time when the Shire was not under any pressure for growth and reflected a position to generally retain the status quo in Pingelly. However the Council has experienced a growing demand for rural residential lots in the area however this demand has been unable to be met due to the lack of suitably zoned land. Council considers that provision for such demand in the LPS now would be prudent.

2.1 Background

Pingelly's Local Planning Scheme No. 2 and WAPC's Development Control (DC) Policy No. 3.4, which provides the framework for the subdivision of rural land, assumes a general presumption against subdivision of rural land unless it is specifically provided for in a local planning scheme, an endorsed local planning strategy or an endorsed local rural strategy.

In accordance with the requirements of DC Policy No. 3.4 Council has identified an area of land, which it believes to be appropriate for rural residential development and seeks to include the area in its LPS. The identified area is within a 3 km radius of the town site of Pingelly (See Figure 1).

The land is currently zoned "General Agriculture" and as outlined in the LPS, an amendment to the Scheme is required before any further subdivision of land for rural residential or rural smallholdings purpose would be possible.

Furthermore and as recommended in the LPS, the Shire of Pingelly has adopted a Rural Smallholdings Policy that sets out the need for extensive physical, environmental and social investigations as a precursor to a rural residential rezoning. The policy states that when considering proposals for rural residential development, Council will have due regard to the following:

- Settlement Pattern
- The protection of the environment in site selection and design

- Potable Water Supply
- Effluent Disposal
- Tree Preservation/Planting
- Livestock Management
- Fire Management

Accordingly the area identified as suitable for rural residential development, as denoted in Figure 1, (the “Rural Residential Investigation Area”) will still need to undergo a detailed physical and planning analysis by the landowner before Council considers initiating an amendment to the Scheme.

However the incorporation of this area in the LPS flags to affected landowners the opportunity to subdivide as well as to other rural property owners that at this stage this will be the only area that will be favourably considered for Rural Residential development in the Shire’s municipal area.

2.2 LPS Objectives

In accordance with the objectives of Council’s LPS, this amendment to the LPS has been prepared to manage population growth and to provide a guide to future rural residential development around the Pingelly townsite.

The management of urban growth/decline was identified as an issue in the LPS (See Section 6.5.3), wherein response options were listed as:

- At a regional level;
 - Consolidate existing settlement nodes;
- At a local level;
 - Encourage development/infilling of existing townsite lots until demonstrable demand for town expansion; and
 - Define areas suitable for rural living/rural residential.

From a land management perspective response options included the creation of environmental corridors (greenways) along major drainage lines.

The LPS specifically recommends that Rural Smallholdings and Rural Residential development be focused on established towns. A strategic action outlined in the LPS, for managing population growth/decline is to ensure that special rural subdivision supports and is consistent with the settlement hierarchy in which Pingelly is identified as a Local Centre. Accordingly Rural Residential development around Pingelly townsite will support the LPS strategic actions through a strengthening of the settlement hierarchy of the area.

However a concern expressed in the LPS was that contiguous rural residential development to the townsite might inhibit town growth. This concern evolved from a then existing Town Planning Scheme, which limited the potential for growth within the Pingelly townsite itself, and as a result contiguous development may have resulted in a long term shortage of urban land. The recently approved Scheme provides ample opportunity for town expansion within the existing zoned residential land in the townsite (see Figure 2 and Table 1). There is also the prospect for considerable urban growth through the potential rezoning of existing

Rural Residential zoned land within the townsite to Residential R2.5 (see Figure 2 and Table 2).

2.3 Future Growth of Pingelly Townsite

An investigation into the potential residential capacity of the current townsite has been carried out. This investigation found that the Pingelly townsite is capable of providing an extra 1070 residential lots at low to medium densities (R2.5 to R25). This does not include the possible amalgamation and redevelopment of smaller townsite lots coded R12.5/R25 nor the possible residential development in the Town Centre zone. These extra lots could hypothetically accommodate more than a doubling of the current population of Pingelly. Additionally this amendment to the LPS identifies two areas, one in the northern sector and one in the western sector to be included in the Development-Residential zone. This complements the existing Development-Residential zone in the eastern sector as a mechanism to allow for urban expansion in three directions within the existing townsite. The details of the investigation are described below.

2.3.1 Potential Development or Redevelopment of Existing Residential Zoned Land, and inclusion of Unallocated Crown Land and land zoned for Public Purpose in the Development-Residential zone

There is opportunity for managed townsite growth through development or redevelopment of residential lots within the density provisions of the Scheme. A realisation of the maximum zoned densities on lots which are currently largely undeveloped, and which have lot dimensions which allow for appropriate road frontages for new lots, could result in the creation of an extra 122 residential lots subject to the availability of scheme sewerage (see Figure 2). These extra residential lots can be provided through low to medium density developments, which complements the rural character of Pingelly. Table 1 shows a break down of the potential for development or redevelopment of residential lots by their current density zoning and their location in the townsite.

Table 1: Urban development and redevelopment opportunities in residential lots.

Townsite Development Opportunities (Realisation, where possible, of the maximum density)	Sector								Total		
	North West		South West		South East		North East				
	Existing	Potential	Existing	Potential	Existing	Potential	Existing	Potential	Existing	Potential	Increase
R2/5	-	-	8	30	16	50	9	36	33	116	83
R10	3	37	-	-	4	4	-	-	7	41	34
R10/20	-	-	16	54	32	91	29	72	77	217	140
Residential Development (R25)	-	-	2	271	2	74	2	306	6	651	645
Total	3	37	26	355	54	219	40	414	123	1025	902

2.3.2 Potential for the Creation of Lots through the Rezoning of Townsite Rural Residential Lots and Unallocated Crown Land to Residential R2.5

The rezoning and redevelopment of 126.2 ha of land currently zoned Rural Residential and unallocated crown land within the townsite to Residential with an average density of R2 and a minimum density of R2.5 has the potential to create an extra 122 residential lots in the townsite (see Figure 2). The land has a grid road layout, contains few houses, and is generally vacant or in some cases used for small scale agricultural purposes. The lot dimensions, grid road network and undeveloped nature of this land make the redevelopment of the land highly feasible. A 40 metre minimum frontage is proposed for such subdivision

to maintain a low density environment, together with setbacks associated with R2 development. An average density of R2 (5000m² lots) is however sought. Table 2 shows a break down of the potential for subdivision within Rural Residential lots and Unallocated Crown Land by sector in the townsite.

Table 2: Lots created through the rezoning of Rural Residential zoned land.

	Sector								Total		
	North West		South West		South East		North East				
	Existing	Potential	Existing	Potential	Existing	Potential	Existing	Potential	Existing	Potential	Increase
Rezoning of Rural Residential and Unallocated Crown Land to Residential R2.5	10	43	24	65	22	65	2	7	58	180	122

2.4 Identification of Suitable Land for Rural Residential

The LPS establishes a set of criteria for land suitable for Rural Residential and Rural Smallholdings for the Scheme.

Rural residential land should:

- not be in areas identified for urban (including industrial) expansion;
- be located where future residents will have access to urban services and employment opportunities;
- be located close enough to the major towns for the efficient provision of services;
- be based on an assessment of the demand for and availability of constructed road access, water (where required), electricity, telecommunications, and basic community services;
- avoid individual lot access directly off a highway or other major road.
- be planned having regard for landform analysis and land suitability assessment;
- avoid areas of very high or extreme bushfire risk;
- avoid areas with prospects for mining or extraction of basic raw materials; and
- avoid environmentally sensitive areas.

The area identified by the Council for possible future rural residential land use (“the Rural Residential Investigation Area”) satisfies all these criteria. It is physically suited to a rural residential development, has an attractive undulating landscape and is mostly cleared, but with patches of remnant vegetation.

While the area identified adjoins the townsite, which provides benefits in terms of available infrastructure, employment opportunities and community facilities, it does not constrict expansion opportunities within the town, as growth opportunities within the town are significant under the current and proposed Scheme provisions as indicated above.

Notwithstanding a development limit of 100 rural residential lots to be created is to be applied to the area within the lifespan of the Pingelly Local Planning Strategy.

The Rural Residential Investigation Area (RRIA) is well serviced by the existing primary road network. It forms an oval shape based on the road network of the Great Southern Highway, Bullaring/Pingelly Road and North Bannister/Pingelly Road. The RRIA lies within 3 km of the Great Southern Highway and 2 km from either the Bullaring/Pingelly

Road to the east of the town site or the North Bannister/Pingelly Road to the west of the town site. The total area of the land identified by Council is 1454 hectares.

The drainage of the land is away from the townsite into three watercourses. These watercourses predominantly lack vegetation. Development of the RRIA would be a vehicle for the rehabilitation of these watercourses consistent with the natural resource management revegetation objectives of the LPS. Similarly redevelopment in the townsite is to carry a revegetation condition to support Pingelly's townsite salinity program.

The single existing rural residential estate, Pingelly Heights, in the north east sector, abuts the RRIA. Development of the RRIA would facilitate a contiguous line of development and a more logical land use structure in this sector.

It is prosed that lots would vary in size depending on the physical characteristics of the land, its proximity to the townsite, and it proximity to a road providing direct access to the Pingelly townsite. The lots would range in size from 4000m² (adjacent the townsite boundary) to 2ha and higher for remnant farm (homestead) lots, where scheme water is available with lots of greater than 4 hectares where scheme water is unavailable. The potential lot yield based upon a 2ha average lot size is indicated in Table No. 3. The area abutting the rifle range to the south of Pingelly will need to establish buffer requirements before rezoning to R2.5 is considered.

Table 3: Potential Lot Yield for Rural Residential Development outside of the townsite by Sector.

	Sector								Total		
	North West		South West		South East		North East		Existing	Potential	Increase
	Existing	Potential	Existing	Potential	Existing	Potential	Existing	Potential			
Lot yield with an average lot size of 2ha	4	152	5	199	10	186	8	190	27	727	700

In order to stimulate revegetation of the watercourses within the RRIA, Council will add as a special condition of development a requirement to revegetate, with native species, a portion (minimum 10%) of the developed land but which may be increased to form practical vegetation corridors. In the case of developments on properties containing watercourses, the revegetation requirement will be carried out along the watercourse. On land with remnant vegetation the revegetation requirement may need these areas to be supplemented to form vegetation corridors. Within the townsite, revegetation will be assigned in selected areas in accordance with Council's Townscape Plan.

2.5 Rural Subdivision – Homestead Lots

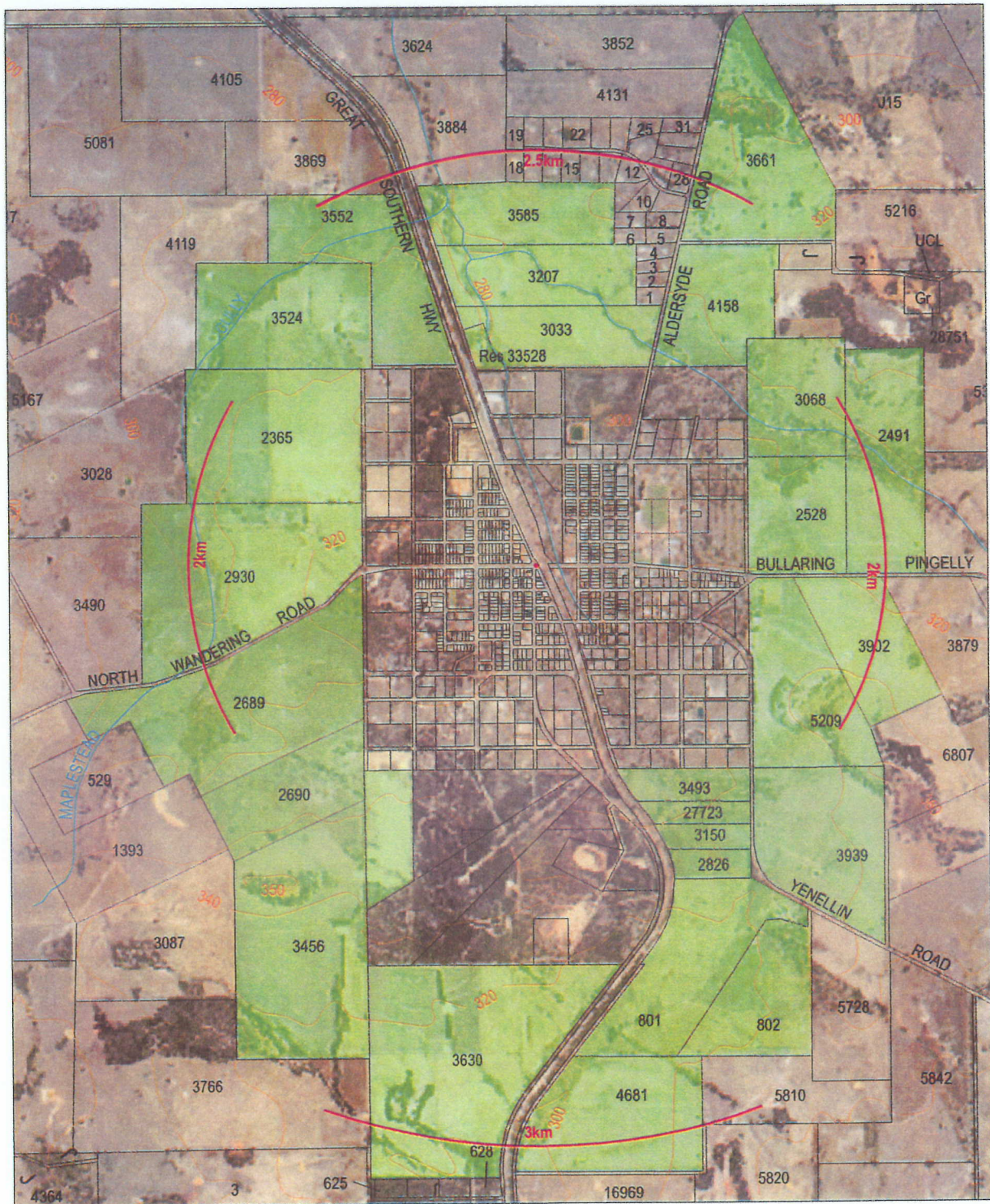
In addition to the above, this amendment sets out the circumstances for Council support for homestead lots.

Homestead lots are to be favourably considered in the rural areas in accordance with WAPC Policy DC 3.4 to encourage the retention of local residents.

This amendment to the LPS proposes an amendment to the Scheme as follows:

Homestead lots will be considered where:

- (a) the homestead lot has an area between 1 and 4 ha, or up to 20 ha where it is desirable to respond to the landform or to include existing outbuildings or water sources;
- (b) there is an adequate water supply for domestic, land management and fire management purposes;
- (c) the homestead lot fronts a constructed public road;
- (d) the homestead lot contains an existing residence; and
- (e) a homestead lot has not been excised from the farm in the past.



LEGEND

 RURAL RESIDENTIAL INVESTIGATION AREA



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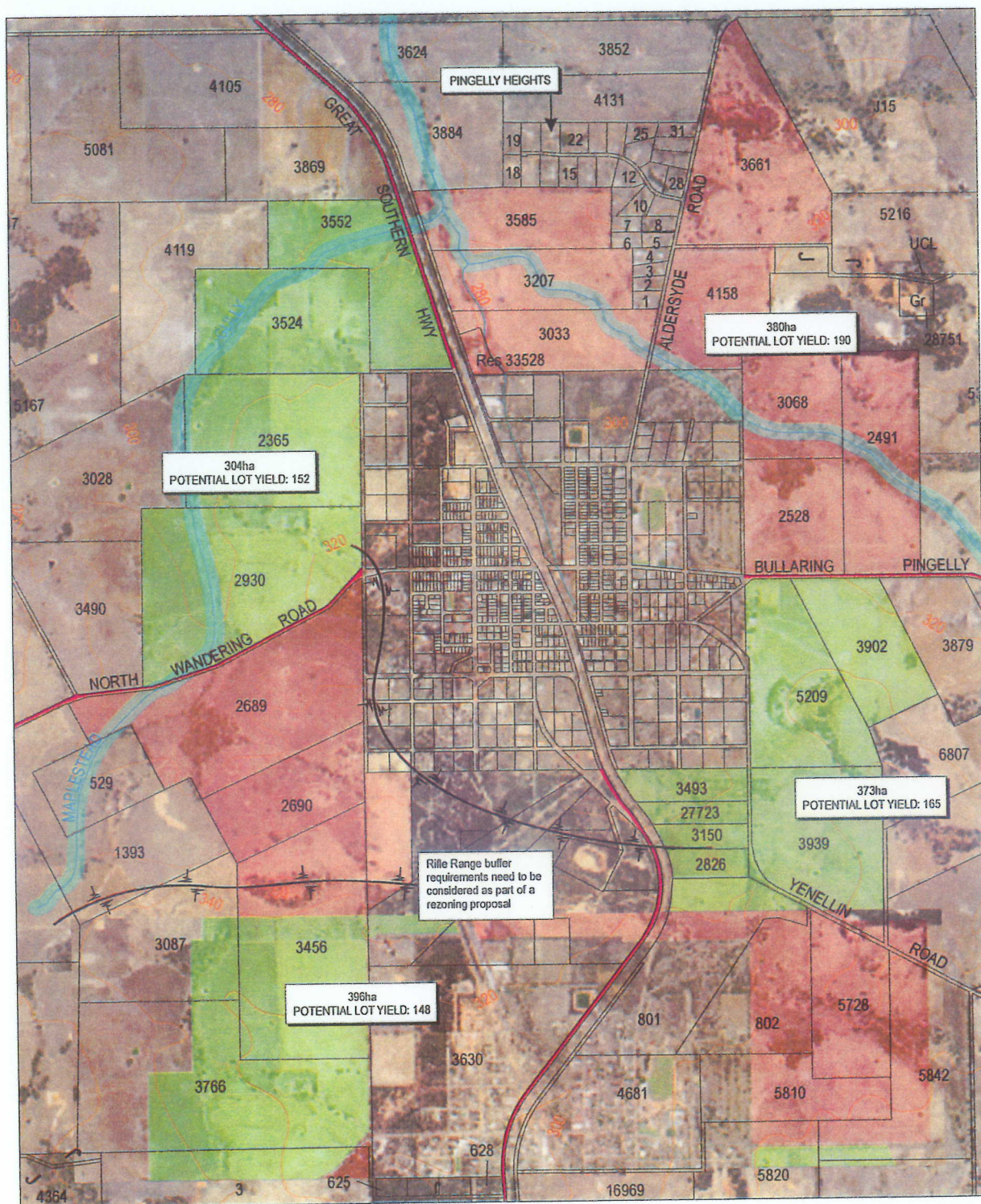
RURAL RESIDENTIAL INVESTIGATION AREA SHIRE OF PINGELLY

SCALE 1:35 000 (A4)

0 0.25 0.5 1KM



FIGURE 1



LEGEND



RIDGELINE



MAJOR REGIONAL ROAD/ HIGHWAY



50M CREEK BUFFER

NOTE:

Estimates of potential lot yield assumes that a connection to scheme water is available to the majority of the area.



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RURAL RESIDENTIAL INVESTIGATION AREA LOT YIELD AND LOT SIZE SHIRE OF PINGELLY

SCALE 1:35 000 (A4)

0 0.25 0.5 1KM



FIGURE 3