



**Shire of Pingelly  
Local Planning Scheme No. 3  
Scheme Amendment No. 7**

**Omnibus amendment to Scheme Map for the  
Pingelly townsite**

Prepared by Edge Planning & Property for the Shire of Pingelly

[www.edgeplanning.com.au](http://www.edgeplanning.com.au)

December 2022

**RESOLUTION TO PREPARE AMENDMENT TO TOWN PLANNING SCHEME**

**SHIRE OF PINGELLY LOCAL PLANNING SCHEME No. 3  
AMENDMENT No. 7**

RESOLVED that the local government pursuant to section 75 of the *Planning and Development Act 2005*, amends the above Local Planning Scheme by:

1. Rezoning portion of Lot 501 Stone Street from 'Development' zone to 'Residential R10' zone.
2. Rezoning Lot 822 (Reserve 26413) Paragon Street, Lot 827 (Reserve 27839) Paragon Street and Lot 856 Stone Street from 'Development' zone to 'Industry' zone.
3. Rezoning Lots 11, 12, 13, 14, 15, 23, 24, 25 and 26 Dickens Street and Lots 27 and 28 Quartz Street from 'Mixed Use' zone to 'Residential R12.5/25' zone.
4. Rezoning Lots 29, 36, 37, 40 (Reserve 5000), 56, 57 and 58 Queen Street, Lots 41 and 59 Eliot Street, Lots 5, 38, 39 and 60 Quadrant Street, Lots 4, 62, 123, 124 and Vacant Crown Land (ID Land No. 1984316) Park Street from 'Town Centre' zone to 'Mixed Use' zone.
5. Rezoning Lots 5, 6 and 7 Queen Street, Lots 900 and 901 Parade Street and Lots 100, 101, 154, 155 (Reserve 8087) and 156 Sharow Street, from 'Town Centre' zone to 'Mixed Use' zone.
6. Rezoning Lots 163 and 881 Quadrant Street, Lot 200 Parade Street, Lots 10, 160, 161, 162, 165, 166, 167, 168, 169 and 201 Taylor Street and Lots 201, 202, 203, 204 and 205 Pitt Street from 'Mixed Use' zone to 'Residential R12.5/25' zone.
7. Rezoning Lots 475 and 476 Pitt Street, Lots 904 and 905 Quadrant Street, Lots 2, 900 and 901 Kelvin Street and Lot 903 Great Southern Highway from 'Development' zone to 'Rural Residential' zone.
8. Amending the Scheme Map accordingly.

The amendment is a standard amendment in accordance with part (a), (e), (f) and (g) of the standard amendment definition contained in Regulation 34 of the *Planning and Development (Local Planning Schemes) Regulations 2015*.

Dated this ..... day of .....20.....

.....  
CHIEF EXECUTIVE OFFICER

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## PROPOSAL TO AMEND A LOCAL PLANNING SCHEME

LOCAL GOVERNMENT	Shire of Pingelly
DESCRIPTION OF LOCAL PLANNING SCHEME	Shire of Pingelly Local Planning Scheme No. 3
TYPE OF SCHEME	District Scheme
SERIAL NO. OF AMENDMENT	7
PROPOSAL	Omnibus amendment to Scheme Map for the Pingelly townsite.

## REPORT BY THE SHIRE OF PINGELLY

### 1. INTRODUCTION

The Shire of Pingelly seeks the support of the Western Australian Planning Commission (WAPC) and the approval of the Hon. Minister for Planning to rezone various lots in the Pingelly townsite. In this report, the various properties will be called the 'sites'.

The purpose of this report and associated plans are to explain and set out the planning merits of the Amendment. Rezoning the sites will facilitate new development opportunities and remove the requirement to prepare a structure plan on some properties.

### 2. BACKGROUND

#### 2.1 Property Address

The Amendment proposes to rezone various properties which are grouped into precincts based on the proposed Scheme Amendment Map:

- Lot 501 Stone Street (portion);
- Lot 822 (Reserve 26413) Paragon Street, Lot 827 (Reserve 27839) Paragon Street and Lot 856 Stone Street;
- Lots 11, 12, 13, 14, 15, 23, 24, 25 and 26 Dickens Street and Lots 27 and 28 Quartz Street;
- Lots 29, 36, 37, 40 (Reserve 5000), 56, 57 and 58 Queen Street, Lots 41 and 59 Eliot Street, Lots 5, 38, 39 and 60 Quadrant Street, Lots 4, 62, 123, 124 and Vacant Crown Land (ID Land No. 1984316) Park Street;
- Lots 5, 6 and 7 Queen Street, Lots 900 and 901 Parade Street and Lots 100, 101, 154, 155 (Reserve 8087) and 156 Sharow Street;
- Lots 163 and 881 Quadrant Street, Lot 200 Parade Street, Lots 10, 160, 161, 162, 165, 166, 167, 168, 169 and 201 Taylor Street and Lots 201, 202, 203, 204 and 205 Pitt Street; and
- Lots 475 and 476 Pitt Street, Lots 904 and 905 Quadrant Street, Lots 2, 900 and 901 Kelvin Street and Lot 903 Great Southern Highway.

## **2.2 Regional Context**

The sites are situated in the Shire of Pingelly. The Pingelly townsite is located 158 kilometres south-east of Perth. Pingelly is in the southern Wheatbelt Region and it provides various services and facilities to residents and visitors.

## **2.3 Local Context**

The sites form part of the Pingelly townsite and are located between 0 – 1000 metres from the town centre (see Attachment 1).

Attachment 2 shows the Context Plan. There are a range of land uses nearby including residential, rural residential, open space, community, commercial and industry. The range of land uses is reflective of most country towns.

There are a range of residential densities in the Pingelly townsite.

## **2.4 Physical Characteristics**

The sites are generally cleared and gently sloping.

The sites are used for residential, rural residential, mixed use or industrial purposes while other parts are undeveloped. The proposed rezoning addresses the site's context, characteristics and capability. The proposed zoning, in most cases, reflects the predominant use of the land.

The site's physical features present no constraints to the Amendment.

## **2.5 Services**

The sites are provided with standard 'hard' infrastructure including reticulated (scheme) water, power, telecommunications, drainage and sealed roads. Some sites are connected to the reticulated sewerage system while other properties rely on on-site wastewater disposal.

## **2.6 Heritage**

There is no registered Aboriginal heritage site on the subject land area as set out on the Department of Planning, Lands and Heritage inquiry system. While noting this, landowners and developers have an obligation under the *Aboriginal Heritage Act 1972* and the *Aboriginal Cultural Heritage Act 2021* to protect places and objects in Western Australia that are important to Aboriginal people because of the connections to their culture.

The sites contain various structures or places of heritage significance on the Shire's Municipal Inventory (Local Heritage Survey).

# **3. PLANNING FRAMEWORK**

## **3.1 Overview**

The following section will outline how the Amendment suitably addresses relevant planning policies, strategies, plans and LPS3. In summary, the Amendment is consistent with the State, regional and local planning framework.

## 3.2 State Planning Framework

The following strategies and policies are of relevance to the Amendment:

- *State Planning Strategy 2050* - sets a broad strategic plan for Western Australia built on sustained growth and prosperity. The Strategy promotes regional development, a range of housing, liveability and making efficient use of land and infrastructure. The Amendment is consistent with the Strategy given it promotes infill residential development, near a town centre and near facilities in an established town.
- *State Planning Policy 1 State Planning Framework Policy (2006)* - identifies that the primary aim of planning is to provide for the sustainable use and development of land.
- *State Planning Policy No. 2.9 Water Resources* - development is required to adopt water sensitive urban design principles.
- *State Planning Policy No. 3* - the Policy sets out the principles and considerations which apply for urban growth and settlement in Western Australia. The Policy promotes a sustainable settlement pattern, promoting development on 'brownfield' (previously developed) land, supports building on existing communities and seeks convenient access to employment and services. The Amendment is consistent with SPP 3 given the sites are near the town centre and other facilities.
- *State Planning Policy 3.7 Planning in Bushfire Prone Areas (2015)* – some properties are within a Bushfire Prone Area as shown at <https://maps.slip.wa.gov.au/landgate/bushfireprone> while other properties are not in the Bushfire Prone Area.
- *State Planning Policy 5.4 Road and Rail Noise* – various properties are within the 'trigger distance'.
- *Liveable Neighbourhoods* - promotes walkable neighbourhoods, mixed uses, the provision of a range of housing types and lot sizes, and to efficiently use land. A general principle is to plan residential neighbourhoods around existing/planned activity centres. The Amendment is generally consistent with Liveable Neighbourhoods given most residential properties are within 400 metres from the town centre and are within walking distance of other facilities.
- *Government Sewerage Policy* – the sites are not within a sewerage sensitive area.

## 3.3 Regional Planning Framework

### 3.3.1 Wheatbelt Regional Planning and Infrastructure Framework (2015)

The Framework establishes the vision, objectives, planning approach and sets out key regional infrastructure projects. The Framework supports a diverse economic base and seeks to focus new housing in established towns to support services and facilities.

### 3.3.2 Wheatbelt Regional Investment Blueprint (2015)

The Blueprint establishes priorities for economic development and growth of the Wheatbelt region and provides an analysis of local, regional, national and global factors influencing the region. A strategic economic growth plan and proposed transformational projects are set out. The Blueprint also supports growing the region's population, promoting development in established towns and a vibrant economy.

Complementing the Blueprint is the *Wheatbelt South Sub-Regional Economic Strategy (2014)*.

### **3.4 Local Planning Framework**

#### *3.4.1 Shire of Pingelly Local Planning Strategy*

The Strategy Plan from the *Shire of Pingelly Local Planning Strategy*, for the Pingelly townsite, is outlined in Attachment 3.

The Strategy, endorsed by the WAPC on 27 March 2007 seeks to provide a range of residential, rural living and employment opportunities.

The Amendment is broadly consistent with the Local Planning Strategy noting it supports infill development, a range of residential densities to support varying housing needs of the community and facilitates job creation.

The Amendment, on some minor components, differs to what is shown in Figure 25 of the Local Planning Strategy. While recognising this, the Amendment will not have a major impact on surrounding land noting the current zoning. It is noted, for instance, that the existing zoning including 'Development' zone includes the potential for industrial uses. Previous planning has considered suitable land use separations and buffers.

#### *3.4.2 Shire of Pingelly Local Planning Scheme No. 3*

LPS3 is the principal statutory tool for achieving the Shire's aims and objectives, with respect to the development mainly from a land use, development control and infrastructure coordination perspective. The existing zoning of the Amendment sites is shown on the Existing Scheme Maps.

The Amendment is consistent with the aims of the scheme (clause 1.6) and the objectives for the Residential, Mixed Use, Industry and Rural Residential Zone in clause 4.2.

#### *3.4.3 Local Planning Policies*

There are no Local Planning Policies that directly relate to the Amendment. At future development stages, relevant policies will guide future use and development of the sites.

#### *3.4.4 Shire of Pingelly Strategic Community Plan*

The Strategic Community Plan sets the community's vision for the future and it is the principal strategic guide for the Council's future planning and activities. The vision for the town is:

'Growing, inclusive and resilient'

The Strategic Community Plan promotes population growth, a growing and more diverse economy, supporting local facilities and protecting key environmental assets.

### **3.5 Planning Framework Implications for the Amendment**

Common themes of the planning framework and their implications for the Amendment include:

- Promoting a greater range of lot sizes to facilitate greater for housing choice, affordability and to cater for increasingly diverse household types;
- Supporting infill development and promoting new housing;
- Addressing land use compatibility;
- Addressing key environmental assets;
- Addressing bushfire risks;
- Addressing landscape impact;
- Supporting local communities and local economies; and
- Appropriate servicing.

Based on the above, the Amendment is consistent with the planning framework and is consistent with the principles of orderly and proper planning.

#### **4. AMENDMENT PROPOSAL**

The Amendment proposes to rezone various properties in the Pingelly townsite.

Based on the site's context, characteristics and capability, it is anticipated that there are limited planning considerations with matters to be addressed at the subdivision and/or development stage. The modest changes proposed by the Amendment generally reflect the current land uses.

Future development and uses will be subject to gaining necessary approvals from the WAPC and local government.

Rezoning the sites will facilitate new development opportunities including promoting residential development.

The Shire has identified that there is insufficient serviced land available for residential purposes in the Pingelly townsite. The Amendment provides an opportunity for infill residential development.

The proposal to consolidate the town centre has planning merit. There is a generous amount of land zoned 'Town Centre' and 'Mixed Use' in Pingelly. The Shire considers there is scope to consolidate/condense the town centre with a corresponding increase in residential land.

It is considered beneficial to delete the Development zone from the Scheme and rezone these areas to Residential, Industry and Rural Residential. This in part removes the need to prepare a structure plan for these properties. Structure planning is not required for these small precincts given servicing and access issues are capable of being addressed at subdivision and development stage.

#### **5. PLANNING CONSIDERATIONS AND PLANNING JUSTIFICATION**

##### **5.1 Overview**

This section brings together an assessment of the site's attributes and the planning framework in considering key planning matters and justifying the Amendment.

##### **5.2 Appropriate Location for Rezoning**

The sites are suitable and capable of the proposed rezoning. This includes:



- It is consistent with the planning framework;
- The sites are close to the town centre and near other facilities;
- The uses are compatible with adjoining and nearby development;
- The sites have manageable bushfire risks;
- The sites are appropriately serviced;
- The sites have minimal environmental assets and future development will create manageable adverse environmental impacts; and
- It encourages a mix of lot sizes and promotes affordability and choice in housing by encouraging a range of housing types.

In particular:

- Lot 501 Stone Street (Development zone to Residential R10): this is logical, with clearing and servicing able to be dealt with at subdivision;
- Lots 822, 827 and 856 Stone/Paragon Street (Development zone to Industry): this is logical and reflects the current use of the land including the Shire depot;
- Dickens and Quartz Streets (Mixed use zone to Residential R12.5/25): this is logical and reflects the current use of the land. It maintains the encouragement to connect to the reticulated sewerage network;
- Queen, Eliot, Quadrant and Park Streets (Town Centre zone to Mixed Use): this reflects the predominant use and consolidates the town centre;
- Queen, Parade and Sharow Streets (Town Centre zone to Mixed Use): this reflects the predominant uses and consolidates the town centre;
- Quadrant, Parade, Taylor and Pitt Streets (Mixed Use to Residential R12.5/25): this reflects the current use; and
- Pitt, Quadrant and Kelvin Streets (Development zone to Rural Residential): this reflects the current land use.

### **5.3 Compatibility with Adjoining and Nearby Land Uses**

Noting the existing zoning, there are modest proposed zoning changes. The proposed zoning will be compatible with adjoining and nearby land uses/development. Accordingly, the Amendment will retain the area's character.

### **5.4 Bushfire Management**

Given the existing zoning, there is limited intensification of land uses and development. Based on preliminary Department of Planning, Lands and Heritage advice, there is no requirement to prepare a Bushfire Management Plan to support the Amendment.

It is noted that a bushfire hazard level assessment is not required for the proposed changes to the Town Centre/Mixed Use zone as it would not intensify land use or increase bushfire risk. Nor would it be required for the industrial proposals as it is not introducing sensitive land uses and it is expected that development could be sited appropriately to address bushfire risk.

There may be a requirement to prepare a fit-for-purpose bushfire assessment to support future subdivision and/or development applications.

### **5.5 Environmental Impact**

The Amendment will create minimal environmental impacts. For instance:

- The sites have been previously cleared of native vegetation;

- Most sites will be connected to reticulated sewerage; and
- Appropriate stormwater outcomes can be achieved.

Given some sites are near Quadrant Street and the railway line, there may be a need for 'quiet' house principles to be implemented at the Development Application/Building Permit stages.

## 5.6 Greater Range of Housing Choice

The Amendment, in part, proposes to rezone various properties to the Residential zone. This will assist to facilitate additional housing land and the potential for a different choice for those people who are considering moving or investing in Pingelly. The provision of a variety of lot sizes and housing types, that increasingly cater to the housing needs of the community, is consistent with the planning framework and assists to support local facilities and services.

## 5.7 Supporting the Local Economy

As previously outlined, the Amendment is consistent with the planning framework. Approval and implementation of the Amendment will assist to encourage investment and development on various sites. This includes removing the planning impediment to prepare a structure plan for land currently zoned 'Development'.

The Amendment will assist with job creation which will have various economic benefits. This includes it will support local employment, assist in a more sustainable local economy and it will add to Pingelly's overall viability, vitality and prosperity.

## 5.8 Planning Justification

The planning justification for the Amendment is summarised below in Table 1:

Table 1 – Summarised Planning				
Strategic	Land Use Planning	Environment, Landscape and Heritage	Transport and Servicing	Economic and Community
<p>The Amendment is consistent with the State, regional and local planning framework including that it promotes a range of residential development and seeks to facilitate new industrial development.</p> <p>Future development will reinforce Pingelly as the key centre within the Shire of Pingelly.</p>	<p>The sites are well located for proposed development including it is compatible with adjoining and nearby uses.</p> <p>The sites are suitable and capable for proposed development.</p> <p>Development will be effectively controlled through LPS3 provisions.</p>	<p>The sites contain minimal environmental assets and will not create adverse environmental impacts.</p> <p>The sites have manageable bushfire risks.</p> <p>There are minimal landscape impacts.</p>	<p>Traffic impacts can be readily accommodated on local or State roads.</p> <p>Car parking can be contained on-site.</p> <p>The sites are centrally located and is highly accessible. There are accordingly various opportunities to promote walking and cycling to/from the site given it is close to the town centre and other facilities.</p> <p>The sites are appropriately serviced.</p>	<p>It will promote job creation by supporting the development of Pingelly.</p> <p>The proposal will assist in enhancing Pingelly as a district centre.</p> <p>The proposal will assist to enhance Pingelly through adding to its overall viability, vitality and prosperity and adding to the range of services that can be provided.</p>

In view of the above, the Amendment is consistent with the planning framework and the principles of orderly and proper planning.

## **6. CONCLUSION**

This report confirms that the Amendment is consistent with the planning framework, the sites are suitable to accommodate proposed development.

The support of the WAPC and the approval of the Hon. Minister for Planning are requested.

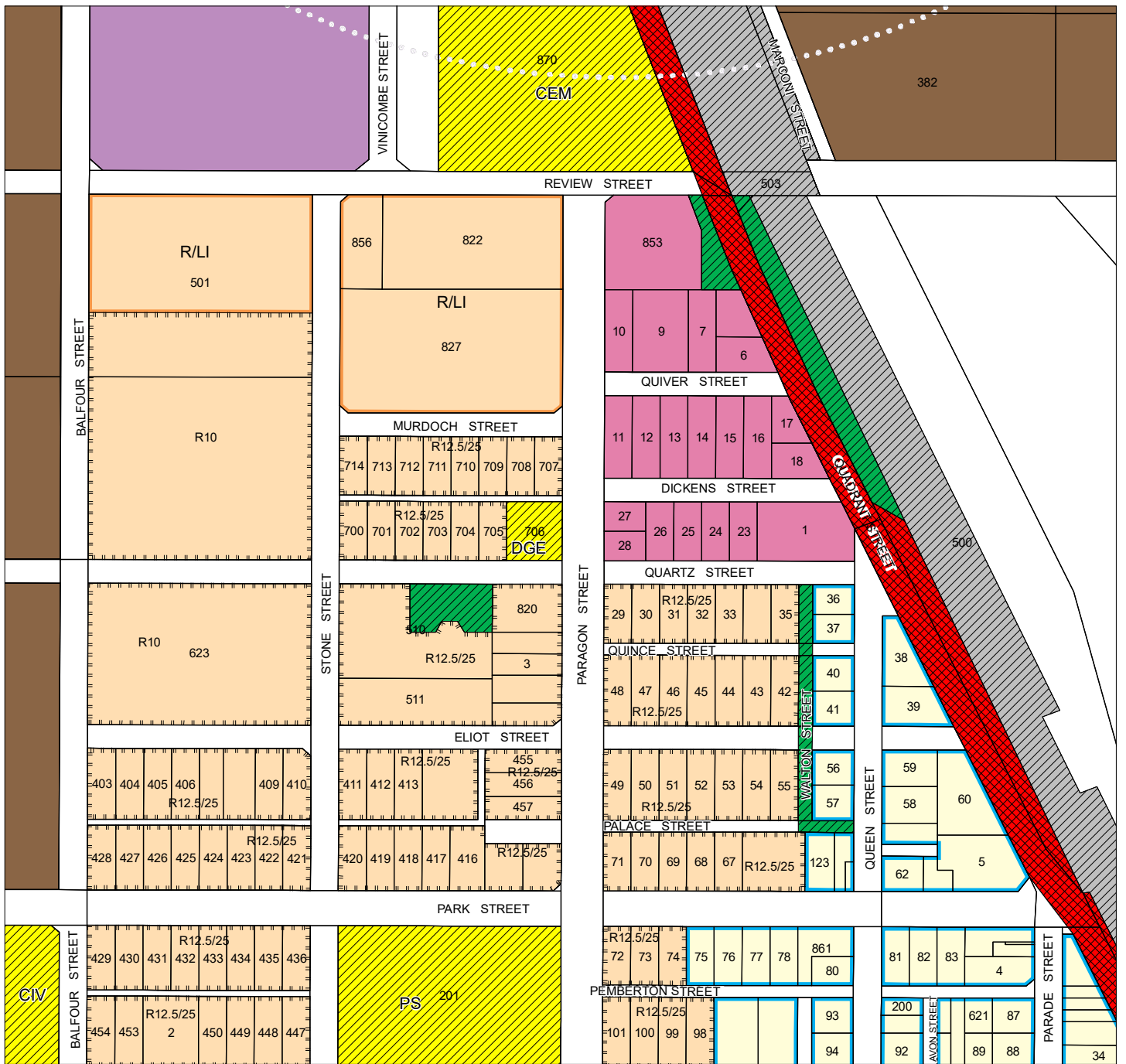
**SHIRE OF PINGELLY**

**LOCAL PLANNING SCHEME No. 3**

**AMENDMENT No. 7**

That the Shire of Pingelly, under and by virtue of the powers conferred upon it in that behalf by the *Planning and Development Act 2005*, hereby amends the above Local Planning Scheme by:

1. Rezoning portion of Lot 501 Stone Street from 'Development' zone to 'Residential R10' zone.
2. Rezoning Lot 822 (Reserve 26413) Paragon Street, Lot 827 (Reserve 27839) Paragon Street and Lot 856 Stone Street from 'Development' zone to 'Industry' zone.
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7. Rezoning Lots 475 and 476 Pitt Street, Lots 904 and 905 Quadrant Street, Lots 2, 900 and 901 Kelvin Street and Lot 903 Great Southern Highway from 'Development' zone to 'Rural Residential' zone.
8. Amending the Scheme Map accordingly.



**EXISTING SCHEME MAP**

**Legend**

Cadastre with Lot number	Residential	CEM Public purposes : Cemetery	<b>LPS Other Categories</b>
LPS R Codes	Rural residential	CIV Public purposes : Civic	Waste water treatment plant 500m buffer
<b>LPS Zones</b>	Town centre	DGE Public purposes : Drainage	
R/LI Development : Residential/light industry	<b>LPS Reserves</b>	PS Public purposes : Primary school	
Industry	Highway	Railway	
Mixed use	Local road	Recreation and open space	



**EXISTING SCHEME MAP**

**Legend**

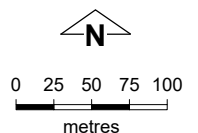
- Cadastre with Lot number
- LPS R Codes
- LPS Zones**
- R/LI Development : Residential/light industry
- General agriculture
- Mixed use
- Residential
- Rural residential
- Town centre
- LPS Reserves**
- Highway
- Local road
- COM Public purposes : Community
- Railway
- Recreation and open space

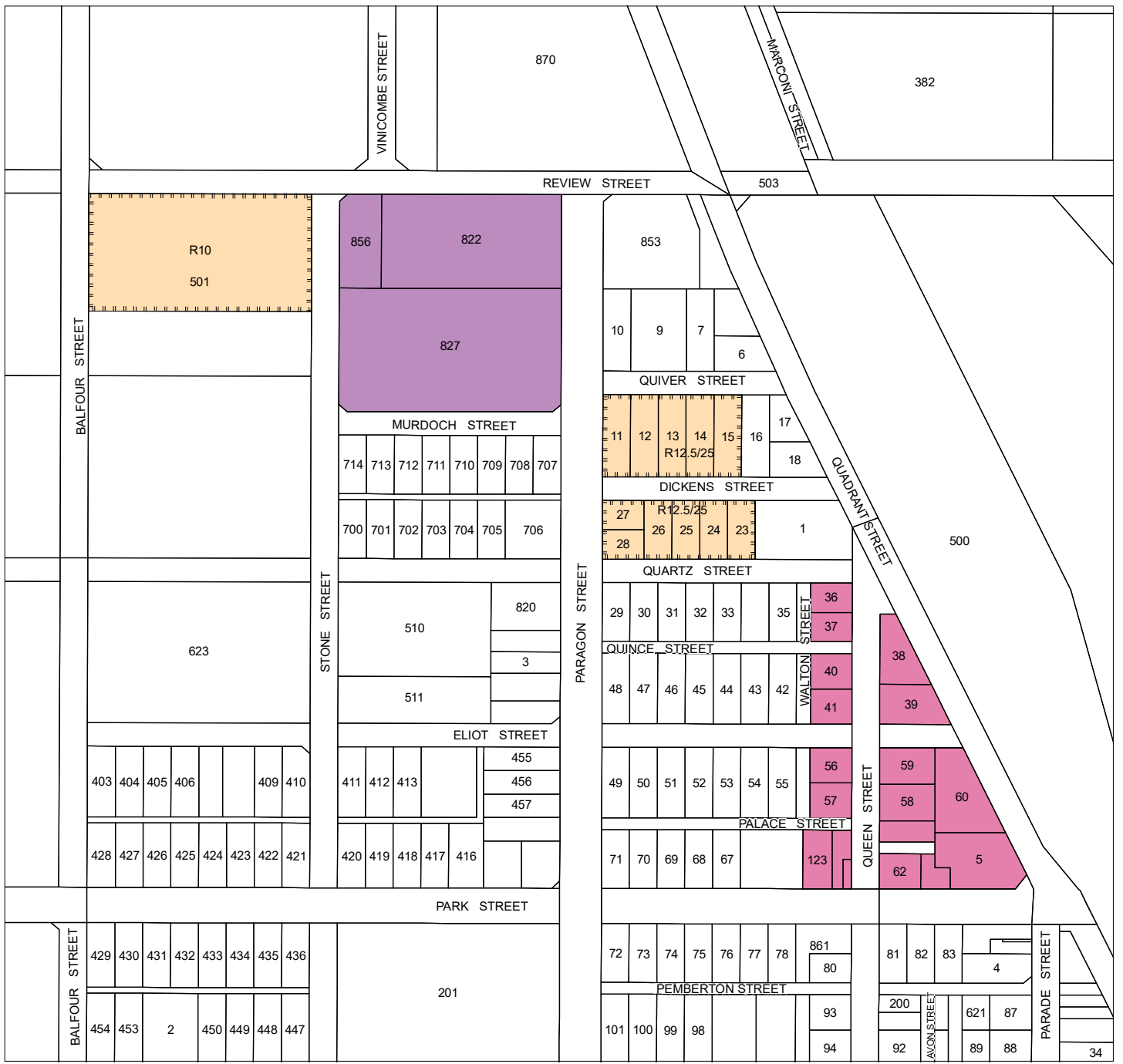


Department of Planning,  
Lands and Heritage

Produced by Geospatial Research and Modelling,  
Department of Planning, Lands and Heritage, Perth WA  
Base Information supplied by Western Australian  
Land Information Authority SLIP 1096-2018-1



**Shire of Pingelly**  
Local Planning Scheme No. 3  
Amendment No. 7








**PROPOSED SCHEME AMENDMENT MAP**

**Legend**

-  Cadastre with Lot number
-  R Codes Amendments

**LPS Zones and Reserves Amendments**

-  Industry
-  Mixed use
-  Residential



**PROPOSED SCHEME AMENDMENT MAP**

**Legend**

Cadastre with Lot number

R Codes Amendments

**LPS Zones and Reserves Amendments**

Mixed use

Residential

Rural residential



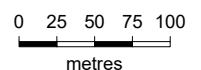
Department of Planning,  
Lands and Heritage

**Shire of Pingelly**

Local Planning Scheme No. 3

Amendment No. 7

Produced by Geospatial Research and Modelling,  
Department of Planning, Lands and Heritage, Perth WA  
Base Information supplied by Western Australian  
Land Information Authority SLIP 1096-2018-1





**COUNCIL ADOPTION FOR ADVERTISING**

Adopted for advertising by resolution of the Council of the Shire of Pingelly at the Ordinary Meeting of the Council held on the .....

.....

SHIRE PRESIDENT

.....

CHIEF EXECUTIVE OFFICER

**COUNCIL RECOMMENDED/SUBMITTED FOR APPROVAL**

Supported for submission to the Minister for Planning for approval by resolution of the Shire of Pingelly at the Ordinary Meeting of the Council held on the ..... and the Common Seal of the Shire of Pingelly was hereunto affixed by the authority of a resolution of the Council in the presence of:

.....

SHIRE PRESIDENT

.....

CHIEF EXECUTIVE OFFICER

**WAPC RECOMMENDED/SUBMITTED FOR APPROVAL**

.....

DELEGATED UNDER S.16 OF THE  
PLANNING AND DEVELOPMENT ACT 2005

DATE.....

**APPROVAL GRANTED**

.....

MINISTER FOR PLANNING  
S.87 OF THE PLANNING AND DEVELOPMENT ACT 2005

DATE.....

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# ATTACHMENT 1

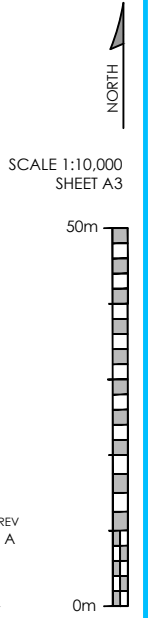
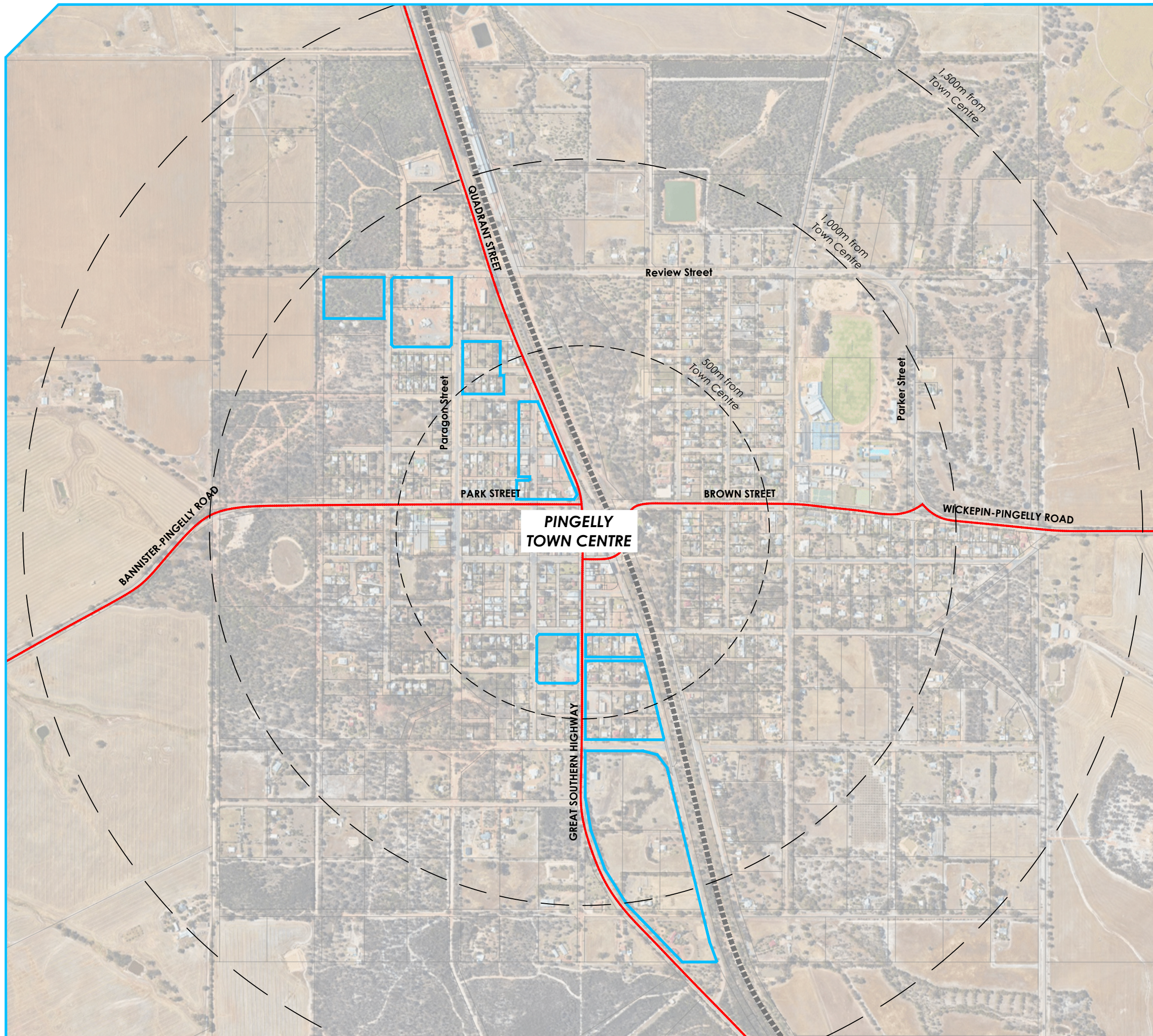
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# LOCATION PLAN

Local Planning Scheme No. 3  
Amendment No. 7  
Townsite of Pingelly

## LEGEND

-  Amendment Areas
-  Lot Boundary
-  Major Road
-  Railway



A LOCATION PLAN  
REV DESCRIPTION  
221128 ST  
YYMMDD APPRVD



Edge Planning & Property  
134 Hare Street, Mount Clarence  
ALBANY WA 6330  
E: steve@edgeplanning.com.au  
M: 0409 107 336

DRAWING NUMBER  
EP 221010 01  
REV  
A

Issued for design intent only.  
All areas and dimensions are  
subject to detail design + survey.

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# **ATTACHMENT 2**

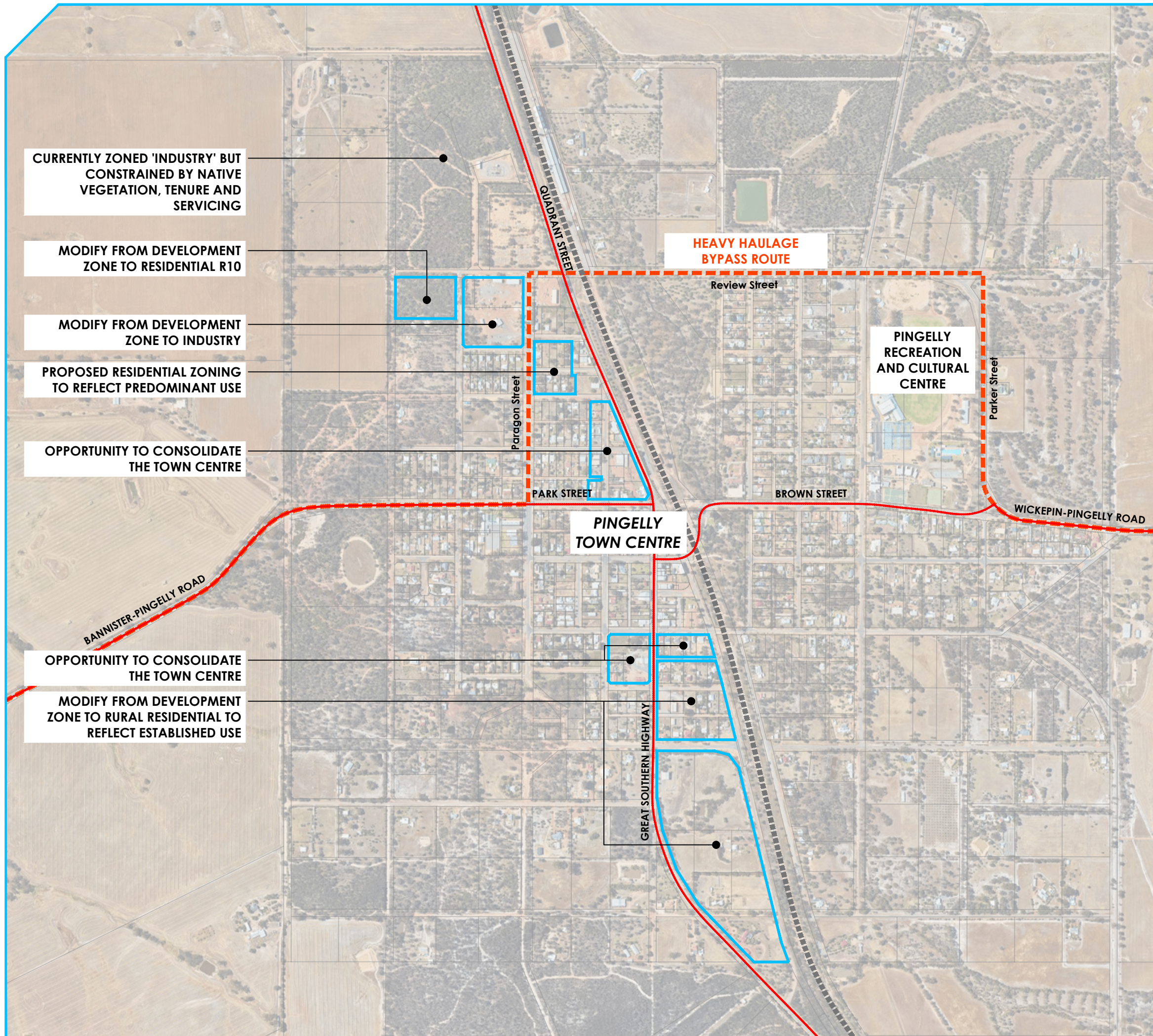
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# CONTEXT PLAN

Local Planning Scheme No. 3  
Amendment No. 7  
Townsite of Pingelly

## LEGEND

- Amendment Areas
- Lot Boundary
- Major Road
- Railway
- Heavy Haulage Bypass Route



CURRENTLY ZONED 'INDUSTRY' BUT CONSTRAINED BY NATIVE VEGETATION, TENURE AND SERVICING

MODIFY FROM DEVELOPMENT ZONE TO RESIDENTIAL R10

MODIFY FROM DEVELOPMENT ZONE TO INDUSTRY

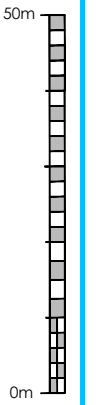
PROPOSED RESIDENTIAL ZONING TO REFLECT PREDOMINANT USE

OPPORTUNITY TO CONSOLIDATE THE TOWN CENTRE

OPPORTUNITY TO CONSOLIDATE THE TOWN CENTRE

MODIFY FROM DEVELOPMENT ZONE TO RURAL RESIDENTIAL TO REFLECT ESTABLISHED USE

SCALE 1:10,000  
SHEET A3



A CONTEXT PLAN 221128 ST  
REV DESCRIPTION YMMDD APPRVD



Edge Planning & Property  
134 Hare Street, Mount Clarence  
ALBANY WA 6330  
E: steve@edgeplanning.com.au  
M: 0409 107 336

DRAWING NUMBER REV  
EP 221010 02 A

Issued for design intent only.  
All areas and dimensions are  
subject to detail design + survey.

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# **ATTACHMENT 3**

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**FIGURE 25: PINGELLY TOWNSITE - LOCAL PLANNING STRATEGY**

