













PINGELLY ACCOMMODATION ACTION PLAN

Meeting Current Needs • Preparing for Future Growth

ACCOMMODATION ACTION PLAN

<p>① TOURIST PARK</p>  <p>Premium Park on Review Street 30 sites • Ensuites • Landscaping Stage 1 - \$120,000</p>	<p>② TOURIST CABINS</p>  <p>Premium accommodation 2 cabins • \$200+/night \$80,000</p>	<p>③ RESIDENTIAL PARK</p>  <p>Low-barrier entry housing 20 lots • \$150/week lease Stage 1 - \$20,000</p>
<p>④ OVERFLOW CAMPING</p>  <p>PTG HQ large groups 10+ caravan capacity \$35,000</p>	<p>⑤ DENSITY RECODING</p>  <p>Unlock latent supply Townsite-wide increase Minimal</p>	<p>⑥ OLD HOSPITAL SITE</p>  <p>34 Stratford Street 16 lots RHSF funded</p>
<p>⑦ QUARTZ ST PARK</p>  <p>Mews-style subdivision 10 lots RDAP funded</p>	<p>⑧ BODEY STREET</p>  <p>Rezone & develop Larger Lots RDAP funded</p>	<p>⑨ SENIORS HOUSING</p>  <p>PAAA with PSA Housing cascades Grant Funded</p>
<p>⑩ STATE LOTS</p>  <p>Serviced & ready now Advocacy • Immediate Nil</p>	<p>⑪ DICKENS ST LOTS</p>  <p>Construct alternative dwellings 2-4 units • Shire-owned 1st Dwelling - \$120,000</p>	<p>⑫ HOMELESSNESS</p>  <p>Advocacy & partnerships Investigate, Facilitate, Advocate Nil</p>

STRATEGIC CONTEXT

Existing Housing and Accommodation Challenges

Pingelly currently faces significant accommodation and housing demand that limits economic growth and community sustainability. The need for additional houses and housing lots is demonstrated by:

- The very few houses available for purchase or lease
- The speed at which for purchase or lease houses are snapped up – many of which do not even make it to the open market
- The number of permanent residents at the caravan park
- The number of enquiries received by the Shire for vacant housing and housing lots from both private individuals and businesses
- The waiting list for PAAA housing

This unmet demand impacts Pingelly's ability to attract and retain workers, support local businesses, accommodate visitors during events, and provide housing pathways for residents. The permanent residents at the caravan park also affects tourism potential—grey nomads and touring visitors currently are unable to stay in Pingelly. This represents significant lost tourism revenue and missed opportunities to capture the growing regional tourism market.

Current Short Term Accommodation Inventory

Facility	Rooms/Sites
Pingelly Motel	12
Exchange Tavern	14
Pingelly Hotel	17
Airbnb Properties	2
Caravan Park (Powered)	17 sites
Caravan Park (unpowered)	5 sites
Free RV Park (72 Hours)	Open
TOTAL COMMERCIAL ROOMS/SITES	67

Note: The Free RV Park will be retained without change.

Additional Pressure: Narrogin Renewable Energy Zone

These existing accommodation pressures will be significantly intensified by the emerging Narrogin Renewable Energy Zone. The NREZ represents over \$18 billion in proposed renewable energy investment within a 45-minute radius of Narrogin, as below:

	Estimated Cost	Construction Jobs (Peak)	Permanent Jobs
Narrogin Wind Farm	\$650M	250	15
Narrogin Solar Farm & BESS	\$400M	150	5
Narrogin BESS Project	\$400M	150	5
Narrogin Biodiesel Plant	\$400M	150	30
Narrogin East Wind, Solar & BESS	\$800M	450	8
Bellwether Wind Farm	\$6,000M	750	40
Ambrosia Wind Farm	\$1,200M	350	20
Dardadine Wind Farm	\$2,400M	400	15
West Arthur Wind Farm	\$2,000M	350	12
North Williams Wind Farm	\$1,800M	300	10
State Transmission Lines (within NREZ)	\$2,000M	TBD	TBD
Total	\$18,050M	3,300	160

Construction periods typically last 12-24 months. The concentration of multiple overlapping projects will create sustained accommodation demand. While a number of these projects are more than 1 hour from Pingelly, the demand will far exceed Narrogin's capacity, inevitably creating overflow pressure on surrounding communities including Pingelly. Without proactive planning, Pingelly risks being unable to accommodate this demand while simultaneously failing to address its existing housing shortfall—missing both the economic opportunities and the community development imperatives.

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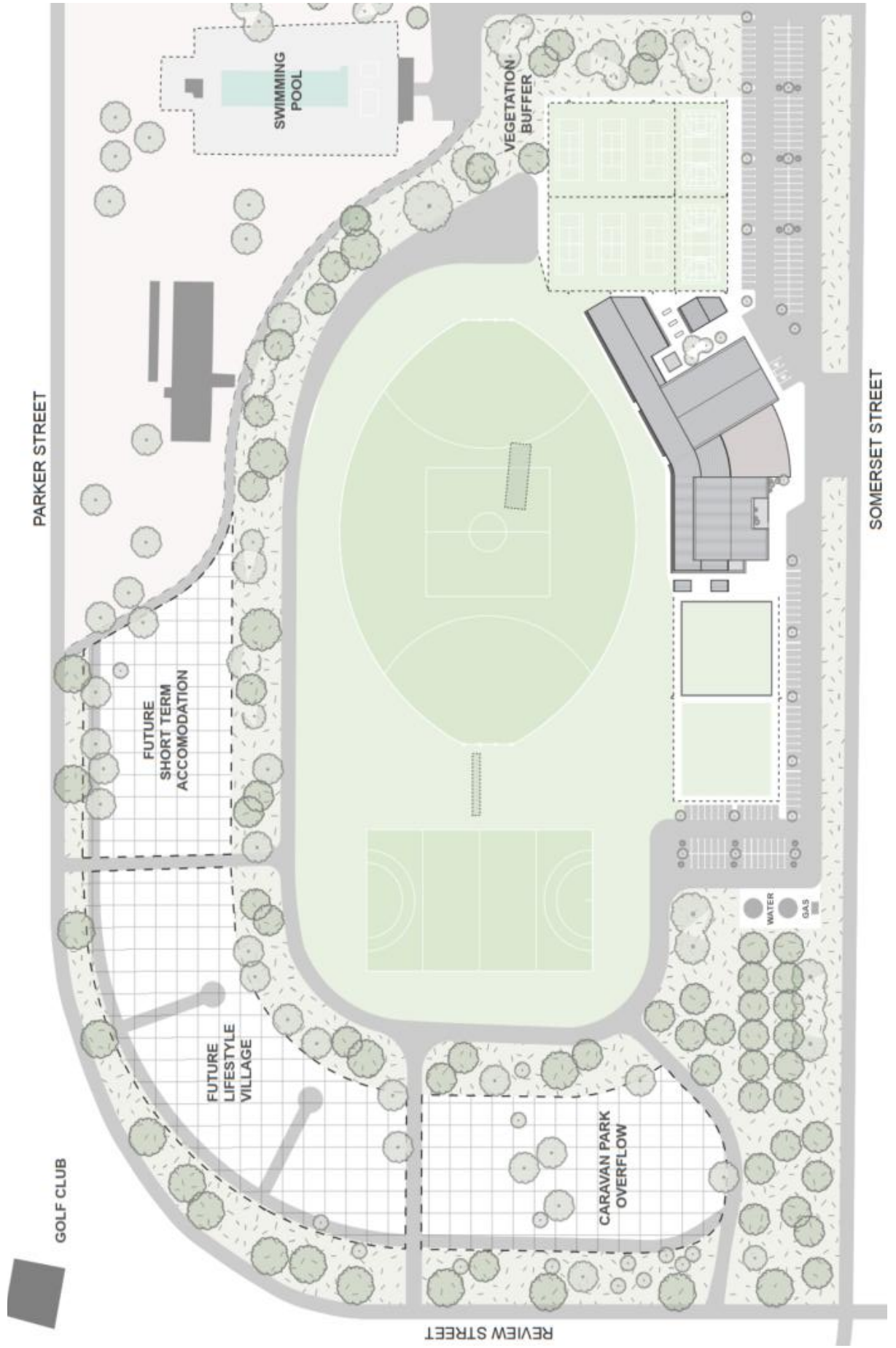
Action 1: Premium Tourist Park

Description	Develop a Premium Tourist Park at Review Street replacing the existing caravan park (see page 8)
Rationale	The new site offers a larger footprint allowing for improved layout with generous spacing between sites, landscaping, shade vegetation, and amenity upgrades. This premium facility will attract grey nomads and quality-seeking tourists who currently bypass Pingelly due to lack of suitable accommodation.
Capacity	Stage 1: 8 powered sites with ensuite facilities and 10 powered sites without ensuite facilities. Stage 2: 12 powered sites with ensuite facilities if demand requires.
Features	<ul style="list-style-type: none"> • Individual ensuite facilities rather than central amenity block • Extensive landscaping and vegetation and generous spacing between sites for a premium feel • Location away from main street attracts tourists seeking a peaceful getaway • Maximum stay of 2 weeks
Management	Managed by the Craft Shop and Visitors Centre
Estimated Cost	Stage 1: \$10,000 per ensuite bay x 8 sites + \$4,000 per powered bay x 10 sites = \$120,000 Stage 2: \$10,000 per bay x 12 sites = \$120,000 Fees for ensuite sites are estimated at \$40 for the first night and \$30 for subsequent nights. Fees for powered sites are estimated at \$30 for the first night and \$25 for subsequent nights. At an occupancy rate of 40% (146 days per year), the return on investment will be 1 year 11 months.

The current central location limits expansion potential and constrains the facility to basic amenities that do not meet contemporary tourist expectations. By relocating to Review Street, the Shire can develop a destination tourist park that attracts discretionary tourist spending rather than simply providing utilitarian accommodation. The larger site allows for individual ensuite facilities—a key drawcard for grey nomads and touring families who increasingly expect hotel-standard amenities. Generous spacing between sites, mature vegetation for shade, and landscaped surrounds create an appealing environment that encourages longer stays and repeat visitation.

The Review Street location (marked 'Caravan Park Overflow') offers strategic proximity to existing recreational infrastructure including the golf course and PRACC facility, creating opportunities for packaged experiences that enhance Pingelly's tourism value proposition. This follows the original PRACC Masterplan and Business Plan.

PRACC Masterplan 2015



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Action 2: Tourist Cabins

Description	Construct two high-quality cabins at the new tourist park site suitable for families of 4 people.
Rationale	These premium, accessible cabins target the tourist market and fill a significant gap in Pingelly's accommodation offering. Tourists seeking cabin accommodation currently travel to the neighbouring towns—this development will capture that market segment locally.
Capacity	Initial development: 2 premium tourist cabins. Design allows for expansion if required. A decision on expansion can consider any impact on existing accommodation options in Pingelly and the cabin's occupancy rate.
Features	<ul style="list-style-type: none"> • Priced at \$200+ per night to differentiate from worker accommodation (approx. \$125 per night) and align with Airbnb and neighbouring town's pricing. • Suitable for families of 4 people to differentiate from worker accommodation.
Management	Managed by the PRACC to align with various events occurring at that facility and to provide an additional income stream. This creates operational synergies e.g. shared cleaning.
Estimated Cost	<p>\$40,000 per cabin x 2 cabins = \$80,000</p> <p>At an occupancy rate of 40% (146 days per year), a 50% capital return (\$100 per night), the return on investment will be 2 years 9 months.</p>

Premium cabin accommodation represents the fastest-growing segment of regional tourism accommodation, appealing to visitors who want the outdoor experience of tourist park environments but prefer fixed accommodation with hotel-standard amenities. Neighbouring towns have successfully captured this market, demonstrating clear demand in the Wheatbelt region. At \$200+ per night, these cabins generate significantly higher revenue per guest than traditional caravan sites while requiring minimal ongoing operational input once constructed.

This development diversifies Pingelly's accommodation offering, providing options for visitors across different budget levels and preferences. The initial two cabin development allows market testing with minimal risk aligned with minimal capital investment. If the occupancy rate is 40% or higher and there is no demonstrated impact on existing accommodation options in Pingelly more cabins can be built.

Premium Tourist Park and Tourist Cabin Concept Plan

The below plan is an indicative concept plan for the premium tourist park and two tourist cabins at the location marked 'Caravan Park Overflow' on the PRACC Masterplan 2015 (page 6).

The historical velodrome is articulated by a circular track. This is intersected by an access track coming from the south linking to Somerset Street and turning towards the east linking to Review Street. South of this access track there is a Communal Area, with opportunity for a camp kitchen and games area at a later date. It is intended that there will be substantial tree planting and landscaping across the whole site to provide shade and a pleasant environment for tourists.

The tourist park north of the access track is Stage 1, south of the access track is Stage 2. The camping areas (grey rectangles) shown are spaced widely apart, some adjacent to an ensuite (black square) containing an accessible toilet and shower and access to power. Some other camping areas are adjacent to a black dot representing connection to power only.

The two tourist cabins (red rectangles) are approximately 28m² and are located close to the entrance off Review Street for easy access. If additional cabins are to be constructed, these can be located between the Swimming Pool and Oval. This provides a choice for tourists between the cabins at this location and those near the Swimming Pool.



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Action 3: Residential Park

Description	Divide the existing caravan park site into small lots suitable for tiny homes and cabins. Each lot will be fully serviced (power, water, sewer) and leased for 5-year terms.
Rationale	This development is intended as a low-barrier entry point for people wanting to live in Pingelly, with the expectation that residents will transition to conventional housing when available.
Capacity	This will be staged to have 2-3 lots available (total 20 lots).
Features	<ul style="list-style-type: none"> • Only tiny homes/cabins permitted (no caravans or RVs) • Each dwelling must have its own ablution and kitchen facilities • Each dwelling must comply with the definition of ‘Park Home’ or Class 1A building. • All lots fully serviced with utilities
Management	<p>Managed directly by the Shire of Pingelly. Leases are approx. \$150/week including utilities. Leases are provided under <i>Residential Parks (Long-stay Tenants) Act 2006</i></p> <p>Lease options: Option 1: Build & Live - 5-year lease (lessee builds and occupies dwelling for up to 5 years) Option 2: Build & Rent - 15-year lease (lessee builds dwelling and rents it out for max 5 years per tenant)</p>
Estimated Cost	To be determined based on detailed site assessment and service extension requirements

The residential park addresses a critical gap in Pingelly's housing continuum—the absence of low-barrier entry options for people wanting to establish residence. At \$150 per week, these lots provide an affordable pathway for workers, young families, and others who cannot access traditional housing due to limited rental availability or deposit requirements. The 5-year lease terms offer security of tenure while the serviced lots allow residents to establish a genuine home base. The restriction of a maximum of 5 years for any one tenant (in both Build & Live and Build & Rent options) ensures that the residential park retains its purpose and does not devolve into a long-term accommodation solution. This model has proven successful in other regional communities facing similar housing constraints.

The multi-stage development approach (20 lots total) creates accommodation capacity equivalent to a substantial residential subdivision in the near term. Long-term residents currently occupying the existing caravan park can transition to this purpose-built facility, freeing the new Review Street tourist park to focus on tourism. The requirement for tiny

homes/cabins with individual ablutions ensures appropriate amenity standards while the prohibition on caravans/RVs maintains the development's residential character.

This development also supports workforce attraction and retention for renewable energy projects—workers can establish Pingelly residence through the residential park, then transition to conventional housing as availability permits, supporting long-term community sustainability rather than transient workforce churn.



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|---|---|--|
| <input checked="" type="checkbox"/> Caravans | <input checked="" type="checkbox"/> Tiny Homes on Wheels | <input checked="" type="checkbox"/> Permanent Houses |
| <input checked="" type="checkbox"/> Camper Trailers | <input checked="" type="checkbox"/> Tiny Homes without Wheels | <input checked="" type="checkbox"/> Tourists |
| <input checked="" type="checkbox"/> RVs | <input checked="" type="checkbox"/> Transportable Cabins | <input checked="" type="checkbox"/> Workers |

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Action 4: Overflow Camping

Description	Establish a formal overflow camping park at the Pingelly Tourism Group Headquarters (PTG HQ)
Rationale	To accommodate large groups of caravans, particularly during events, caravan clubs, or peak tourism periods.
Capacity	Designed to accommodate groups of 10+ caravans
Management	This facility will be managed by the Pingelly Tourism Group
Estimated Cost	\$35,000 to provide powered sites. This funding is the primary responsibility of the PTG, although grants and other funding may be available. Ablutions can be brought to site for events if needed.

Large group travel represents a significant but currently unserved market segment for Pingelly. Caravan clubs, grey nomad convoys, and organised tour groups often travel in groups of 10-20 vehicles, requiring facilities that can accommodate the entire group together. Without suitable overflow capacity, these groups bypass Pingelly entirely, representing substantial lost tourism revenue from meals, fuel, supplies, and local spending. The PTG HQ location offers sufficient space for large groups while leveraging existing infrastructure.



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Action 5: Increase Density Coding

<p>Description</p>	<p>Amend the Local Planning Scheme to increase low residential density coding in select locations throughout Pingelly, enabling more efficient use of existing residential land as below:</p> <ul style="list-style-type: none"> • Recode R2.5/5 land to R5/10 • Recode R10/20 land to R12.5/25
<p>Rationale</p>	<p>Enables subdivision of existing lots and higher-density development options, increasing housing supply without requiring new land release.</p> <p>This change will provide landowners the option to subdivide their land or build an additional dwelling on the land. Alternatively, landowners can continue to enjoy their land without change.</p>
<p>Management</p>	<p>This density increase will have no impact on the landowner’s rates, unless subdivided or an addition dwelling is constructed.</p>
<p>Estimated Cost</p>	<p>This cost is minimal and can be absorbed in the current budget.</p>

Residential density coding directly constrains housing supply by limiting subdivision and development options on existing residential land. The Shire has received a number of enquiries regarding subdividing parcels of land currently zoned R2.5/5 and R10/20. Increasing density coding from R2.5/5 to R5/10 and R10/20 to R12.5/25 enables existing landowners to subdivide large lots, creating new residential allotments without requiring Shire investment in new infrastructure or land acquisition.

This regulatory reform multiplies the effectiveness of all other actions in this plan—new subdivisions at higher densities yield more lots per hectare, existing residents can downsize by subdividing and selling portions of their land, and developers find projects more financially viable due to improved lot yield. The Local Planning Scheme amendment process requires State government approval but involves minimal cost compared to infrastructure-intensive initiatives. This action represents high-impact, low-cost intervention that unlocks latent housing supply across the townsite.

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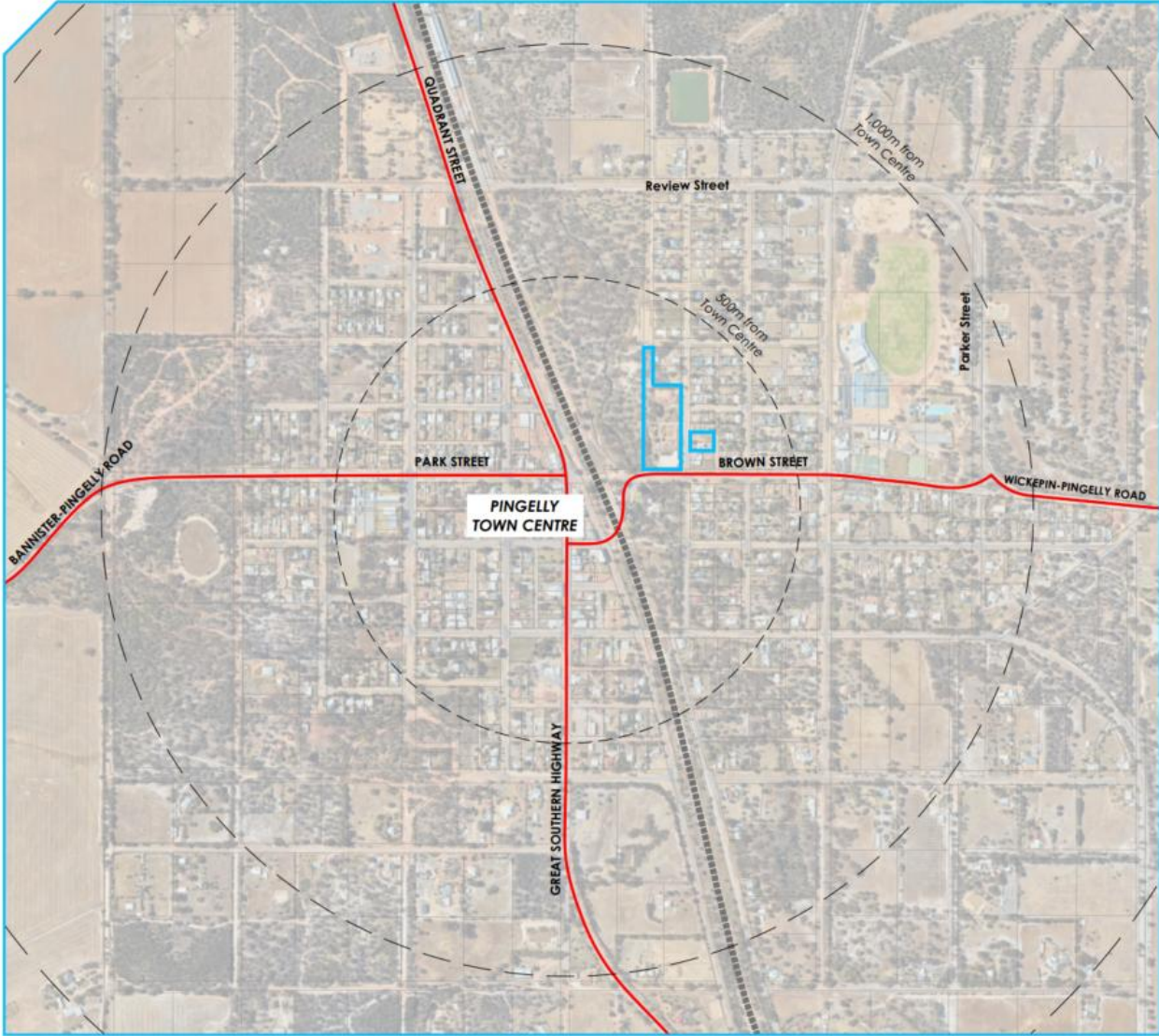
Action 6: Old Hospital Site

Description	Develop a 16-lot residential subdivision on the old hospital site at 34 Stratford Street. The site is owned freehold by the Shire and is suitable for residential development.
Rationale	This subdivision is intended to directly tackle Pingelly’s housing needs.
Capacity	16 lots ranging between 500m ² and 800m ² . It is estimated that this subdivision will take a minimum of 2 years. It is likely that this will be a staged subdivision with the lots accessed directly from Stratford St released first.
Features	Services are available to the site boundaries.
Management	This will be developed by the Shire of Pingelly and sold as vacant serviced lots.
Estimated Cost	Application submitted to the Regional Housing Support Fund (RHSF)

The old hospital site represents Pingelly’s most significant opportunity for immediate residential land supply expansion. It is the largest freehold land owned by the Shire and therefore is uniquely suitable for residential development. The 16-lot configuration at 500-800m² lot sizes aligns with contemporary housing preferences—sufficiently large for family homes while avoiding the land inefficiency of traditional quarter-acre blocks. This scale of development provides meaningful housing supply increase in the context of Pingelly’s limited market.



The Regional Housing Support Fund specifically targets projects with a feasibility gap—enabling regional communities to address housing shortfalls that constrain economic development and population growth. The 16-lot development creates opportunities for both new home construction and land investment, potentially attracting builders and developers who can deliver housing stock. Even if lots are purchased but not immediately built upon, the existence of available residential land sends important market signals that Pingelly is growth-ready, supporting business investment and worker recruitment for renewable energy projects and other economic opportunities.



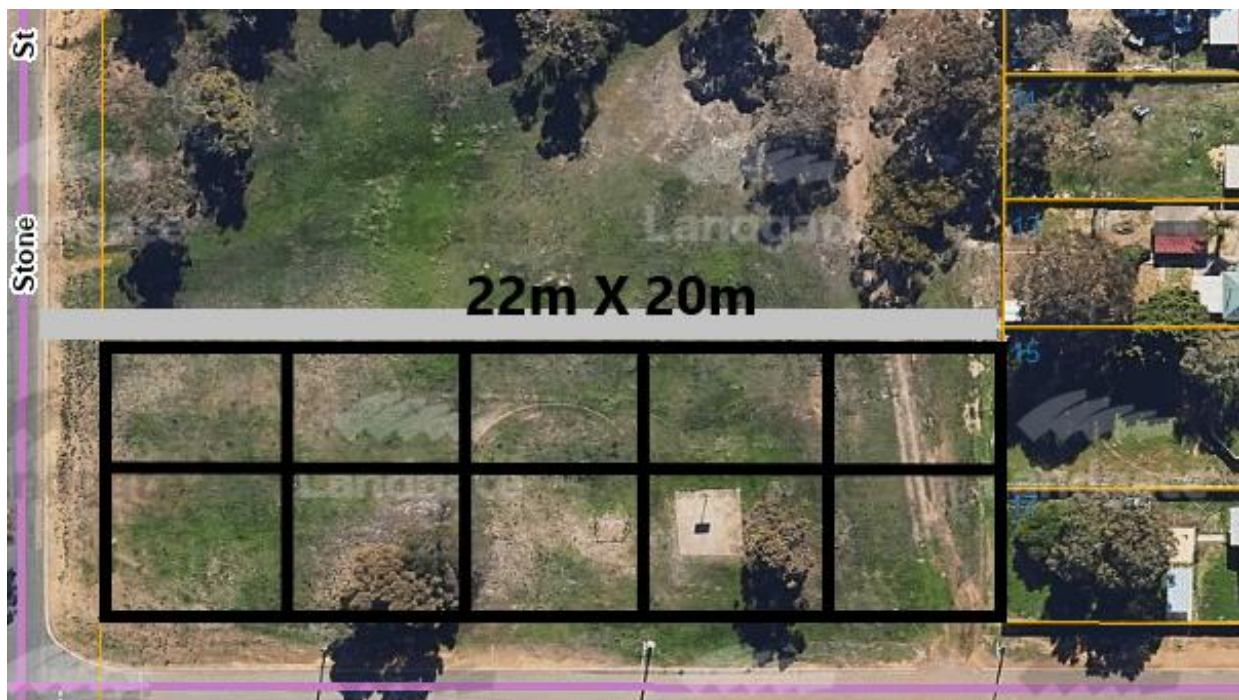
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Action 7: Quartz St Park – 10 Lot Subdivision

Description	Develop the rear portion of Quartz Street Park for residential lots in a mews-style configuration. Homes will face onto the park, providing passive surveillance and reducing the overall park footprint while creating new housing stock.
Rationale	This subdivision will directly tackle Pingelly’s housing needs.
Capacity	10 residential lots of between 440m ² each
Features	Water, sewer, and power are located close to the site boundary, facilitating cost-effective connection
Management	This will be developed by the State Government and sold as vacant serviced lots.
Estimated Cost	Application to the Regional Development Assistance Program (RDAP) for State government delivery

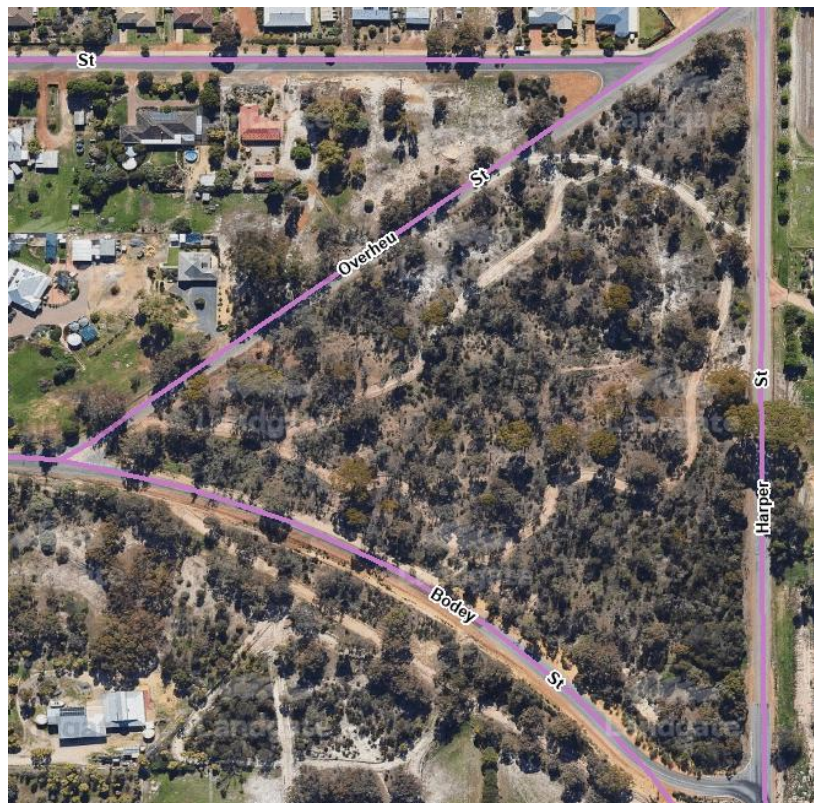
The development enhances the park's amenity while creating valuable residential lots. Homes facing onto the underused park provide passive surveillance, improving safety and activation of the public space.

This design approach is recognised in urban planning as superior to parks with rear boundaries, which often become neglected. The reduction in overall park size is offset by improved quality and usage of the remaining space. The RDAP pathway offers potential for State government delivery, reducing financial burden on the Shire while still achieving the housing supply objective.



Description	Rezone 1 Bodey Street to residential and develop for large residential lots.
Rationale	This subdivision will directly tackle Pingelly's housing needs.
Capacity	Unknown
Features	Water, sewer, and power are located close to the site boundary, facilitating cost-effective connection The site has significant trees which must be retained, while managing the bushfire risk. These issues may be managed by creating larger lifestyle lots, however these lots have increased servicing cost per lot.
Management	This will be developed by the State Government and sold as vacant serviced lots.
Estimated Cost	Application to the Regional Development Assistance Program (RDAP) for State government delivery

This site represents additional residential land supply potential, further diversifying Pingelly's housing options. Like the Quartz Street Park development, the site benefits from proximity to existing services, minimising infrastructure investment required. Rezoning and development through the RDAP process leverages State government resources and expertise, providing professional subdivision design and delivery without exhausting limited Shire resources.



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Action 9: Seniors Housing

Description	Continue development of Pingelly Aged Appropriate Accommodation (PAAA) housing in conjunction with the Pingelly Somerset Alliance (PSA) when funding becomes available.
Rationale	Provide age-appropriate housing for seniors, enabling downsizing and freeing up larger family homes for rental or purchase by working families
Features	Significant capacity for additional units adjacent to current PAAA units.
Management	Managed by Pingelly Somerset Alliance (PSA)
Estimated Cost	Subject to funding availability

Age-appropriate housing development addresses a critical but often overlooked component of regional housing systems. Many seniors occupy large family homes suitable for working families but cannot access appropriate downsizing options due to lack of suitable smaller dwellings. This creates housing market gridlock—seniors remain in oversized homes while families seeking larger properties find none available. PAAA housing breaks this logjam by providing quality age-appropriate accommodation that enables seniors to downsize while remaining in their community.



The partnership with PSA leverages established management expertise and community trust, ensuring PAAA housing is professionally managed with appropriate support services. While subject to funding availability, PAAA housing represents strategic investment in housing – building smaller, cheaper houses freeing up housing more suitable for families.

Description	Advocate for the release and sale of existing State Government-owned residential lots in Pingelly.
Rationale	These lots, estimated to be approx. 6 – 8 in total are currently serviced and ready for development but remain held by the State, representing immediate housing supply that requires no subdivision or infrastructure investment.
Capacity	Formal advocacy to Department of Planning, Lands and Heritage and relevant ministers requesting immediate release of State-owned residential lots to the market
Management	These vacant lots will be identified and sold by the State Government
Estimated Cost	Nil (advocacy only)

State Government land holdings in regional towns often include serviced residential lots that remain undeveloped for extended periods, constraining housing supply while publicly-owned, ready-to-build land sits idle. These lots are fully serviced with power, water, and sewer connections already in place, representing the fastest possible pathway to increase housing availability. Unlike subdivision projects requiring planning, infrastructure investment, and construction timelines measured in years, State Government lot release can provide immediate market availability once administrative processes are completed.

The release of State-owned lots demonstrates government commitment to addressing regional housing shortages through concrete action. For Pingelly, these lots represent 'shovel-ready' housing opportunities that can respond to immediate demand from renewable energy workers and families.

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Action 11: Dickens St Lots

Description	Construct 4 transportable residential houses on Shire-owned lots on Dickens Street.
Rationale	These units will provide immediate rental or affordable purchase housing options and demonstrate alternative building methods.
Capacity	2 residential houses on each of the 2 lots on Dickens Street. These lots are dual frontage with Quiver Street. Drainage is a significant consideration for these sites.
Management	1 house will be developed initially as a proof of concept for alternative transportable/modular houses, followed by the remaining houses.
Estimated Cost	The funding for this action has not been secured. \$120,000 X 4 houses = \$480,000

Direct construction of residential units on Shire-owned land increases the return on investment compared with simply selling the land. The construction of alternative transportable/modular houses reduces the overall price and speeds delivery, compared with traditional building methods. In addition, the use of these methods, if successful, will give confidence to others, facilitating investment and innovation. Upon completion, the houses can be used for staff accommodation, leased or sold.



Description	Investigate partnership opportunities with community housing providers and homelessness services to jointly address homelessness and housing insecurity in Pingelly.
Rationale	Engage with the professionals in this space to
Capacity	<ul style="list-style-type: none"> • Encourage and facilitate a local organisation to become community housing provider • Investigate options to partner with organisations such as Foundation Housing or Southern Aboriginal Corporation to facilitate community housing programs (e.g. peppercorn lease arrangements) • Advocate to State Government for regional crisis accommodation funding servicing Pingelly
Management	Facilitation, advocacy, and coordination only. No direct service delivery or capital construction.
Estimated Cost	Nil (staff time for advocacy and coordination only)

Regional homelessness is often invisible—people couch-surfing, living in vehicles, or in unsafe temporary arrangements. Pingelly currently has no dedicated crisis accommodation or homelessness services.

The Shire's role is facilitation and advocacy, not direct service delivery. Community housing providers, homelessness services, and support organizations have specialized expertise, funding access, and service delivery capacity that Shires lack.

By facilitating partnerships with organizations like Foundation Housing, St Vincent de Paul, or Ruah Community Services, the Shire can enable solutions and support services without capital investment or operational responsibility.

Persistent advocacy positions regional homelessness as a State Government responsibility requiring funding and coordination, particularly given the scale of renewable energy development transforming the Wheatbelt.

Implementation Plan

ACTION	LEAD AGENCY	DEPENDENCY
① TOURIST PARK	Shire of Pingelly	Funding
② TOURIST CABINS	Shire of Pingelly	Funding
③ RESIDENTIAL PARK	Shire of Pingelly	Funding
④ OVERFLOW CAMPING	Pingelly Tourism Group	Funding
⑤ DENSITY RECODING	Shire of Pingelly	Approvals
⑥ OLD HOSPITAL SITE	Regional Housing Support Fund	Approvals
⑦ QUARTZ ST PARK	Regional Development Assistance Program	Approvals
⑧ BODEY STREET	Regional Development Assistance Program	Approvals
⑨ SENIORS HOUSING	Shire of Pingelly and Pingelly Somerset Alliance	Funding
⑩ STATE LOTS	Department of Lands	Approvals
⑪ DICKENS ST LOTS	Shire of Pingelly	Funding
⑫ HOMELESSNESS	Department of Communities	Advocacy