



SHIRE OF PINGELLY
Local Planning Scheme No. 3
Scheme Amendment No. 5

Scheme Amendment Report

PLANNING AND DEVELOPMENT ACT 2005
RESOLUTION DECIDING TO AMEND A PLANNING SCHEME
SHIRE OF PINGELLY
LOCAL PLANNING SCHEME NO. 3
AMENDMENT NO. 5

Resolved that the Council, in pursuance of Section 75 of the Planning and Development Act 2005, amend the Planning Scheme by:

1. Rezone a portion of Lot 524 on Plan 065485 from Reserve – Recreation and Open Space to Reserve – Public Purposes and Local Road.
2. Rezone Lots 491 and 492 on Plan 223046 and Lot 556 on Plan 408432 from Reserve – Recreation and Open Space to Reserve – Civic and Community (Social Care Facilities).
3. Rezone Lot 555 on Plan 408432 from Reserve – Recreation and Open Space to Reserve – Public Purposes (Medical Facilities).
4. Amending the Scheme maps accordingly.

Dated this27..... day of April..... 2017.....


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CHIEF EXECUTIVE OFFICER

Minister for Planning
Proposal to Amend a Planning Scheme

Local Authority:	Shire of Pingelly
Description of Planning Scheme:	Local Planning Scheme No. 3
Type of Scheme:	Local Zoning Scheme
No. of Amendment:	5

Proposal:

1. Rezone a portion of Lot 524 on Plan 065485 from Reserve – Recreation and Open Space to Reserve – Public Purposes and Local Road.
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SHIRE OF PINGELLY
LOCAL PLANNING SCHEME NO. 3
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1. Introduction

The purpose of this scheme amendment is to rezone three areas within the Pingelly Recreation and Culture Centre Precinct to facilitate the development of the Pingelly Health Centre, Pingelly Aged Appropriate Accommodation, and future short-term tourist accommodation.

2. Background

The Pingelly Showground has progressively evolved into a modern sport and recreation precinct containing facilities for football, cricket, hockey, tennis, netball and basketball complementary to the existing swimming pool.

The Pingelly Recreation and Culture Centre (PRACC) aims to make Pingelly a better place to move, work, interact, live and create a place to be. This Project intends to achieve a multipurpose facility for regional sports games, large functions, conferences, visiting services and as an emergency evacuation centre.

This Project will provide a year round facility available to continually engage local and regional communities in sport, recreation, cultural and community activities, thereby increasing the regional economy by drawing in players, sponsors, events and spectators.

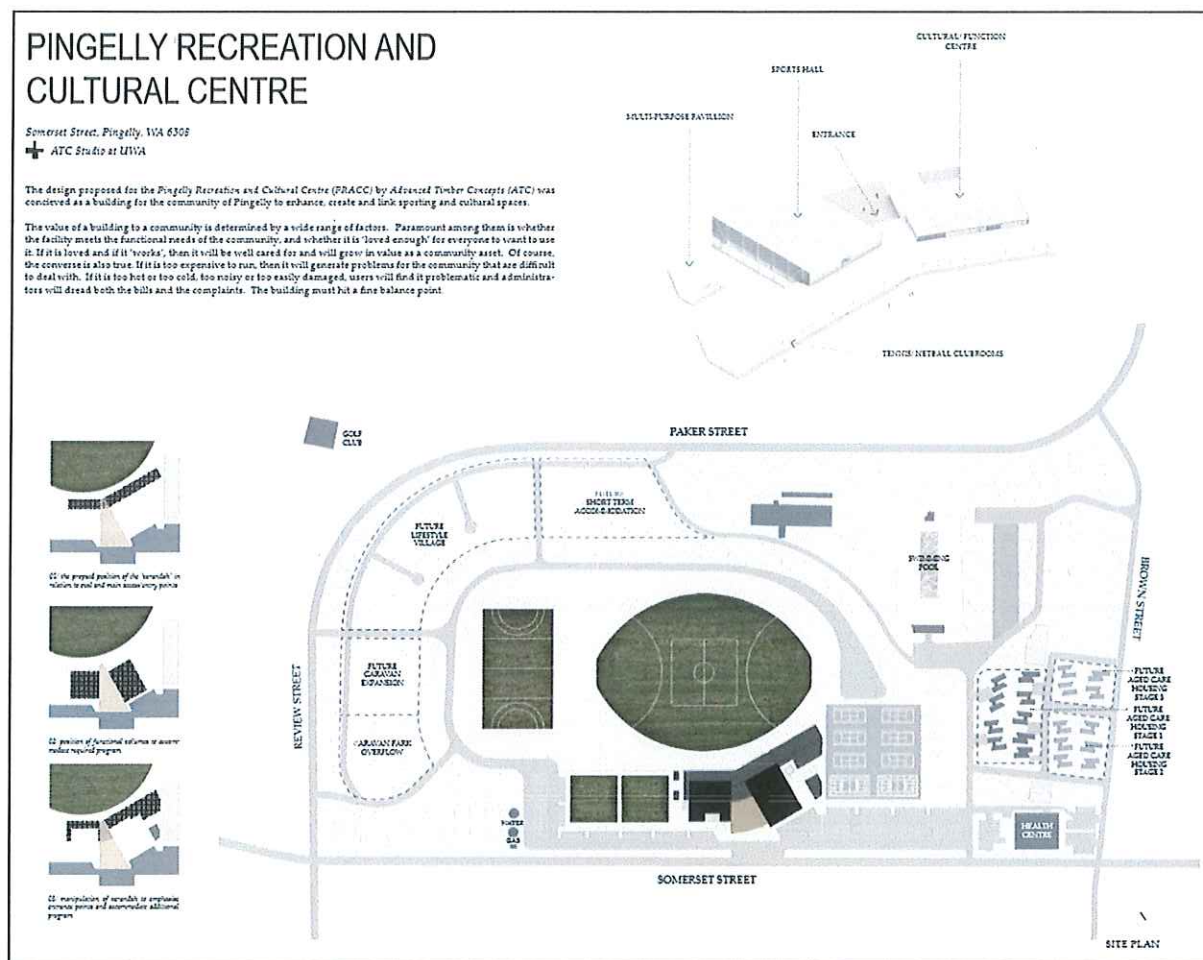
It is envisaged that the venue will also provide a location for include visiting services (such as the Aboriginal Health Service), playgroups, corporate and charity challenges, school holiday clinics, arts performances, concerts, school graduation ceremonies, emergency evacuation and much more.

In addition to the PRACC, the Precinct will include a primary health care centre, independent living units and in the longer-term, short-term tourist accommodation.

The new Pingelly Health Centre is part of the Southern Inland Health Initiative's capital works program to provide enhanced primary and community care facilities together with 24/7 emergency care. Complementing this project, is the proposed to construct aged care units within the Precinct adjacent to the new health centre.

Development of the Precinct is being guided by two strategic Shire documents, the Pingelly Recreation Strategy and the Pingelly Sport and Recreation Precinct Master Plan that were the subject of extensive community consultation.

The Shire has a dedicated page on their website keeping the community informed on the progress of the project, including planning, grant funding and physical works. The following plan is the concept plan advertised to the community and available on the website page:



Rezoning of dedicated portions of the site for Public Purposes, Medical Facilities and Social Care Facilities as depicted in Map 2 will facilitate the future development of the site and ensure that the planning documents are consistent with the intended use and Shire Strategic documents.

3. Amendment Type

The amendment is a standard amendment in accordance with parts (a), (b), (e), (f) and (g) of the standard amendment definition contained in Regulation 34, which states:

- (a) "an amendment relating to a zone or reserve that is consistent with the objectives identified in the scheme for that zone or reserve;
- (b) an amendment that is consistent with a local planning strategy for the scheme that has been endorsed by the Commission;
- (c) an amendment to the scheme so that it is consistent with a region planning scheme that applies to the scheme area, other than an amendment that is a basic amendment;

- (d) an amendment to the scheme map that is consistent with a structure plan, activity centre plan or local development plan that has been approved under the scheme for the land to which the amendment relates if the scheme does not currently include zones of all the types that are outlined in the plan;*
- (e) an amendment that would have minimal impact on land in the scheme area that is not the subject of the amendment;*
- (f) an amendment that does not result in any significant environmental, social, economic or governance impacts on land in the scheme area;*
- (g) any other amendment that is not a complex or basic amendment.”*

4. State & Regional Planning Context

State Planning Strategy 2050

The provision of land for recreation is identified in the SPS as a key objective for the State to achieve greater liveability and sufficient good quality social infrastructure.

The Strategy identifies the need for coordinated investment into ‘soft’ infrastructure to help build a sense of place. Community meeting places in the form of community gardens, public open spaces, physical recreation facilities, civic squares and designated outdoor recreational areas foster a sense of belonging and identity.

This proposal is consistent with the visions and objectives of the State Planning Strategy.

Wheatbelt Land Use & Infrastructure Framework

The Framework acknowledges that sport and recreation activities play a critical role in the lifestyles of people living in regional Western Australia. The coordinated delivery of sport and recreation Infrastructure is important in ensuring that opportunities for these activities meet the needs of local and regional communities. Beyond formal sports facilities, there is a need to encourage active living more generally, linked to townsite design and layout.

Additionally, there is a need for the continued development of recreation facilities to meet the needs of an aging population in the Region.

A key objective to achieve liveable communities is to encourage the location of major recreational and cultural facilities, employment and community services in well-planned and accessible settlements.

This proposal will facilitate the development of sport, recreation, health and independent living precinct to cater for the future needs of the community of Pingelly and surrounding towns and is therefore consistent with the aims and objectives of the Framework.

5. Local Planning Context

Pingelly Local Planning Strategy

The LPS was developed in 2007 on a regional basis with the Shires of Narrogin, Wickopin, Cuballing and Pingelly. The Strategy recognises that the town of Narrogin is the main centre of the Region and notwithstanding this, also recognises the opportunities in the other main towns including Pingelly.

The following points were noted specifically in relation to Pingelly and this amendment during the community consultation phase of the Strategy's development:

1. Recreation planning had implications for the Shire in the future.
2. Flexibility in planning regulations to encourage growth.
3. Need to identify a location for a mobile home park.

From an economic development perspective and strategising towards sustainable growth of the Region, potential industries identified in the Strategy (and relative to this proposal) are in the aged care, tourism, events and service sectors.

The development of the Precinct will provide social, economic and financial benefits to the community and is considered consistent with the aims and objectives of the LPS.

Pingelly Local Planning Scheme No. 3

The proposed site of the Pingelly Recreation and Convention Centre Precinct is currently reserved for Recreation and Open Space purposes.

Clause 3.4 of LPS3 relates to the use and development of local reserves as follows:

"3.4.1 A person must not –

- (a) use a Local Reserve; or*
- (b) commence or carry out development on a Local Reserve,*

without first having obtained planning approval under Part 9 of the Scheme.

3.4.2 In determining an application for planning approval the local government is to have due regard to –

- (a) the matters set out in clause 10.2; and*
- (b) the ultimate purpose intended for the Reserve.*

3.4.3 In the case of land reserved for the purposes of a public authority, the local government is to consult with that authority before determining an application for planning approval."

The development of a portion of the precinct for aged accommodation and short-term tourist accommodation is not strictly consistent with the current purpose of the reserve, and therefore it is proposed to add Public Purposes and Civic and Community – Social Care Facilities to dedicated portions of the reserve through this scheme amendment.

The objective of the Public Purposes reserve (under the provisions of Schedule 1 – Model Provisions for Local Planning Schemes the *Planning and Development (Local Planning Schemes) Regulations 2015*) is “To provide for a range of essential physical and community infrastructure”.

The objective of the Civic and Community reserve (under the provisions of Schedule 1 – Model Provisions for Local Planning Schemes the *Planning and Development (Local Planning Schemes) Regulations 2015*) are “To provide for a range of community facilities which are compatible with surrounding development” and “To provide for public facilities such as halls, theatres, art galleries, educational, health and social care facilities, accommodation for the aged, and other services by organisations involved in activities for community benefit”.

The objective of the Civic and Community – Social Care Facilities reserve (under the provisions of Schedule 1 – Model Provisions for Local Planning Schemes the *Planning and Development (Local Planning Schemes) Regulations 2015*) is “Civic and Community which specifically provide for a range of essential social care facilities”.

Pingelly Community Strategic Plan 2023

One of the four goals of the CSP relative to this proposal is “A Healthy and Cohesive Community” and the outcomes of this goal are to:

- A cohesive and supportive community
- A safe community
- Access to recreation sporting and leisure opportunities
- Development and participation of young people
- Health and family support services that are accessible and meet the needs of the community
- Quality of life for the aged and disabled

The proposed development of the Precinct is consistent with the goals and will help the Shire to achieve the community’s desired outcomes.

Pingelly Corporate Business Plan 2013 – 2017

The key points of the Plan, and building on the Strategic Community Plan, are to deliver a range of services and priority enhancements, including the multi-purpose recreation centre; netball and basketball courts; and aged care.

As can be ascertained from these priorities and the goals of the SCP, the development of the Precinct for the purposes detailed in this document have been the subject of extensive strategic planning and community consultation.

6. Proposal

Description of the amendment

It is proposed to rezone a portion of Lot 524 on Plan 065485 from Reserve – Recreation and Open Space to Reserve – Public Purposes and Local Road; rezone Lots 491 and 492 on Plan 223046 and Lot 556 on Plan 408432 from Reserve – Recreation and Open Space to Reserve – Civic and Community (Social Care Facilities); rezone Lot 555 on Plan 408432 from Reserve – Recreation and Open Space to Reserve – Public Purposes (Medical Facilities); and amend the Scheme maps accordingly.

Planning Justification

The subject site has been used as a showground and sports ground by the Pingelly community for a long period and recently the Shire has been successful in obtaining grant monies to develop the site to cater for the social and sporting needs of the community.

In addition to the development of sporting facilities, it is proposed to use a portion of the site as a primary health centre by the Department of Health and to construct independent living units / aged care accommodation, which will enable residents to continue to live in their home town in their older years.

In the longer-term, tourist and workers' accommodation may be constructed to support community, civic, health and sporting activities within the Precinct.

As indicated earlier in this Report, the Local Planning Strategy identifies economic development important to the sustainable growth of the community. Initiatives in the aged care, tourism and event sectors will be important in the future.

The purpose of this amendment is to ensure that the provisions of the local planning scheme are consistent with the strategic planning and future development of the Precinct.

7. Conclusion

As indicated earlier in this Report, there is sufficient strategic context to support the proposed rezoning of the reserve as a standard amendment to facilitate the development of the site as a Community, Health and Recreation Precinct for the Pingelly community.

PLANNING AND DEVELOPMENT ACT 2005

SHIRE OF PINGELLY

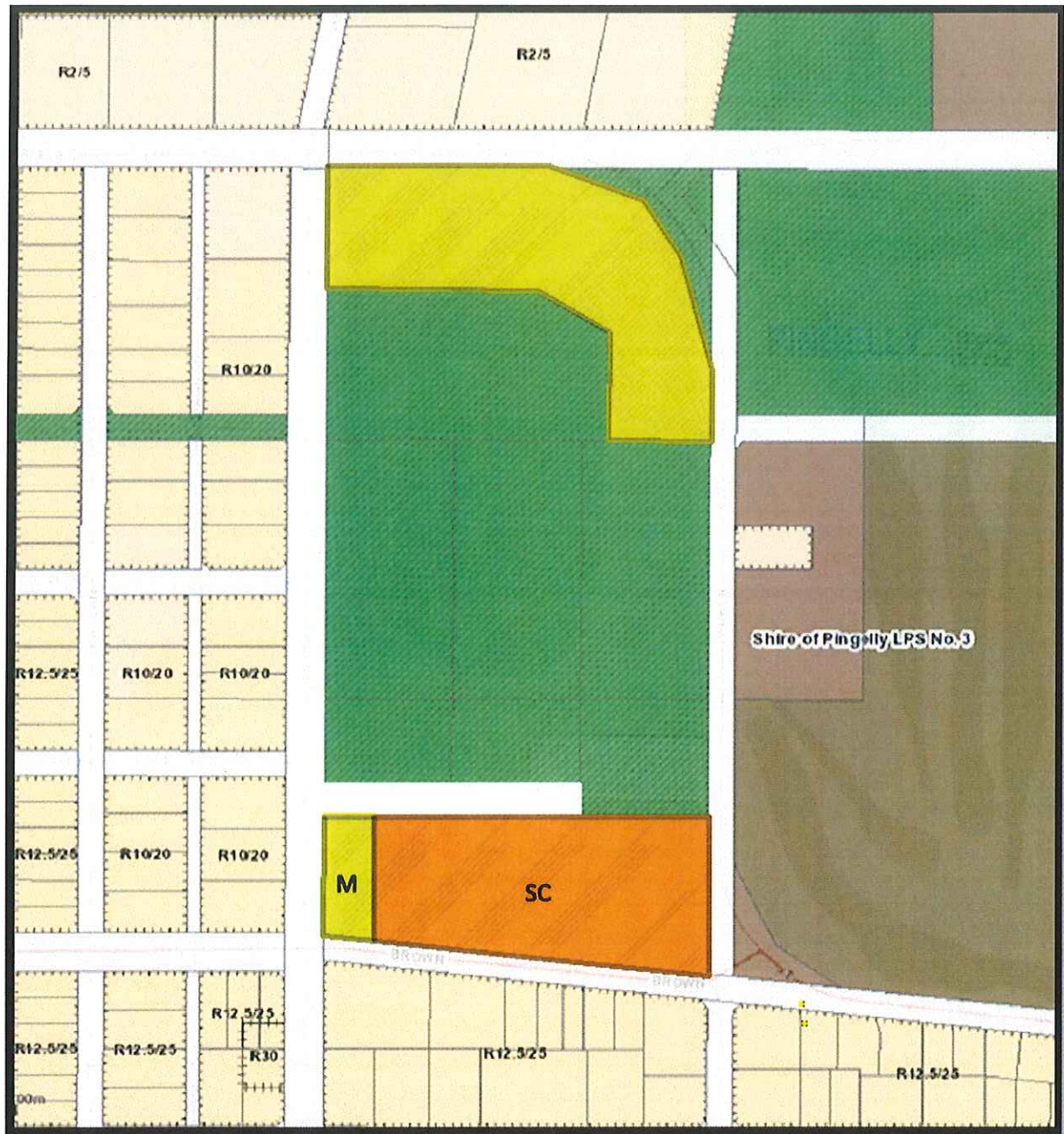
PLANNING SCHEME NO. 3

AMENDMENT NO. 5

The Shire of Pingelly pursuant to Section 75 of the *Planning and Development Act 2005*, hereby amends the above local planning scheme by:

1. Rezone a portion of Lot 524 on Plan 065485 from Reserve – Recreation and Open Space to Reserve – Public Purposes and Local Road.
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Map 2 – Proposed Zoning/Reserve Purpose



SHIRE OF PINGELLY LOCAL PLANNING SCHEME NO. 3 – PROPOSED ZONING/RESERVE PURPOSE

LEGEND: PUBLIC OPEN SPACE (fmr RECREATION) (Green hatched); MEDICAL (Yellow hatched, text M); SOCIAL CARE FACILITIES (Orange hatched, text SC) and PUBLIC PURPOSES (Yellow hatched).

COUNCIL ADOPTION

This Standard Amendment was adopted by resolution of the Council of the Shire of Pingelly at the Ordinary Meeting of the Council held on the _____, 2017.

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SHIRE PRESIDENT

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CHIEF EXECUTIVE OFFICER

COUNCIL RECOMMENDATION

This Amendment is recommended for approval, with or without modification, by resolution of the Shire of Pingelly at the Ordinary Meeting of Council held on the _____, 2017 and the Common Seal of the Shire of Pingelly was hereto affixed by the authority of a resolution of the Council in the presence of:

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SHIRE PRESIDENT

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CHIEF EXECUTIVE OFFICER

WAPC RECOMMENDATION FOR APPROVAL

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DELEGATED UNDER S.16 OF

THE P & D ACT 2005

DATE:.....

APPROVAL GRANTED

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MINISTER FOR PLANNING

DATE:.....