

SCHEME CONSOLIDATION REPORT

Shire of Pingelly

Local Planning Scheme No. 3



June 2015

Background

The Shire's Local Planning Scheme No. 3 was finalised in June 2007 and gazetted on May 5, 2008.

Under Division 5 of the *Planning and Development Act (2005)* (as amended), local governments are required to review their local planning scheme at 5 yearly intervals.

As 5 years has elapsed since LPS No. 3 was approved and gazetted, this report summarises the Shire's planning activity during this period with a view to determining whether a new Scheme is required or alternatively a consolidation of the current Scheme.

As part of the process, the report will need to be forwarded to the Commission for approval as required under Clause 89 (1) of the *Planning and Development Act (2005)*.

Under Clause 89 (2) once approved by the Commission, the Shire will be required to invite submissions from the public on the effectiveness of the Scheme, the need for amendment of the Scheme and the need for making a new Scheme.

Planning Activity 2007 – 2013

Preparation of the Shire's Local Planning Strategy and Local Planning Scheme commenced in 2002. The Scheme was adopted in 2007.

During that time (March 2004) a series of Local Planning Policies were prepared as follows:

- Relocated Buildings;
- Outbuildings;
- Landscaping;
- Home Occupation/Home Business;
- Natural Resource Management;
- Rural Residential Development;
- Town Centre Design and Townscape Guidelines; and
- Intensive Agriculture.

In 2012, a Dog Kennels Policy was prepared and adopted by the Shire.

Four amendments to LPS No. 3 have been initiated by the Shire since 2008 and have been approved as follows:

1. Amendment No. 1 - Rezoning of Lot 5209 and Lot 3902 Bullarring – Pingelly Road from General Agriculture to partly Residential R2.5 and partly Rural Residential zone.
2. Amendment No. 2 - Placing Lot 279 Stratford Street, Pingelly in the Residential R12.5/R25 zone.

3. Amendment No. 3 – including most of reserve 16946 in Park Street in the Residential zone R12.5/R25.
4. Amendment No. 4 – Inclusion of Dog Kennels as an “A” use in the General Agricultural zone.

Amendment Numbers 1, 2 and 3 have resulted in Amendments to the Scheme Maps. Amendment No. 4 has required an amendment to the zoning table.

Planning Issues 2002 – 2012

When the Scheme was prepared commencing in 2002 through to its approval in 2008, the main issues identified which were addressed in the Scheme were:

- To allow for more flexible land use.
- To provide for expansion/flexibility of industrial land (to allow for larger blocks if needed).
- To provide for an increase in population through strategic options e.g. rural residential blocks ¼ acre upwards, smaller blocks in town.
- To provide for a location for a mobile home park.

An issue identified was the limited availability of a power source, adequate for major industry. The lack of an adequate power supply almost certainly precludes a major industry siting in Pingelly and in any event the Local Planning Strategy for the sub region recognised Narrogin as the regional centre as the appropriate location for heavy industry.

Urban Growth/Decline

The response options for urban growth/decline 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.

Local Planning Scheme No. 3 provided ample opportunity for town expansion within the existing zoned residential land in the townsite. 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 27 from the Local Planning Strategy).

Provision was made for three residential development areas to allow for town expansion in a north, west and easterly direction.

Two composite residential light industry zones were proposed, one to the north-west of the town and one to the south. The zone allows residences and small businesses to co-locate on the same lot.

Residential densities were raised to encourage medium density residential development in seweraged areas through the use of split codes. It was proposed that the higher code would only be available where scheme sewerage is available.

Townscape

Council was encouraged to reactivate its townscape programme to enhance the attractive features of the town and its setting.

The major initiatives were:

- The Park Street/Quadrant Street/Parade Street intersection.
- The rejuvenation of Parade Street.
- The creation of a town square.
- The completion of Pioneer Park.
- Entry statements.

Rural Settlement

A Rural Strategy had not been prepared for the Shire of Pingelly and a formal strategy was not considered necessary. The potential for rural settlement was addressed in the Local Planning Strategy (LPS) as amended.

Local Planning Strategy

The LPS recommended that Rural Smallholdings and Rural Residential development be focused on established towns. A strategic action outlined in the LPS, for managing population growth/decline was to ensure that special rural subdivision supported and was consistent with the settlement hierarchy in which Pingelly was identified as a Local Centre.

The Strategy was amended in August 2007 and the amended Strategy approved by the WAPC in November 2010. The amendment was primarily to accommodate a proposal for residential and rural residential development, on the eastern boundary of the Pingelly townsite (Amendment No. 1 to LPS No. 3).

The amended LPS identifies appropriately located areas for rural residential development. A “Rural Residential Investigation Area” was identified. Landowners within the “Rural Residential Investigation Area” are required to undertake a detailed physical and planning analysis of their landholding 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.

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.

Shire Demographics

The ABS census recorded a Shire population of 1163 residents in the 2011 census. This compares with 1168 residents in the 2006 census. In 2001 the population of the Shire was 1125 residents.

The age breakdown for residents for the whole Shire of Pingelly between the years 2001 and 2011 is as follows:

	2001	2006	2011
0-4	87	74	69
5-14	169	173	182
15-24	121	102	98
25-54	434	436	407
55-64	142	175	174
65 +	168	209	234
TOTAL	1125	1168	1163

The median age of residents living within the Shire in 2006 was 43 compared to the 2011 average of 44 years. Both median ages of the Shire's residents are higher than the Australian average of 37 during both the 2006 and 2011 census periods.

The table above indicates between 2001 and 2006 there was an increase of 43 residents within the Shire and between 2006 and 2011 there was a reduction of 5 residents, indicating an overall population increase over 10 years of 38 residents.

The ABS census recorded the town of Pingelly having a population of 840 residents in 2011, a reduction from 992 residents in 2006, however an increase from the 2001 population of 731. This indicates that there was an overall increase of 109 residents in the Pingelly township between 2001 and 2011.

Comparatively, the age breakdown of residents in the Pingelly township was as follows:

	2001	2006	2011
0-4	48	63	49
5-14	109	137	128
15-24	87	90	77
25-54	265	360	269
55-64	79	149	137
65 +	138	193	181
TOTAL	731	992	841

It should be noted that between the 2001 and 2006 census the way in which the towns population was calculated had changed.

Building approvals in the Shire between 2002 and 2012 are as follows:

BUILDING STATISTICS				
Year	Total Licences	Dwellings	Residential	Rural
04/05	24	7	6	7
05/06	20	8	7	1
06/07	37	13	12	1
07/08	76	19	12	7
08/09	75	15	8	6
09/10	42	13	7	5
10/11	22	4	2	2 (1 not built)
11/12	26	7	1 (not built)	6
12/13	33	5	3 (application refused by BS)	2
13/14	41	6	4	2 (1 withdrawn)
14/15	25	4	1	3

Review Discussion

At a meeting of Councillors on April 1, 2015 the appropriateness of a review of the Scheme was discussed under the following topics and with the following outcomes as indicated.

Residential Growth

An investigation into the potential residential capacity of the current townsite found that the Pingelly townsite is capable of providing an extra 1070 residential lots at low to medium densities (R2.5 to R25) under the provisions of Local Planning Scheme No. 3. 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, 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.

Local Planning Strategy

A review of the Local Planning Strategy was discussed and it was determined that review was not necessary as the LPS was adopted in 2010 and no circumstances had arisen since that required a review.

Mixed Use Areas

Although the use of the mixed use areas which allows for a combination of residential and a business conducted from the same premises had not yet been utilised, it was agreed that it was important that the areas should be retained to ensure that a flexible option was available for those seeking to move to Pingelly and establish a business on the same lot as their residence.

It was considered desirable that a policy setting out development guidelines for these areas be prepared.

Moorumbine/Dattening Townsites

It was agreed that the Special Control Areas for the Moorumbine and Dattening townsites which required coordinated development and the provision of appropriate infrastructure was an appropriate mechanism to ensure that any proposals for development in these townsites would be coordinated and comprehensively planned.

Pingelly Hospital

Council are currently preparing a submission to support an amendment to the Scheme for a portion of recreation reserve 23983 on the corner of Brown Street and Somerset Street to be set aside for a new Pingelly Hospital as part of a master plan for the development of the whole of the reserve. This will consolidate a number of community and recreational uses in the one area. It was determined that the proposed amendment would be progressed separately to the consolidation of the Scheme so that the consolidation of the Scheme was not delayed.

Municipal Inventory

The inclusion of the Municipal Inventory was discussed in terms of its inclusion in the Scheme but it was determined that the Inventory was in need of review and although desirable it would be inappropriate to include it prior to a review taking place.

Zoning Table

It is proposed that “shop” be assigned a “P” use in the Town Centre zone rather than its current designation as a “D” use, as this is considered more appropriate.

Heavy Haulage Bypass Routes

The Local Planning Scheme maps have included the town’s heavy haulage bypass routes. Council considers this appropriate to ensure that existing and future owners of abutting properties are fully aware of these designated routes.

Local Planning Scheme No. 3 showed a proposed highway reserve parallel to the railway reserve, reserved for this purpose. The modified scheme map has reassigned this reserve to the current highway and designated the road parallel to the railway reserve as a future heavy haulage bypass route.

This more accurately reflects the current situation and the desired future situation.

CONCLUSION

In view of the above and the minimal population change and Scheme amendments in the Shire since the preparation of the Scheme and the amended Local Planning Strategy, the Shire concludes that the existing Scheme be consolidated rather than initiate a new Scheme.

RECOMMENDATION

As a result of the above and the operation of the Scheme since 2007, it is recommended that Council resolve to:

1. Consolidate the current Local Planning Scheme No. 3 as provided for in Section 88 of the Planning and Development Act 2005 rather than prepare a new Scheme.
2. Notify its resolution to the Commission as required under Section 89 of the Planning and Development Act 2005.
3. Forward this report and the consolidated maps and amended zoning table incorporating amendments 1-3 and incorporating amendment No. 4 to enable the Commission to approve the consolidation of the Scheme.
4. Upon approval by the Commission, invite submissions from the public on the effectiveness of the Scheme, the need for amendment of the Scheme and the need for the making of a new Scheme as required under Section 89(2) of the Planning and Development Act 2005.
5. Upon receipt of submissions, prepare a report on submissions to the Minister to determine whether no change is necessary (Section 91) or amendments are proposed (Section 92) and seek approval of the Minister as required under the above section of the Planning and Development Act 2005.

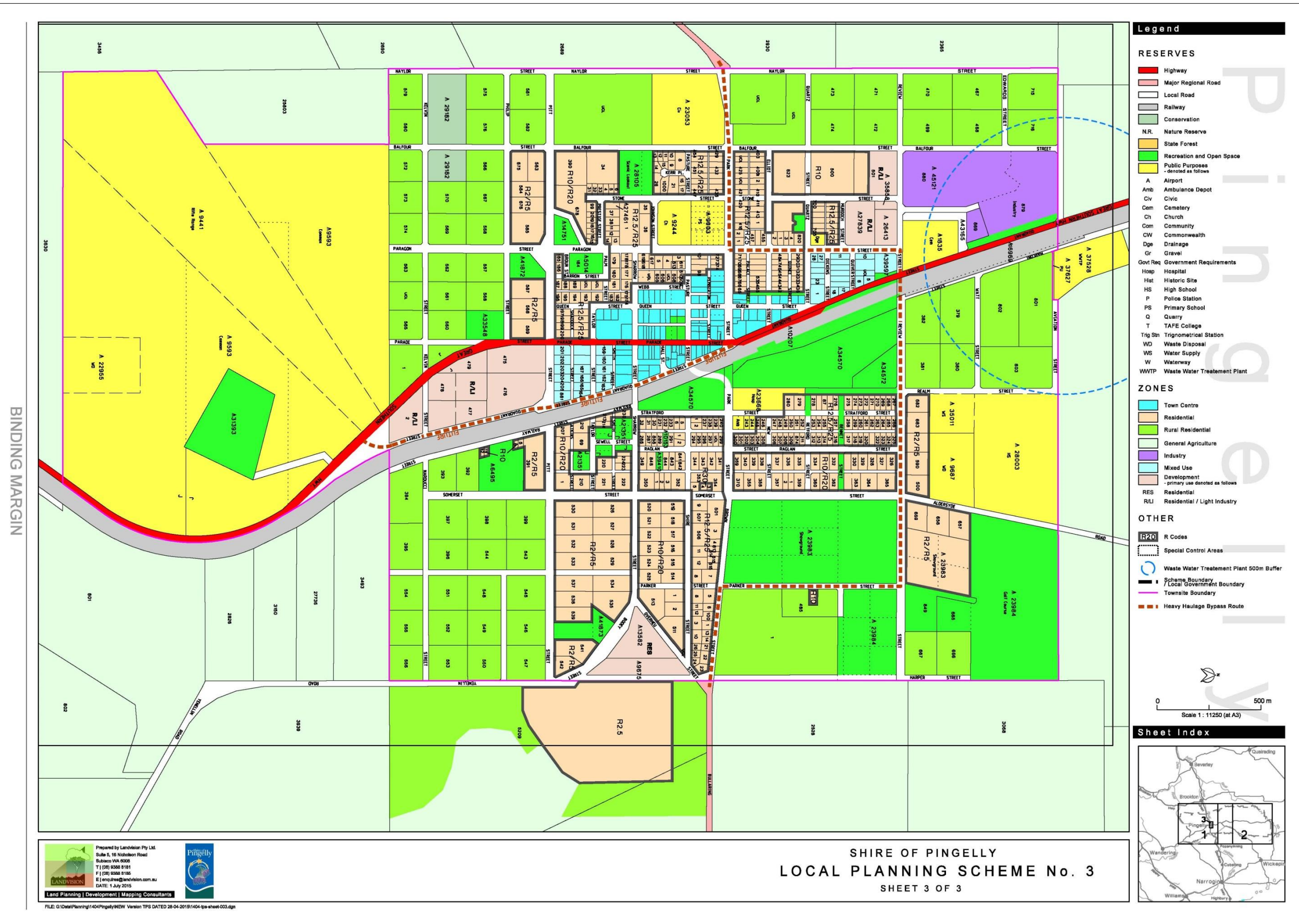
TABLE 1: ZONING TABLE

LANDUSE	Town Centre	Mixed Use	Residential	Rural Residential	General Agriculture	Industry	Development	Special Use
abattoir	X	X	X	X	A	A	See Clause 5.22.2	See Schedule 4
agriculture – extensive	X	X	X	X	P	X		
agriculture – intensive	X	X	X	X	A	X		
agroforestry	X	X	X	X	A	X		
amusement parlour	D	A	X	X	X	X		
animal establishment	X	X	X	A	D	A		
animal husbandry – intensive	X	X	X	X	A	X		
aquaculture	X	X	X	A	D	A		
bed & breakfast	P	D	A	D	P	X		
betting agency	D	D	X	X	X	X		
caravan park	A	A	X	X	A	X		
caretaker’s dwelling	D	D	X	A	D	D		
car park	D	D	X	X	X	D		
childcare premises	D	D	D	D	D	X		
cinema/theatre	D	A	X	X	X	X		
civic use	D	A	A	A	A	X		
club premises	D	A	X	X	D	X		
community purpose	D	D	A	D	D	X		
consulting rooms	D	D	A	X	X	X		
convenience store	D	A	A	X	X	X		
corrective institution	X	X	X	X	A	X		
dog kennels <i>AMD 4 GG 5/7/13</i>	X	X	X	X	A	X		
educational establishment	D	A	A	X	A	A		
exhibition centre	D	A	X	D	D	X		
family day care	D	A	D	D	X	X		
fast food outlet	A	X	X	X	X	X		
fuel depot	A	A	X	X	D	D		
funeral parlour	D	D	X	X	X	X		
grouped dwelling	D	P	P	A	X	X		
home business	D	D	A	A	A	X		
home occupation	D	D	A	A	P	X		
home office	P	P	P	P	P	X		
home store	D	D	A	X	X	X		
hospital	D	D	X	X	X	X		
hotel	A	X	X	X	X	X		
industry – cottage	P	D	A	D	D	X		
industry – extractive	X	X	X	X	A	A		
industry – general	X	X	X	X	X	P		
industry – light	D	D	X	X	X	P		
industry – mining	X	X	X	X	A	X		

LANDUSE	Town Centre	Mixed Use	Residential	Rural Residential	General Agriculture	Industry	Development	Special Use
industry – rural	X	X	X	X	D	P	See Clause 5.2.2.2	See Schedule 4
industry – service	P	D	X	X	X	D		
lunch bar	P	D	X	X	X	D		
market	D	D	X	X	D	X		
medical centre	P	D	A	X	X	X		
motel	D	A	X	X	X	X		
motor vehicle, boat or caravan sales	D	D	X	X	X	A		
motor vehicle repair	A	A	X	X	X	P		
motor vehicle wash	D	A	X	X	X	P		
nightclub	D	X	X	X	X	X		
office	P	D	X	X	X	X		
park home park	X	A	A	A	A	X		
place of worship	P	A	A	A	X	X		
plantation	X	X	X	X	A	X		
reception centre	A	A	X	A	A	X		
recreation – private	D	A	A	D	D	A		
residential building	D	D	P	P	P	X		
restaurant	D	A	A	X	A	X		
restricted premises	D	X	X	X	X	X		
rural home business	X	X	X	A	D	X		
rural pursuit	X	X	X	A	P	X		
service station	D	A	X	X	X	A		
shop	P D	A	X	X	X	X		
showroom	D	D	X	X	X	A		
single dwelling	D	P	P	P	P	X		
storage	A	D	X	X	D	P		
tavern	D	X	X	X	X	X		
telecommunications infrastructure	A	A	X	D	D	D		
trade display	D	A	X	X	X	A		
veterinary centre	D	A	X	A	A	A		
warehouse	A	D	X	X	X	P		
winery	X	X	X	A	A	X		

The symbols used in the cross reference in the Zoning Table have the following meanings:

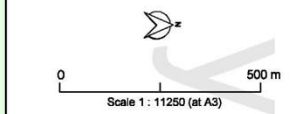
- ‘P’ means that the use is permitted by the Scheme providing the use complies with the relevant development standards and the requirements of the Scheme.
- ‘D’ means that the use is not permitted unless the local government has exercised its discretion by granting planning approval.
- ‘A’ means that the use is not permitted unless the local government has exercised its discretion by granting planning approval after giving special notice in accordance with clause 9.4.
- ‘X’ means a use that is not permitted by the Scheme.



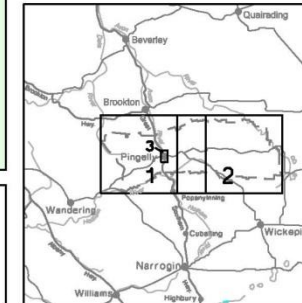
BINDING MARGIN

Legend

- RESERVES**
- Highway
 - Major Regional Road
 - Local Road
 - Railway
 - Conservation
 - N.R. Nature Reserve
 - State Forest
 - Recreation and Open Space
 - Public Purposes - denoted as follows
 - A Airport
 - Amb Ambulance Depot
 - Civ Civic
 - Cem Cemetery
 - Ch Church
 - Com Community
 - CW Commonwealth
 - Dge Drainage
 - Gr Gravel
 - Govt Req Government Requirements
 - Hosp Hospital
 - Hst Historic Site
 - HS High School
 - P Police Station
 - PS Primary School
 - Q Quarry
 - T TAFE College
 - Trig Stn Trigonometrical Station
 - WD Waste Disposal
 - WS Water Supply
 - W Waterway
 - WWTP Waste Water Treatment Plant
- ZONES**
- Town Centre
 - Residential
 - Rural Residential
 - General Agriculture
 - Industry
 - Mixed Use
 - Development - primary use denoted as follows
 - RES Residential
 - RLI Residential / Light Industry
- OTHER**
- R20 R Codes
 - Special Control Area
 - Waste Water Treatment Plant 500m Buffer
 - Scheme Boundary / Local Government Boundary
 - Townsite Boundary
 - Heavy Haulage Bypass Route



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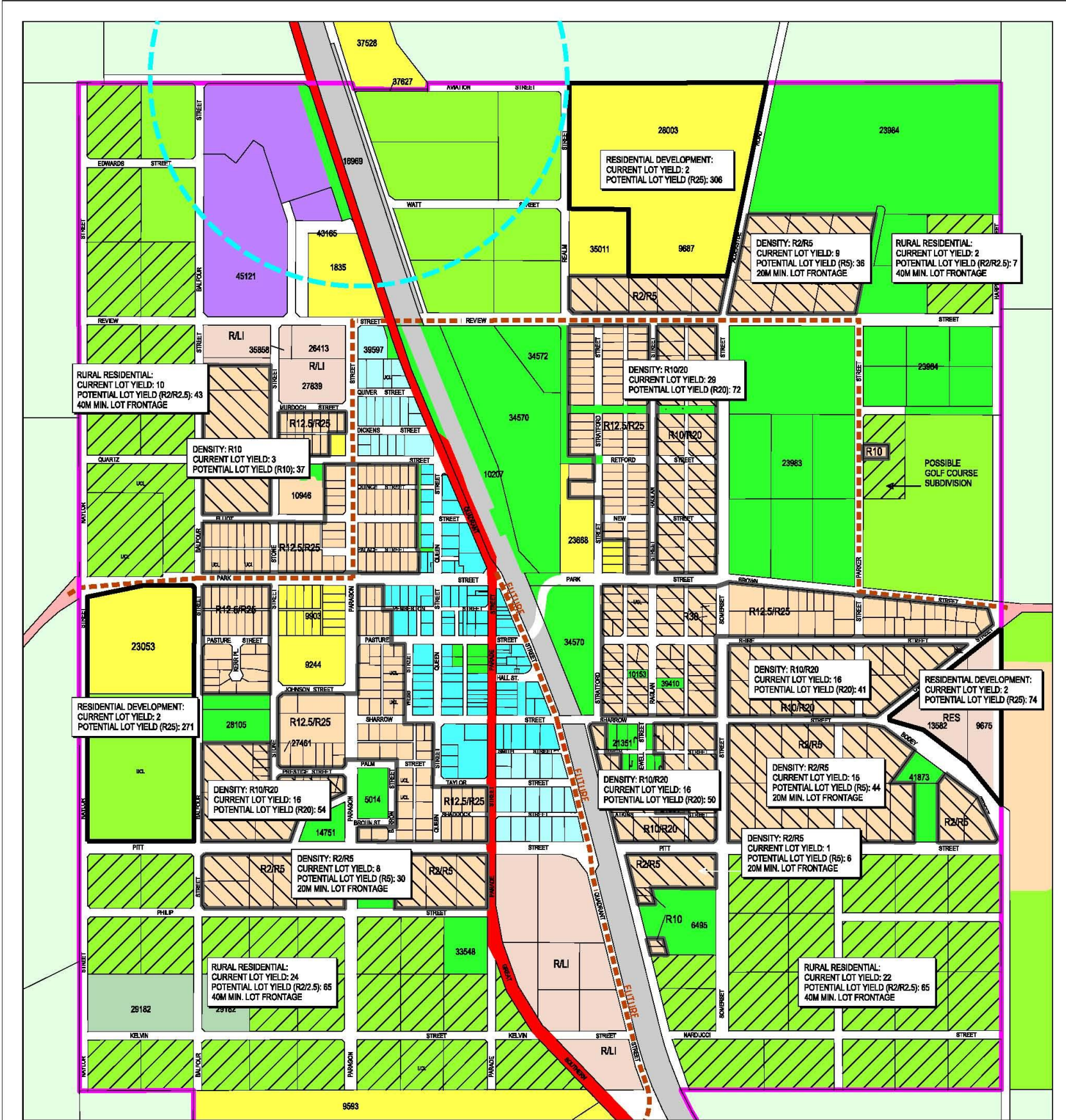


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SHIRE OF PINGELLY
 LOCAL PLANNING SCHEME No. 3
 SHEET 3 OF 3

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LEGEND

- RESERVES**
- HIGHWAY
 - MAJOR REGIONAL ROAD
 - LOCAL ROAD
 - RAILWAY
 - CONSERVATION
 - RECREATION AND OPEN SPACE
 - PUBLIC PURPOSES denoted as:
- Amb Ambulance
 - Civ Civic
 - Cam Cemetery
 - Ch Church
 - Com Community

- CW Commonwealth
- Dge Drainage
- Gr Gravel
- Hosp Hospital
- Hist Historic Site
- HS High School
- P Police Station
- PS Primary School
- WD Waste Disposal
- WS Water Supply
- W Waterway
- WWTP Waste Water Treatment Plant

- ZONES**
- TOWN CENTRE
 - RESIDENTIAL
 - RURAL RESIDENTIAL
 - GENERAL AGRICULTURE
 - INDUSTRY
 - MIXED USE
 - DEVELOPMENT primary use denoted as follows:
- RES Residential
 - R/LI Residential / Light Industry
- OTHER**
- R CODES
 - SPECIAL CONTROL AREAS
 - - - - - WASTE WATER TREATMENT PLANT 500M BUFFER
 - TOWNSITE BOUNDARY
 - - - - - HEAVY HAULAGE BYPASS ROAD

- CURRENT RESIDENTIAL / SPECIAL RESIDENTIAL WITH OPPORTUNITY FOR REDEVELOPMENT AT HIGHER DENSITY UNDER RESIDENTIAL CODE (SUBJECT TO AVAILABILITY OF SEWERAGE)
- CURRENT RURAL RESIDENTIAL TO BE INCLUDED IN SPECIAL RESIDENTIAL R2.5 IF DEMAND WARRANTS
- DEVELOPMENT ZONE - RESIDENTIAL (EXISTING AND PROPOSED)

Job Number 1404
Date 1 July 2015

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OPPORTUNITIES FOR GROWTH WITHIN PINGELLY TOWNSITE
SHIRE OF PINGELLY

SCALE 1:10 000 (A3)

0 50 100 250M



FIGURE 27

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