



6.1 Land Use

The DSP - as a strategic-level document - will coordinate and inform future statutory planning processes towards facilitating an urban outcome. The DSP area is planned to deliver approximately an additional 7,500 dwellings at a range of densities to accommodate future population growth within the townsite. The strategic location of the DSP enables creation of these new homes in a location with exceptional access to employment opportunities and transport infrastructure.

Whilst the DSP predominantly identifies land to deliver housing opportunities, employment land within the DSP is a critical component of the vision for an integrated urban environment that provides commercial opportunities for

non-residential land uses that leverage the sites' strategic location and the sub-regions demographic profile.

The DSP is characterised by land within the Murray River floodway or containing environmental attributes such as conservation category wetlands or peel regionally significant vegetation. The DSP identifies and responds to high-level environmental features that are to be retained and protected as part of subsequent planning processes.

The DSP also coordinates the spatial distribution of non-residential land uses necessary to accommodate a future residential community such as activity centres, schools and open space.

6.2 Residential

The distribution of residential density and the housing strategy for the DSP are discussed in detail below. The DSP is structured into 10 local structure plan areas, three urban expansion cells and the Pinjarra activity centre. These will form the basis for individual neighbourhoods within the DSP.




Whilst density coding will be established at the local structure planning stages, it is envisaged that R-Code ranges will be implemented across the DSP area in accordance with part 4.7 of the WAPCs 'WA Planning Manual - Guidance for Structure Plans'.

In accordance with this document, the following R-Code ranges are expected to be implemented:

- › A minimum of 25 dwellings with a target of 65 per gross urban hectare within the activity corridor, and the PAC. This can also be expressed as R40-R100; and
- › A minimum of 25 dwellings with a target of 40 per gross urban hectare within 200m of a local activity centre. This can also be expressed as R40-R80; and
- › 15 dwellings per gross urban hectare elsewhere. This can also be expressed as R25.

These density targets should be considered in determining the appropriate R-Code ranges at local structure plan stage and inform subsequent subdivision processes.

Housing Targets

 Planning Area	 Housing Target	 Population
LSP1	105	247
LSP2	272	639
LSP3	424	996
LSP4	338	794
LSP5	340	799
LSP6	30	71
LSP7	41	96
LSP8	58	136
LSP9	82	193
LSP10	1,627	3823
UE1 and UE2	496	1166
UE3	2839	6672
PPSP	910	2139
Total	7562	17770

Future Structure Plan Areas

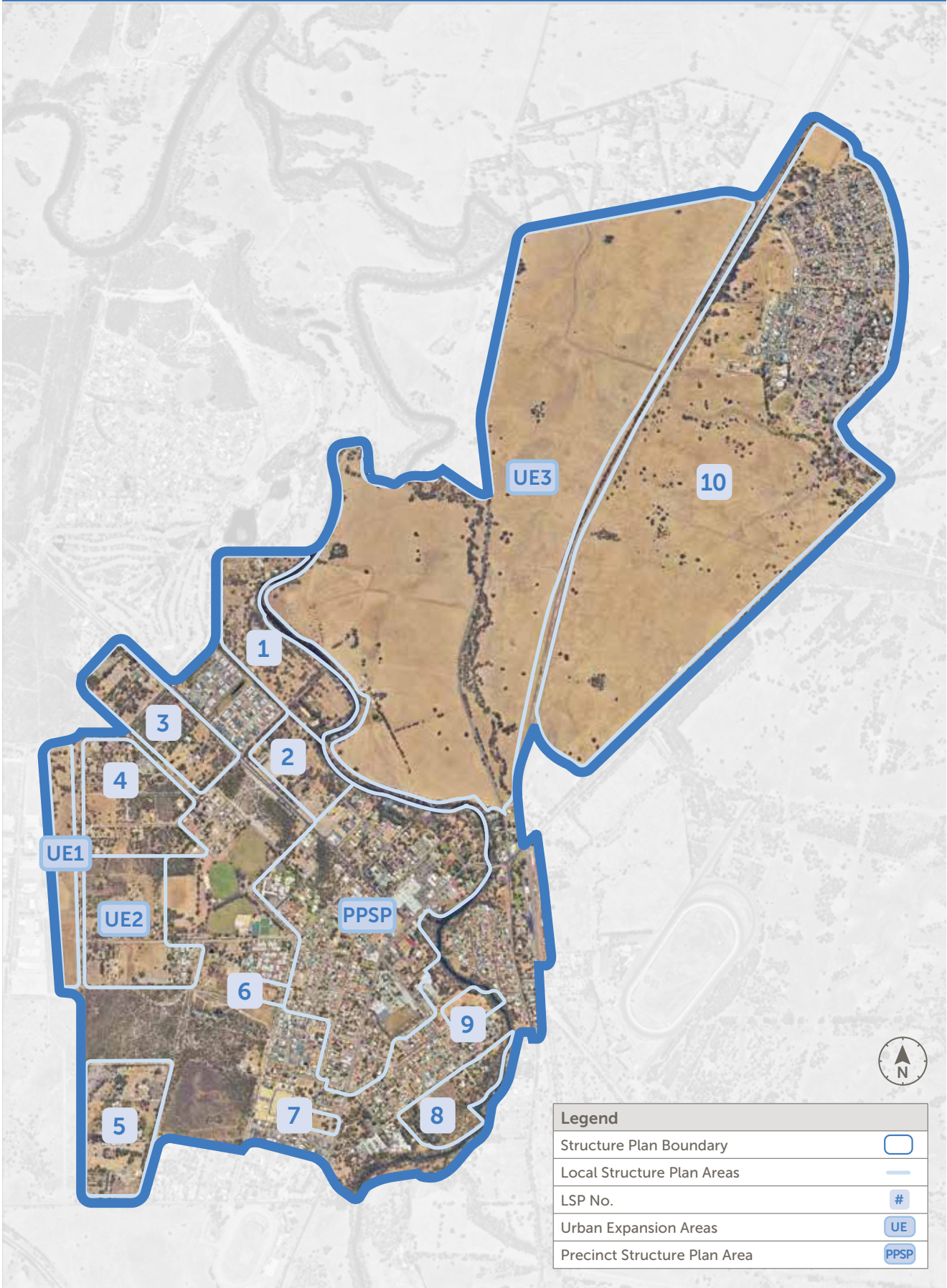


Figure 20: Future Structure Plan Areas



6.2.1 Housing Diversity

There is growing concern with the lack of housing diversity in the Shire of Murray and Pinjarra, where most of the housing consists of 3 -4-bedroom single storey dwellings. This continued low-density suburban development is not affordable as it lacks the diversity of housing opportunities required to accommodate different income levels, lifestyle choices, and household types in the Shire. A sprawled settlement with a predominantly low-density housing stock is also not sustainable as public transport including proposed mid-tier transit solutions for Pinjarra cannot be efficiently utilised due to a lack of critical mass/adequate density; it also encourages a higher usage of private cars where amenities and services are located far from walkable distance.

Without changes to the current planning framework, the predominance of low-density suburban development and low levels of infill development will prevent any significant increases in housing diversity, density and choice. It is therefore imperative that options are explored to promote a more consolidated urban form that fosters a more sustainable pattern of urban development. Planning for a sustainable pattern of urban development requires urban growth options that provide the community with diverse housing opportunities.

The resultant housing diversity will have the following benefits:

- › Provide for a variety of housing styles, types and sizes to ensure a greater lifestyle choice;
- › Providing the opportunity for people (ageing in place);
- › Reduce travel times and costs by providing options to live near employment, education establishments, and amenities;
- › Accommodate a more diverse range of people, thus avoiding potential negative social issues from clustering vulnerable groups; and
- › The shift towards a more sustainable form of urban development needs to apply to the residential growth areas, as well as to infill development within established residential areas.

With respect to delivering this diversity, the Shire favours the policy approach adopted in the WAPC operational policy Liveable Neighbourhoods 2009 (LN 2009) wherein Element 1, Community Design seeks to achieve residential densities and diversity of dwelling types by providing a

wide range of lot sizes and building forms that provide for greater housing and lifestyle choice. LN 2009 has previously been subject to review and a draft revision was released for stakeholder consultation in 2015. The draft Liveable Neighbourhoods 2015 (LN 2015) sought to reinforce the role of strategic structure planning through improved content and structure of Element 1.

The draft LN 2015 includes a more robust approach to housing choice and residential densities, the objective of which is to “facilitate housing diversity, responsive built form, local employment and amenity within a legible and efficient urban structure of compact walkable neighbourhoods”. This objective is consistent with the intent of SPP 7.0.

The following criteria from draft LN 2015 give context to the allocation of density and in turn, provide for the delivery of housing diversity through structure planning:

- › To support activity centres and public transport use the urban structure will require higher residential densities in areas close to activity centres, high frequency public transport routes and stations and POS through a mix of housing types and lot sizes to support self-contained mixed-use centres and facilitate an increase in the use of public transport, walking and cycling.
- › Mixed use buildings, generally with residential at upper levels are expected within activity centres. Lower residential densities may be appropriate in areas on the edge of the structure plan area or in physically constrained areas.
- › Housing diversity is achieved by providing a variety of lot sizes and resultant housing types distributed throughout neighbourhoods and preferably within the same street. This facilitates housing diversity, choice and assists affordability ranging from lots for single dwellings to lots suitable for grouped and multiple dwellings.
- › Density targets facilitate housing diversity and vary depending on location. Higher densities are expected in areas within 200m of a local centre and within 800m of a higher order activity centre or transit stations.
- › A local structure plan should define the broad residential density ranges that apply to specific residential and mixed-use areas. This should be in accordance with housing demand and density targets identified in the local government local planning strategy or housing strategy, sub-regional and district structure.

Housing Diversity Plan

Three Principles for Housing diversity have been developed based on existing State policy and the opportunities and constraints for new housing described in this Part 2 report.

A housing diversity area is shown on the DSP plan where housing diversity targets are to be achieved at LSP or PSP stage.

Principle 1	Principle 2	Principle 3
Seek more one and two bedroom homes and greater diversity of housing types throughout Pinjarra.	Areas with good walkable access to PMTS and the Pinjarra Activity Centre are identified as Diversity Precincts.	Areas within 200m of new local Activity Centres are identified as Diversity Precincts.

Preferred Outcomes

Preferred development outcomes for each of the Precincts are summarised in the Table below, including building height, typology, bedroom mix and future character.

	Diversity Precinct
Preferred Typology	Mostly townhouses and apartment
Preferred Bedroom Mix	Mostly 1 and 2 bedroom
Preferred Height	2-4 Storeys
Anticipated Zoning	Centre / Mixed Use

The Diversity Precinct includes areas that are in a good walking distance to both a higher order activity centre the PMTS. This includes the PAC and new centres in UE4 as well as to the PMTS. This provides good walkable access to all daily needs. As this Precinct will contribute the majority of housing diversity, new housing developments are preferred to provide for a high number of one and two-bedroom homes in the form of apartment buildings and townhouses at heights up to four storeys. The rate of change is expected to be incremental with development preferred to occur on consolidated sites.

To help ensure that these preferred housing diversity outcomes are achieved 30% of housing developments of three or more dwellings should be one and two-bedroom homes.

Housing development in remaining areas will also be encouraged to provide some smaller homes. Combined these targets will decrease the housing mismatch in Pinjarra.

In order to facilitate the delivery of an appropriate mix of housing, diversity targets will be included in structure plans identified in the Part 1 - Implementation Report.

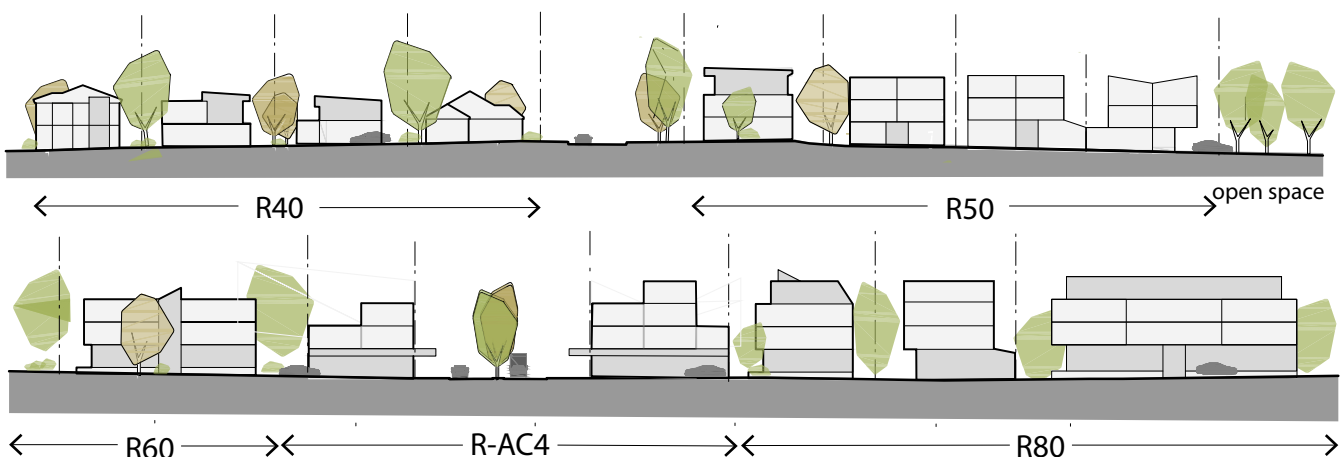


Figure 21: Housing Diversity