

1.6.1 Pinjarra Secondary Activity Centre (PAC)

The Pinjarra town centre is a quintessential WA country town and one of the closest to Perth. The desirable character of the town centre is largely informed by the informal qualities of the main street, historic buildings, wide streets and its picturesque landscape setting by the Murray River. New development will ensure this character is retained and enhanced.

A Precinct Structure Plan is to be prepared for the PAC to ensure that Pinjarra provides the range and intensity of activity necessary to support the growth anticipated for the town. Balancing the housing, employment, transport, education and community services and infrastructure needed to support the projected growth requires a robust planning framework to establish a land use and development pattern for a compact, mixed use and walkable town centre.

The PAC will deliver:

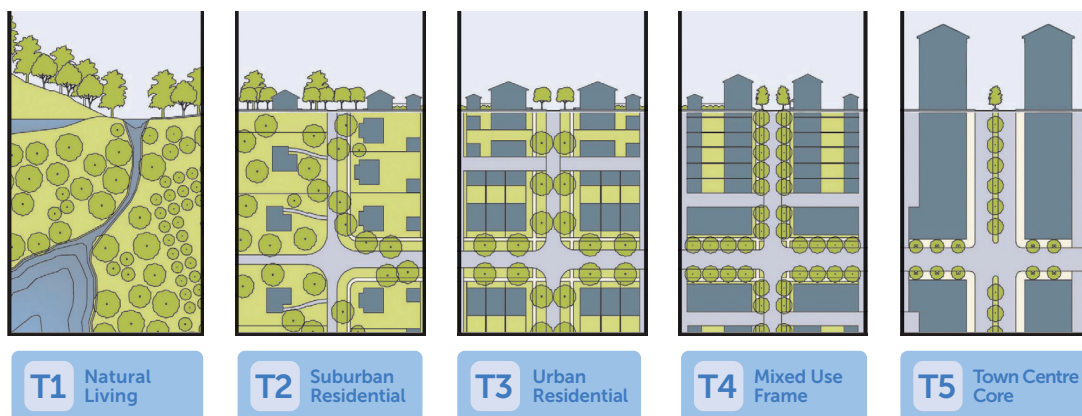
 **39,447m²**
of retail floorspace

 **75,749m²**
of non-retail floorspace

 **1,754**
jobs

 **910**
Additional dwellings
(approximate)





*Credit:
Duany Plater-Zyberk
& Company*

1.6.2 A Connected Network of Residential Neighbourhoods

The DSP aims to deliver a coherent urban structure comprising compact and well connected, walkable residential neighbourhoods that are sensitively integrated with the natural environment. Each new neighbourhood will be defined by a five minute walk, generally 400m, and will provide a diverse range of housing types, with higher densities at the centre of each neighbourhood. Each new neighbourhood will focus on an intersection of relatively busy local roads, be served by public transport and a local activity centre, commercial centre or corner store and a small urban open space to provide for a variety of daily needs and a community focal point.

Neighbourhoods will provide predominantly for residential living with an identity derived from their relationship with natural features combined with the intended level of intensity of the built form. This will result in a diverse set of environments, based upon a transect approach, which will

transition from protected and enhanced natural settings, through to higher intensity urban neighbourhoods in strategic locations generating interest and providing a wide variety of housing choices.

The DSP provides for 13 residential based local structure plan areas, including three (3) urban expansion areas that are subject to more detailed planning through local structure plans.

Residential Density will be delivered in the following manner:

- › 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.

1.6.3 Local Centres

The DSP proposes three local activity centres of differing scales. Guided by a 'Needs Assessment', these activity centres provide for the daily convenience needs of the community within a walkable distance. They are also a focus for medium density housing.

Centre Location	Retail Floor Space (m ²)	Non-Retail Floor Space (m ²)
South West	376	878
North West	2,413	1,492
North East	1,994	1,233

Table 2: Local Centres

Local centres are positioned centrally within their neighbourhood unit, typically on a local distributor road to provide easy access and a walkable environment. The urban form of the local centre will activate the street, with a combination of on-street parking and off-street parking sleeved behind buildings. Scale will typically be two storey.

The detailed location and extent of local centres will be shown on Local Structure Plans. Local Development Plans, prepared in accordance with the requirements of State Planning Policy 7.2 - Precinct Design and reflecting the objectives of the DSP will be required in advance of the subdivision or development of local centres.

In addition to the local centres, the North Pinjarra commercial centre will be retained as a small-scale commercial centre to serve daily convenience needs in the northern portion of the DSP and provision is made for other small commercial uses such as corner stores at the centre of neighbourhoods not otherwise served by an activity centre. The activity centre network is shown in figure 2 on the next page.

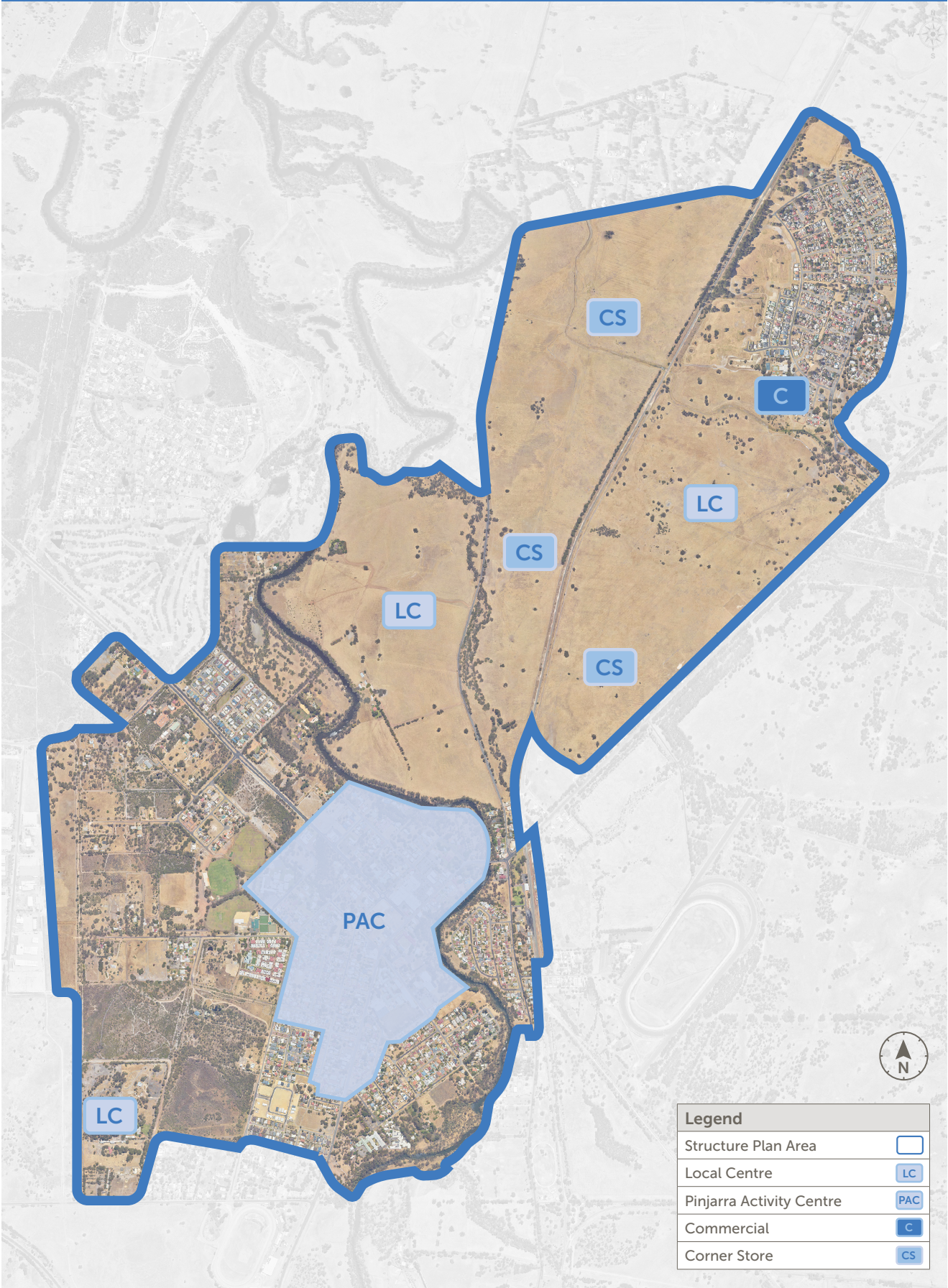


Figure 2: Activity Centre Network