



# *Draft Local Planning Strategy (March 2011)*

## *Rural Living Is Denmark!!*

*Presentation to Statutory Planning Committee – 10 May 2011*

*Cr R Thornton - Shire President; A Harbron - Director of Planning & Sustainability*



# Denmark Is A .....

- Lifestyle location
- “Sea Change” lifestyle community
- “Tree Change” lifestyle community
- Vigilant and aware community –
  - ❖ environmental planning
  - ❖ environmental management
  - ❖ fire management
- Community that values agriculture and the role that it has, and will continue to have, in the economy of the Shire
- Community that has, and will continue to, successfully balance the environment, economic, cultural and social aspects in terms of land use planning and decision making



# Analysis of Current Situation

- TPS 3 - Rural living type lots are generally zoned “Special Rural” (NB: LPS has proposed zonings of “Rural Residential” and “Rural Smallholdings” be considered in future TPS for consistency with WAPC SPP and DC provisions)
- Stock of “Special Rural” zoned lots as at April 2011:
  - 343 lots in total
  - 72 of the 343 lots are vacant
- Take-up rate of “Special Rural” zoned land since 2006 –
  - 7 dwellings/year
- Highest percentage of “locally owned lots by zoning type” in the Shire



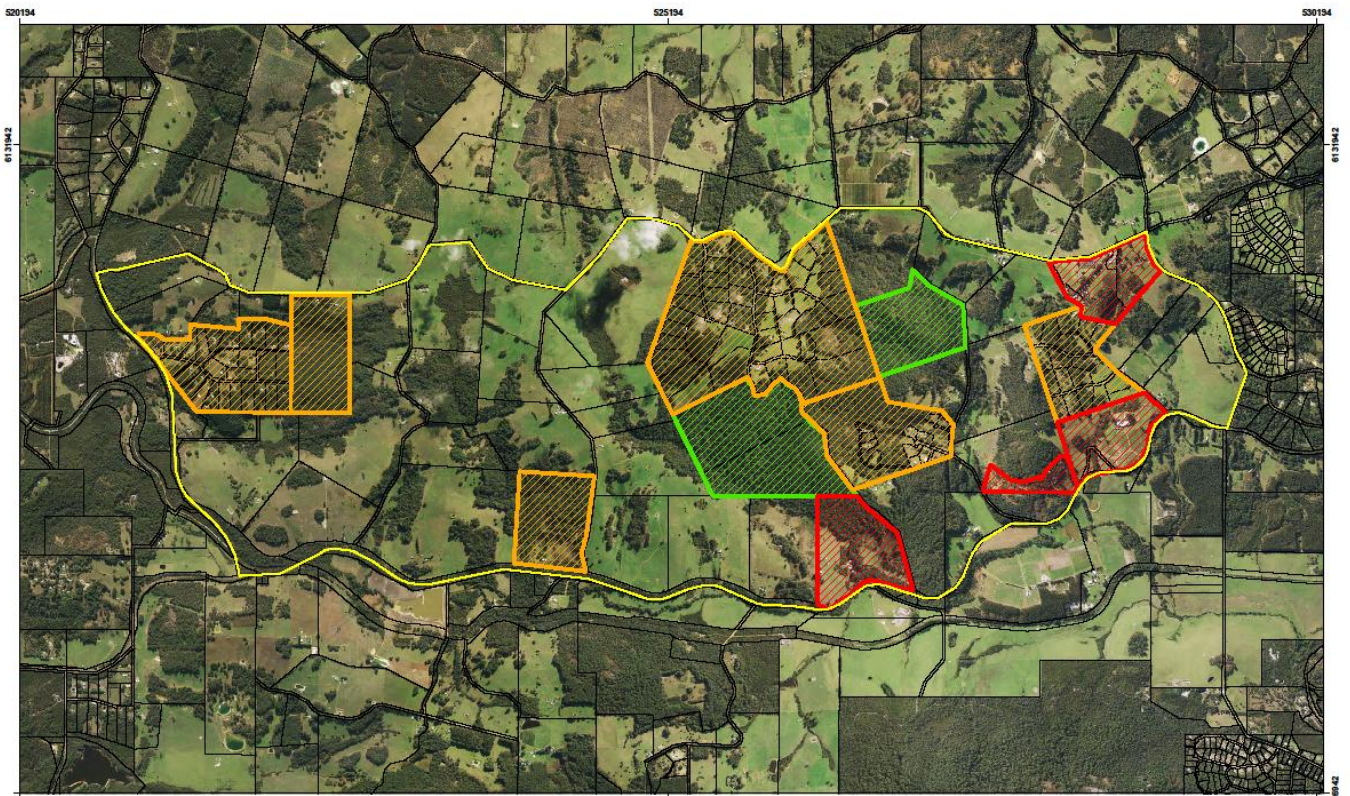
highly sought after lots for residential purposes as opposed to holiday home/investment purposes



# 2005 Draft LPS



# 2011 Draft LPS – Rural Smallholdings Designation Area







Produced by Yvette Curran,  
 5014 Section, State of Denmark,  
 9th May, 2011

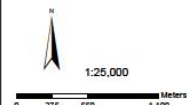
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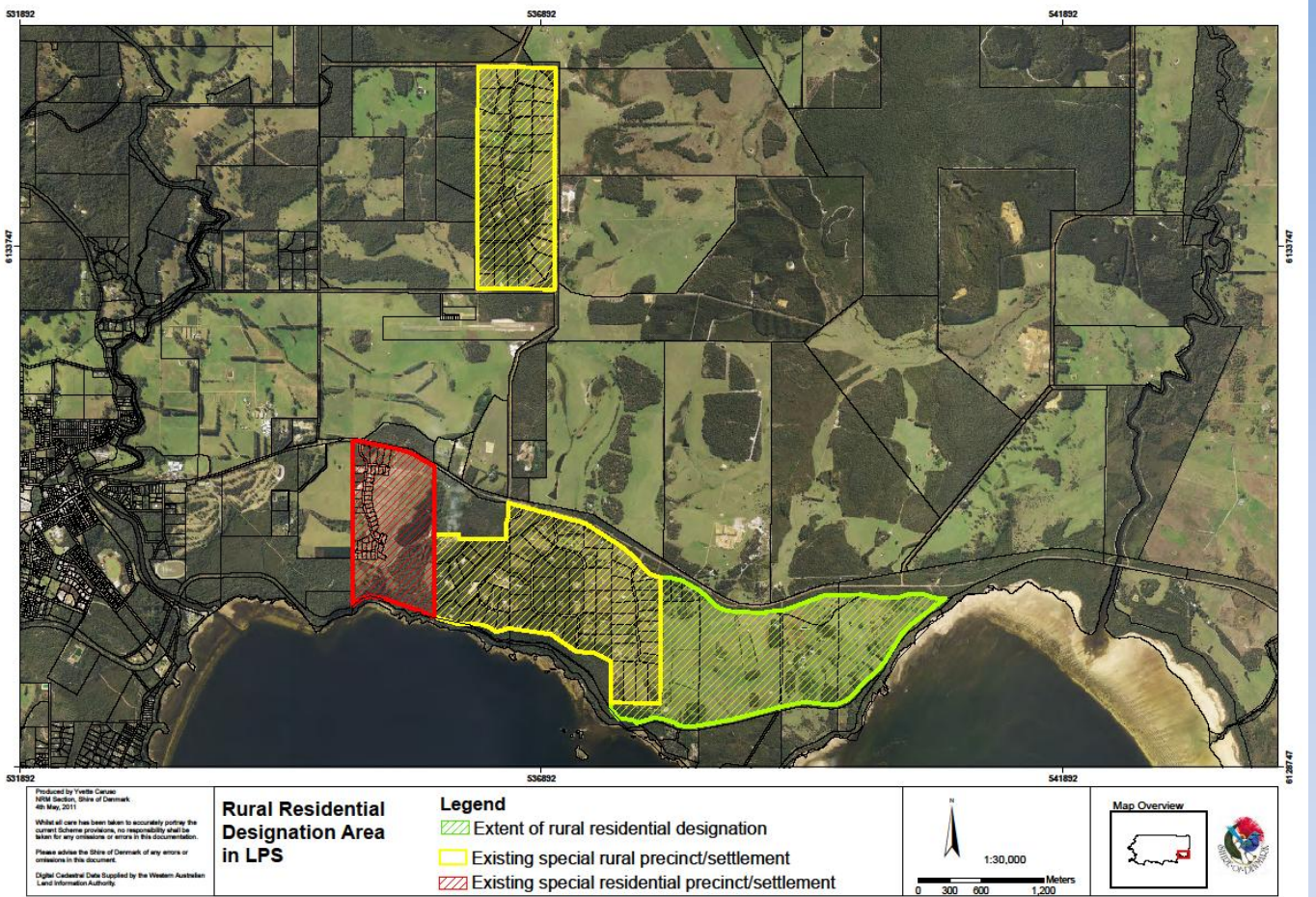
Digital Cadastral Data supplied by the Western Australian Land Information Authority.

## Rural Small Holdings Designation Area in LPS

- Legend**
-  Extent of Rural Small Holdings Designation
  -  Existing special rural precincts/settlements
  -  Existing tourism/commercial developments
  -  Parks and Recreation reservations



# 2011 Draft LPS – Rural Residential Designation Area

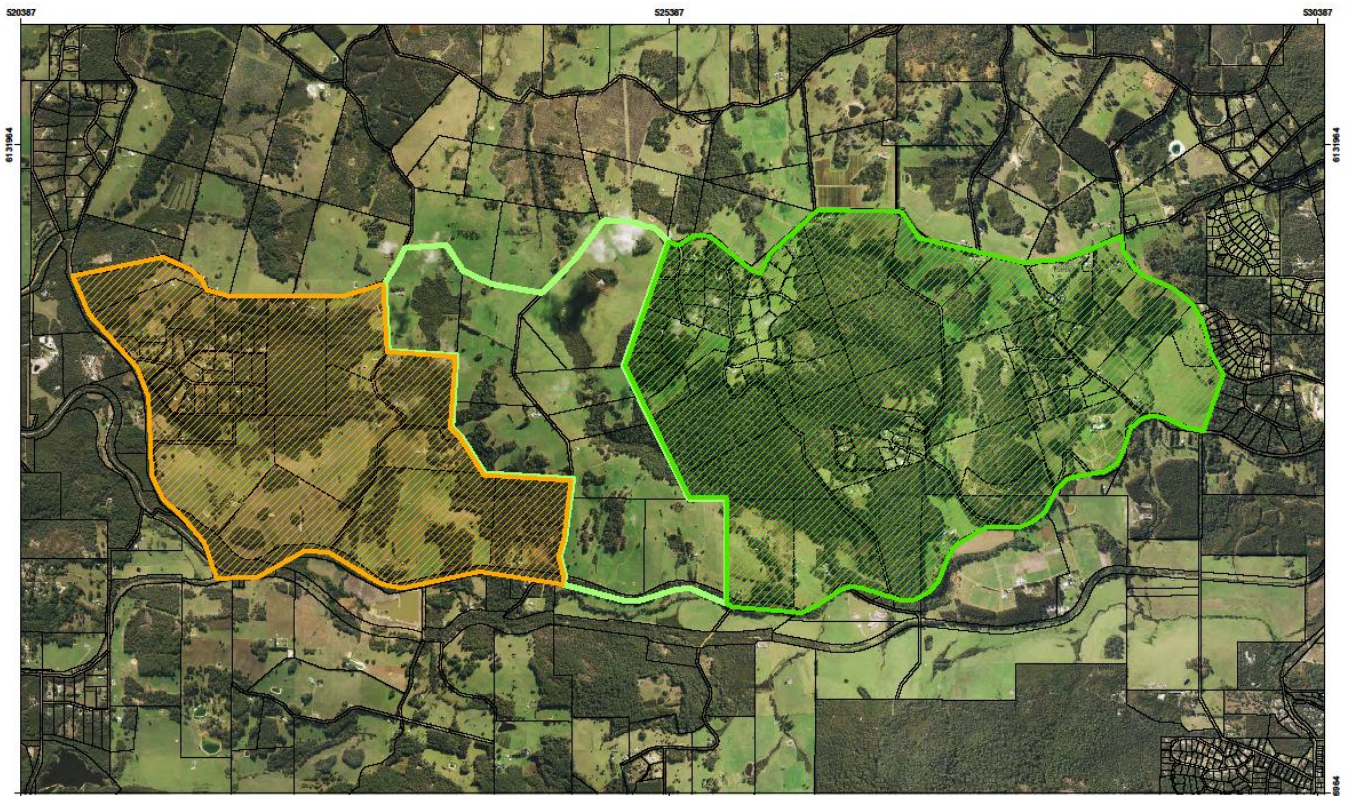


# Justification

- Represents infill/consolidation opportunities
- Opportunity to address from a strategic approach level:
  - Road connectivity
  - Fire management
- Addresses potential land use conflicts
- Alternative water supply provision is appropriate
- Represent small portion of land areas relative to overall rural land within the Shire
- Agricultural Impact Assessment will be fundamental requirement prior to any rezoning occurring
- Consistent with SPP 3: Urban Growth & Settlement, SPP 2.5: Agricultural and Rural Land Use Planning and DC Policy 3.4: Subdivision of Rural Land



# Staged Approach Alternative



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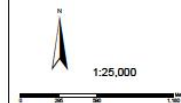
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## Proposed Staged Approach to Rural Small Holdings Areas in LPS

### Legend

-  Priority rural small holdings area
-  Future rural small holdings area
-  High quality agriculture





# Conclusion

- LPS is a 20 year strategic planning document
- The principle of providing for rural living areas should be provided for within the LPS as there is planning merit and justification to do so
- Is consistent with SPP 3, SPP 2.5 and DC 3.4
- Landowner/developer needs to “prove up” the case for rural living to satisfaction of the Shire and WAPC
  - Agricultural impact assessments will be a key criterion that needs to be addressed



**RURAL LIVING IS DENMARK!!**

