Council

LOCAL PLANNING SCHEME AMENDMENT NO.5

Meeting Date: 24 November 2026

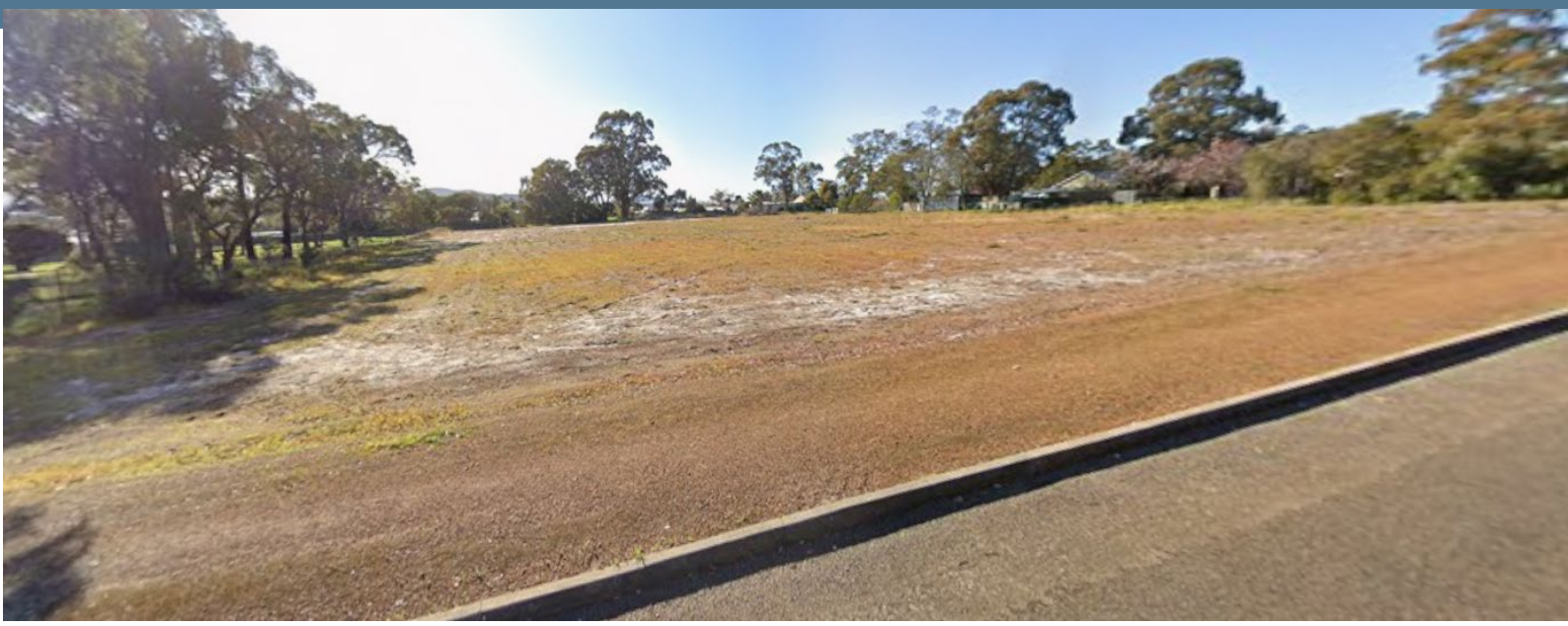
Number of Pages: 16

Harley Dykstra

SURVEYING | TOWN PLANNING | PROJECT MANAGEMENT

Shire of Plantagenet
Local Planning Scheme No. 5

Scheme Amendment No. 5



Prepared for
SHIRE OF PLANTAGENET

DOCUMENT CONTROL

Control Version	Date	Harley Dykstra Job Number
A	09/09/2026	24953

Prepared for:
Shire of Plantagenet

Prepared by:
Steven Jersky

Reviewed by:
Miranda Bowman 11/09/2026

DISCLAIMER

This document has been prepared by HARLEY DYKSTRA PTY LTD (the Consultant) on behalf of the Client. All contents of the document remain the property of the Consultant and the Client except where otherwise noted and is subject to Copyright. The document may only be used for the purpose for which it was commissioned and in accordance with the terms of engagement for the commission.

This document has been exclusively drafted. No express or implied warranties are made by the Consultant regarding the research findings and data contained in this report. All of the information details included in this report are based upon the existent land area conditions and research provided and obtained at the time the Consultant conducted its analysis.

Please note that the information in this report may not be directly applicable towards another client. The Consultant warns against adapting this report's strategies/contents to another land area which has not been researched and analysed by the Consultant. Otherwise, the Consultant accepts no liability whatsoever for a third party's use of, or reliance upon, this specific document.

Planning and Development Act 2005

RESOLUTION TO ADOPT AMENDMENT TO LOCAL PLANNING SCHEME

Shire of Plantagenet
Local Planning Scheme No. 5

Amendment No. 5

RESOLVED that the local government pursuant to section 75 of the *Planning and Development Act 2005*, amend the above Local Planning Scheme by:

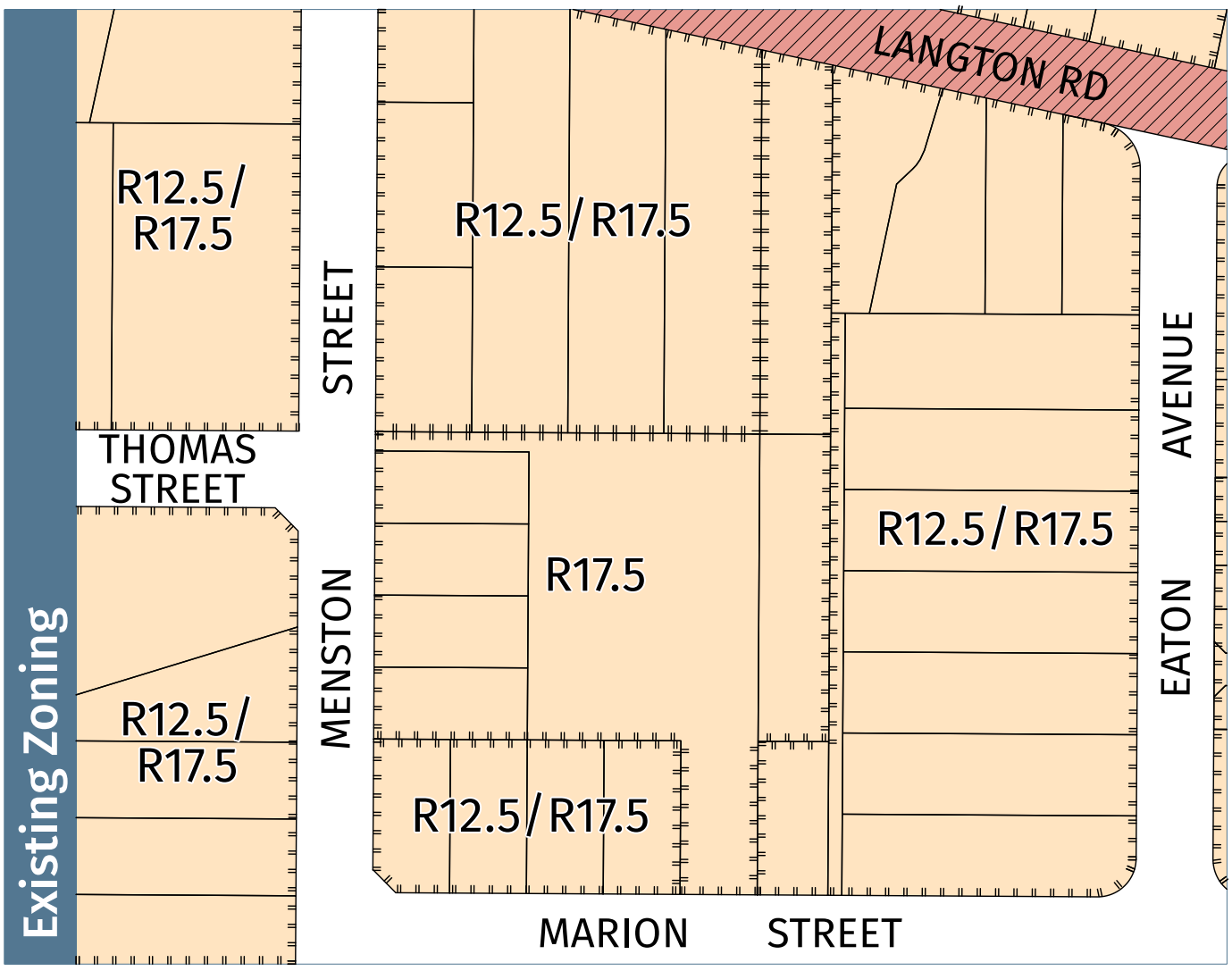
1 Amending the Scheme maps to apply a residential density coding of R40 to:

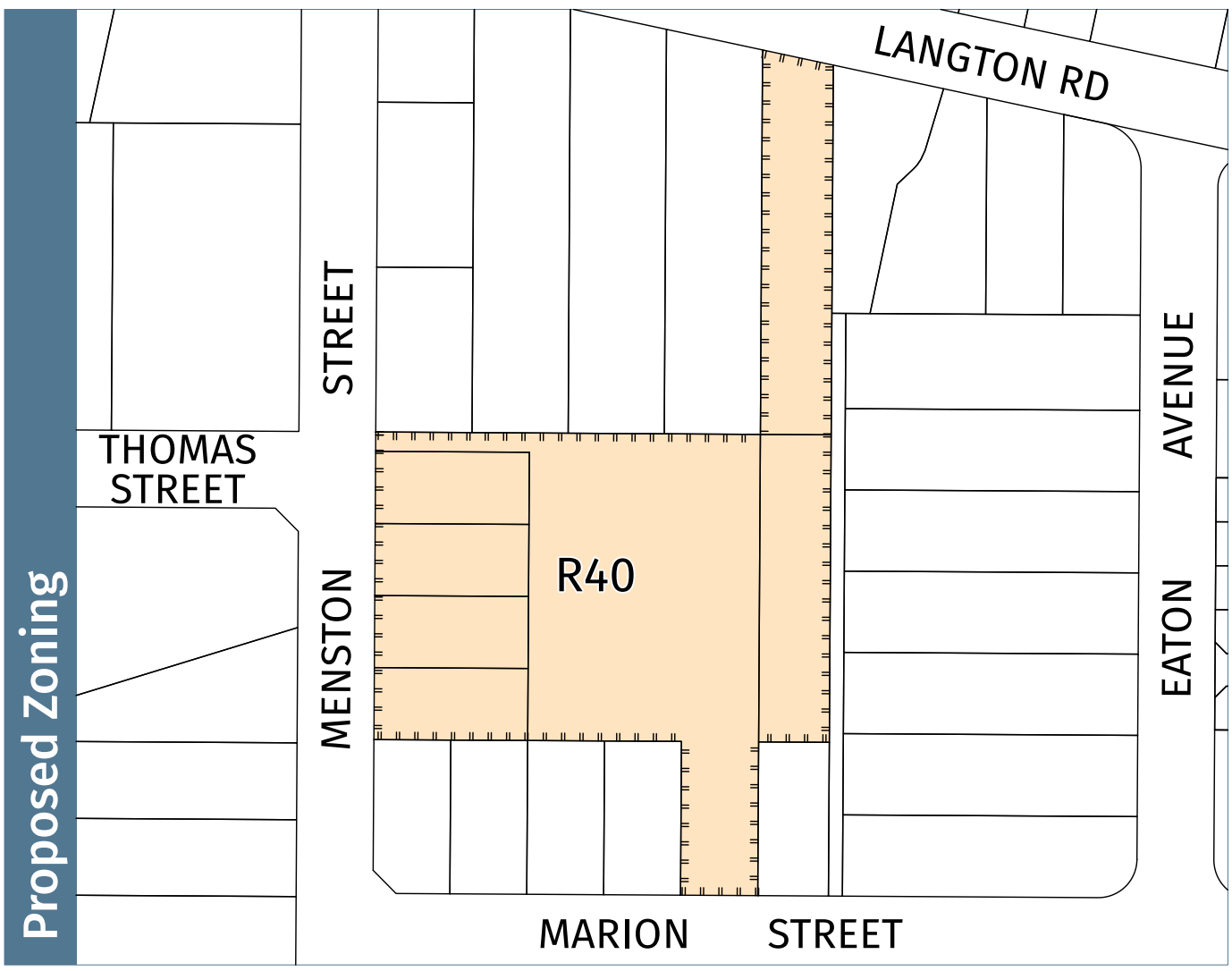
a. Lots 42, 411-414, 93 and 500 Langton Road, Mount Barker.

Dated this ____ day of ____, 20 .

_____
(Chief Executive Officer)

SHIRE OF PLANTAGENET
Local Planning Scheme No. 5
Amendment No. 5





LOCAL SCHEME RESERVES

Local Distributor Road

Local Road

LOCAL SCHEME ZONES

Residential

OTHER CATEGORIES

R20 R Code

N

Plan No. | 24953-01A Drawn | TJ 22/06/26

Harley Dykstra

SURVEYING | TOWN PLANNING | PROJECT MANAGEMENT

COUNCIL ADOPTION

This **standard** Amendment was adopted by resolution of the Council of the Shire of Plantagenet at the Ordinary Meeting of the Council held on the ____ day of ____, 20 .

_____
(Shire President)

_____
(Chief Executive Officer)

TABLE OF CONTENTS

1 INTRODUCTION 1

2 BACKGROUND 1

3 CONSULTATION WITH SHIRE OF PLANTAGENET 1

4 PLANNING FRAMEWORK 2

4.1 Planning and Development (Local Planning Schemes) Regulations 2015 2
4.2 Shire of Plantagenet Local Planning Strategy 3
4.3 Shire of Plantagenet Local Planning Scheme No. 5 3
4.4 Shire of Plantagenet Housing Strategy 4
4.5 State Planning Policy No. 2.9 – Water (SPP 2.9) 5
4.6 State Planning Policy No. 3 – Urban Growth and Settlement (SPP 3) 5
4.7 State Planning Policy No. 3.7 – Bushfire (SPP 3.7) 5

5 PROPOSED SCHEME AMENDMENT 6

5.1 Summary of Proposed Changes and Rationale 6

6 CONCLUSION 6

1 INTRODUCTION

This Scheme Amendment request has been prepared by Harley Dykstra on behalf of the Shire of Plantagenet (the Shire).

The purpose of this amendment is to facilitate increased housing opportunities within established areas of the Mount Barker townsite.

Specifically, the amendment proposes to:

- Increase the residential density coding of Lots 42, 411-414, 93 and 500 Langton Road, Mount Barker (subject site) that:
    - Is currently zoned 'Residential' under Local Planning Scheme No. 5 and is capable of supporting development at a density of R17.5;
    - Is serviced by, or located in close proximity to, essential utility infrastructure; and
    - Is situated within convenient walking distance of the services and facilities provided within the Mount Barker town centre.
- Update housing-related land use classifications to align with the Planning and Development (Local Planning Schemes) Regulations 2015, including the introduction of a 'Multiple Dwellings' land use category.

Overall, the amendment is consistent with the strategic intent of both local and State Planning frameworks and represents a key initiative in addressing housing supply constraints, as identified in the Shire's Housing Strategy (2026).

It is respectfully requested that the Shire of Plantagenet favourably consider and support this application to amend the Local Planning Scheme No. 5 as a Standard Amendment in accordance with the requirements of the *Planning and Development (Local Planning Schemes) Regulations 2015*.

2 BACKGROUND

The Shire is currently considering Scheme Amendment No. 3, which proposes the application of an R40 residential density coding over a number of areas within the Mount Barker townsite to facilitate increased residential density and housing diversity.

This Scheme Amendment request seeks to align the subject lots with the proposed approach by similarly increasing the applicable residential density coding to R40. The proposed upcoding will provide additional opportunities for residential development and contribute towards the efficient utilisation of existing urban infrastructure and services.

The primary purpose of the amendment is to support the delivery of additional housing within Mount Barker, particularly housing that assists in accommodating key workers and meeting the future residential needs of the local community.

3 CONSULTATION WITH SHIRE OF PLANTAGENET

The project team was approached by the Shire to assist in the preparation of a scheme amendment to facilitate the development of the subject lots for key worker housing. As part of this process, the

Shire identified the need to increase the residential density coding applicable to the subject lots from the current coding to R40 to provide an appropriate planning framework for the intended development.

The proposed R40 density coding is intended to facilitate the delivery of key worker housing on the subject lots and to provide greater opportunity for an appropriate level of residential development. The proposed amendment also seeks to ensure consistency with the approach being undertaken by the Shire in respect of other areas that are the subject of a separate scheme amendment process, through which increased residential density codings are also being pursued.

The proposed amendment therefore reflects the Shire's objective of facilitating additional housing opportunities, including housing for key workers, while maintaining consistency in the application of residential density coding across areas being considered for increased residential development capacity.

4 PLANNING FRAMEWORK

4.1 Planning and Development (Local Planning Schemes) Regulations 2015

The amendment is considered to be consistent with the requirements of the *Standard* definition of the *Planning and Development (Local Planning Schemes) Regulations 2015* which reads:

Standard amendment means any of the following amendments to a local planning scheme –

(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;
(ca) an amendment to the scheme to —
  (i) include a provision in the scheme that a specified planning code is to be read as part of the scheme; or
  (ii) provide for the modification of a planning code that is to be read as part of the scheme;
(d) an amendment to the scheme map that is consistent with a structure 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.

The amendment request is considered to comply with the definition of a *Standard amendment* as it is consistent with the objectives identified within the Shire's Housing Strategy (2026) and would have minimal impact on the land in the scheme area that is not the subject of this amendment.

4.2 Shire of Plantagenet Local Planning Strategy

The Shire's most recent Local Planning Strategy (the Strategy) was prepared between 2008 and 2013 and endorsed by the Western Australian Planning Commission in 2013. The Strategy establishes a number of key planning principles relevant to the future growth and development of the Mount Barker townsite, including:

- Containing urban expansion and protecting areas of remnant bushland surrounding the townsite;
- Consolidating the urban form of Mount Barker through the efficient use of existing urban areas and a review of residential density coding; and
- Facilitating the intensification of residential development to maximise the efficient utilisation of existing services, infrastructure and community facilities.

These principles remain consistent with the objectives of the State Planning Framework and contemporary planning practice, which seek to promote efficient urban growth, housing diversity and the sustainable use of existing infrastructure.

While the Strategy identifies several site-specific density coding adjustments, generally in the range of R15 to R17.5, it does not provide detailed guidance regarding future residential density targets or mechanisms to facilitate a broader range of housing typologies.

The proposed amendment is consistent with the strategic intent of the Strategy by supporting the consolidation and increased utilisation of established residential areas within the Mount Barker townsite, while providing opportunities for increased housing diversity and additional residential capacity.

4.3 Shire of Plantagenet Local Planning Scheme No. 5

The Shire of Plantagenet Local Planning Scheme No. 5 (the Scheme) identifies land within the Mount Barker townsite for residential purposes, with residential areas generally developed at lower densities that reflect the established character and pattern of development.

Residential-zoned land located within proximity to the Mount Barker town centre is predominantly coded R15 and R17.5, providing for conventional low-density residential development. However, areas of higher residential density, including R20, R30 and R35 coding, as well as additional density opportunities associated with specific development outcomes such as aged persons' housing, are already established within the townsite and contribute to a broader diversity of housing forms.

A significant proportion of residential land within Mount Barker is subject to dual density coding, providing a planning mechanism to facilitate connection to reticulated sewerage infrastructure where subdivision or grouped dwelling development is proposed, consistent with Clause 26(1) of the Scheme.

The Scheme also provides specific residential development provisions, including permitting residential development within the Commercial Zone at an R30 density under Clause 26(4)(a).

The proposed amendment seeks to facilitate a greater diversity of housing outcomes by identifying suitable locations for increased residential density, including the proposed upcoding of residential land to provide opportunities for a broader range of housing types and development forms.

4.4 Shire of Plantagenet Housing Strategy

During 2025–26, the Shire prepared a Housing Strategy with the assistance of Commonwealth Government funding support. The Housing Strategy has been developed to identify current and emerging housing challenges within the Shire and establish appropriate planning responses to support the delivery of diverse and suitable housing outcomes. The Strategy is scheduled to be presented to Council for final endorsement concurrently with the initiation of this Scheme Amendment.

The Housing Strategy identifies increasing pressure on housing availability, rental supply and housing affordability within the Shire, with associated social and economic implications for the local community. The Strategy recognises that addressing these challenges will require a greater diversity of housing types and more efficient utilisation of appropriately located residential land.

Key housing constraints identified through the Strategy include:

- Limited availability of smaller, appropriately designed dwellings suitable for seniors, retirees and first home buyers;
- The financial and logistical challenges associated with extending utility infrastructure to new development areas; and
- An ageing housing stock that does not adequately respond to contemporary housing needs or changing household structures.

Community consultation undertaken as part of the preparation of the Housing Strategy identified strong support for increasing housing diversity and responding to changing housing needs. Key findings included:

- 91% of survey respondents identified increasing demand for housing within the Shire;
- 68% of respondents supported the provision of more diverse housing options, including duplexes, townhouses and unit development, within their local area; and
- 46% of households anticipated that their housing requirements would change within the next five to ten years.

The Housing Strategy acknowledges that housing pressures within the Shire of Plantagenet have been influenced by broader regional factors, including constrained housing markets in neighbouring Albany and Denmark, as well as lifestyle-driven and affordability-related migration trends.

The Strategy identifies the importance of increasing housing choice for seniors, recognising the growing need for accessible and appropriately located housing options, including purpose-designed accommodation in proximity to essential services and community facilities.

As the Shire's sub-regional centre, Mount Barker provides the greatest concentration of community, commercial and essential services and has the highest level of existing infrastructure capacity within the Shire. In particular, Mount Barker is the only townsite within the Shire serviced by a

reticulated sewerage network, making it the most suitable location to accommodate increased residential density and infill development opportunities.

The Housing Strategy identifies a number of relevant recommendations that support the intent of this amendment, including:

> 2.2 Ensure the Local Planning Scheme enables the development of a diverse range of housing options within the Shire, including opportunities for grouped dwellings, multiple dwellings, ancillary dwellings and aged persons' accommodation (Short to Medium Term).
>
> 2.3 Review the Local Planning Framework and remove or reduce barriers to land and housing development (Ongoing).
>
> 2.4 Support well-located infill and mixed-density development in areas with existing infrastructure capacity, particularly within and surrounding the Mount Barker town centre (Short to Medium Term).

This Scheme Amendment has been prepared as a direct response to the investigations and recommendations arising from the Shire's Housing Strategy. The proposed changes seek to facilitate increased housing choice, support appropriately located infill development and enable more efficient use of existing infrastructure within the Mount Barker townsite.

4.5 State Planning Policy No. 2.9 – Water (SPP 2.9)

The proposed amendment has been assessed against the requirements of State Planning Policy 2.9 – Water Resources (SPP 2.9). The subject lots are currently serviced with access to both reticulated water supply and sewer infrastructure. Accordingly, the sites are considered capable of supporting the increased residential density proposed under the amendment. The rezoning from R17.5 to R40 will facilitate more efficient use of serviced urban land, consistent with the objectives of SPP 2.9, which seeks to ensure that development is supported by adequate water supply and wastewater services. On this basis, the amendment is compliant with the intent and provisions of SPP 2.9.

4.6 State Planning Policy No. 3 – Urban Growth and Settlement (SPP 3)

The proposed amendment is considered to align with the objectives of State Planning Policy 3, as it promotes a more consolidated urban form, supports infill and appropriately located mixed-use development, and facilitates the efficient utilisation of existing servicing infrastructure. The amendment also encourages a broader range of housing types, contributing to increased housing diversity. Importantly, it reinforces the role of an established sub-regional centre where services are already available, thereby supporting ongoing local community development.

4.7 State Planning Policy No. 3.7 – Bushfire (SPP 3.7)

The site is vacant and surrounded by privately owned residential land containing established dwellings, outbuildings, and managed asset protection zones (APZs). Vegetation within and surrounding the site has been classified as low threat or excluded, comprising maintained lawns, gardens, and areas of non-vegetated gravel.

A detailed site assessment, including vegetation classification within a 150m radius, confirms that the subject land consists predominantly of managed grassland with no significant native vegetation

present. The landform is generally gentle, sloping between 0° and 5° from south to north, and while the majority of the site is mapped as bushfire prone, the existing and surrounding land use context substantially reduces bushfire risk.

Importantly, no native vegetation clearing is required to facilitate the proposed amendment or to establish and maintain compliant asset protection zones for future development. The surrounding pattern of development and established APZs further supports a low bushfire hazard setting.

The Bushfire Management Plan prepared for the site demonstrates that the proposal can achieve the relevant 'Acceptable Solutions' in accordance with the WAPC Guidelines (Version October 2024). These measures ensure that bushfire risk is appropriately mitigated and that future development can proceed in a manner consistent with the objectives and requirements of State Planning Policy 3.7 – Bushfire. Accordingly, the proposed amendment is considered to satisfactorily address SPP 3.7.

5 PROPOSED SCHEME AMENDMENT

5.1 Summary of Proposed Changes and Rationale

Part	Modification to the Scheme	Rationale
1	Amending the Scheme maps to apply a residential density coding of R40 for selected areas/lots within the Mount Barker townsite.	Upcoding proposed to increase opportunities for housing development and choice within existing, serviced residential areas close to the Mount Barker town centre.

6 CONCLUSION

The proposed amendment to Local Planning Scheme No. 5 is required to facilitate increased opportunities for housing development within established areas of the Mount Barker townsite, while also ensuring consistency between the applicable land use classifications and the Planning Regulations. The amendment supports the anticipated growth and development of Mount Barker as a sub-regional centre and will contribute to addressing ongoing housing demand and development pressures within the region.

It is therefore respectfully requested that the Shire of Plantagenet approve the amendment request for a Standard Scheme Amendment to Local Planning Scheme No. 5.

Planning and Development Act 2005

RESOLUTION TO AMEND LOCAL PLANNING SCHEME

Shire of Plantagenet
Local Planning Scheme No. 5

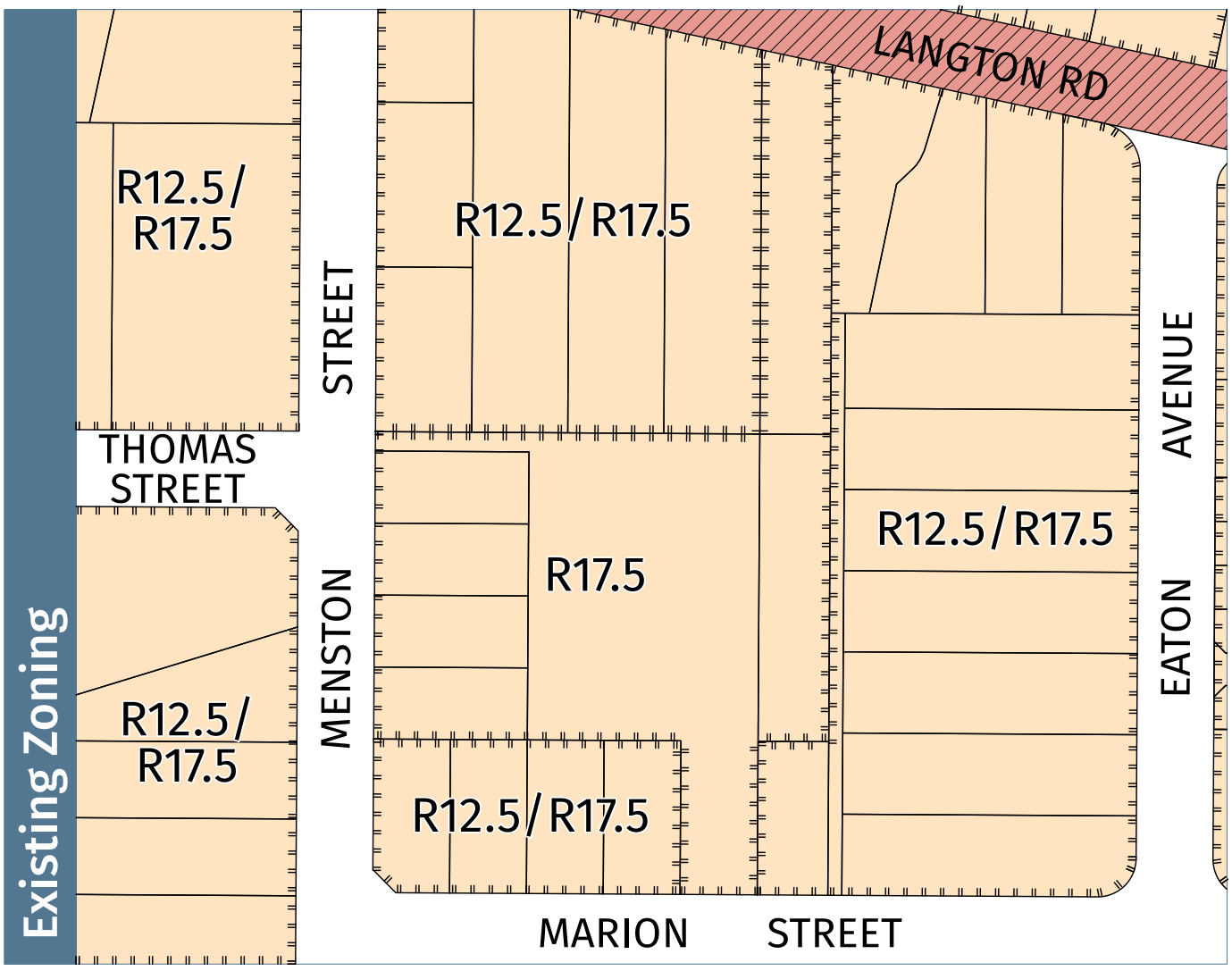
Amendment No. 5

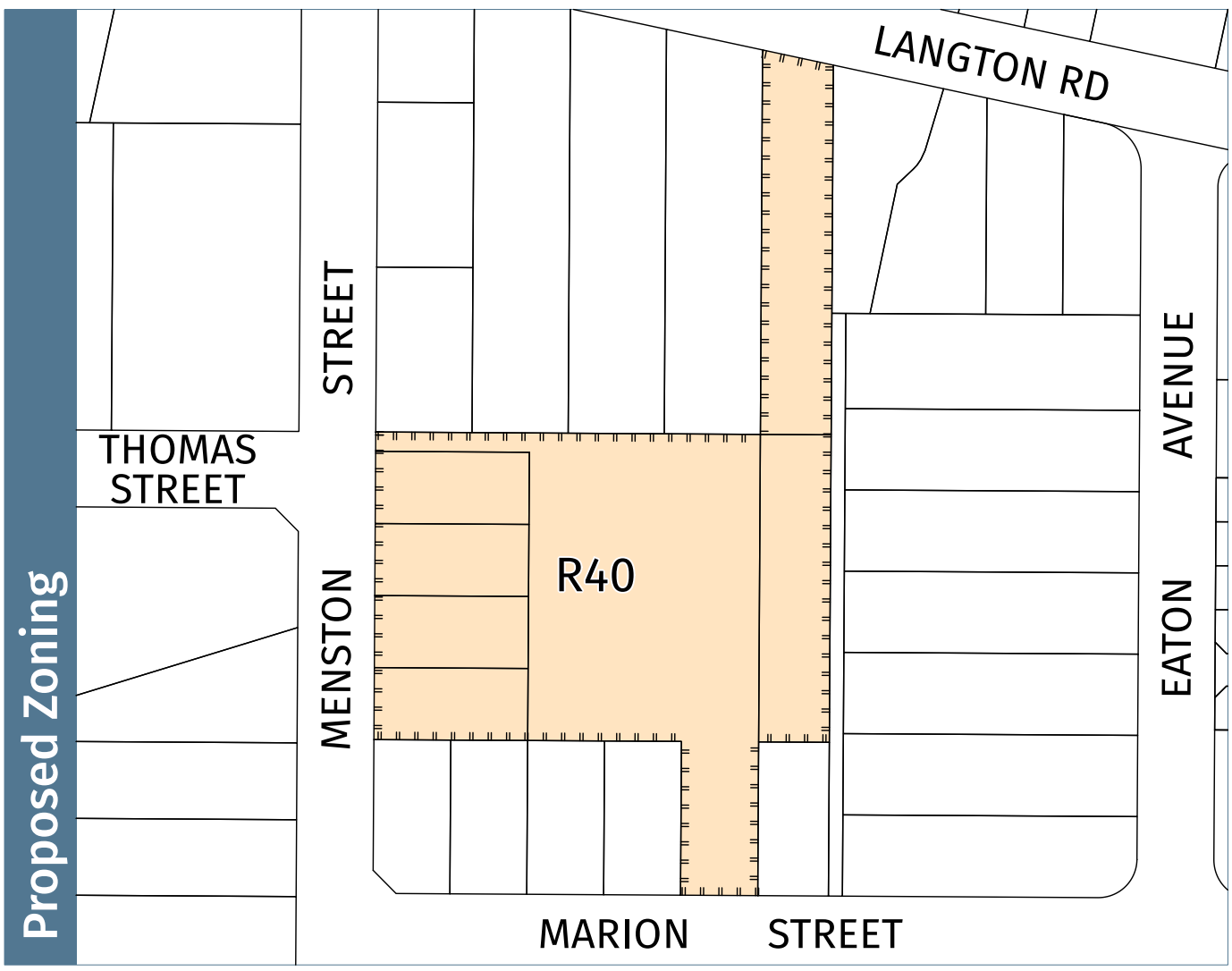
RESOLVED that the local government pursuant to section 75 of the *Planning and Development Act* 2005, amend the above Local Planning Scheme by:

1 Amending the Scheme maps to apply a residential density coding of R40 to:

a. Lots 42, 411-414, 93 and 500 Langton Road, Mount Barker.

SHIRE OF PLANTAGENET
Local Planning Scheme No. 5
Amendment No. 5





LOCAL SCHEME RESERVES

Local Distributor Road

Local Road

LOCAL SCHEME ZONES

Residential

OTHER CATEGORIES

R20 R Code

N

Plan No. | 24953-01A Drawn | TJ 22/06/26

Harley Dykstra

SURVEYING | TOWN PLANNING | PROJECT MANAGEMENT

COUNCIL RECOMMENDATION

This Amendment is recommended for **support** by resolution of the Shire of Plantagenet at the Ordinary Meeting of the Council held on the ____ day of ____, 2026 and the Common Seal of the Shire of Plantagenet was hereunto affixed by the authority of a resolution of the Council in the presence of:



_____
(President)

_____
(Chief Executive Officer)

WAPC ENDORSEMENT (r.63)

_____
DELEGATED UNDER S.16
OF THE P&D ACT 2005

_____
DATE

APPROVAL GRANTED

_____
MINISTER FOR PLANNING

_____
DATE