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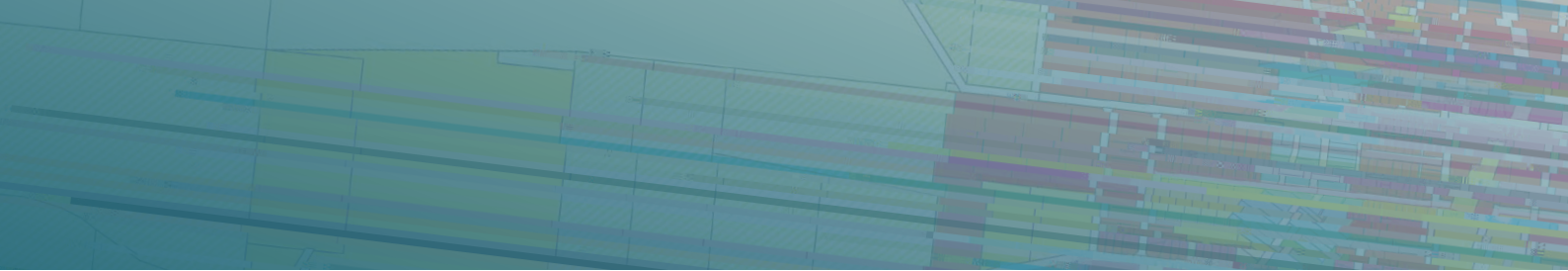
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The Central Regions Land Capacity Analysis provides a broad overview of the existing and future land capacity of settlements in the Mid West,

with respect to forecast population growth. In

commercial and industrial development.

The purpose of this document is to present the land-use mapping and associated analysis as it relates to the applicable settlements in the Shire of Leonora local government area.

land capable of substantial further development (based on the current extents of zoned residential

purposes) to cater for the population growth anticipated in the *Western Australia Tomorrow 2026* population forecasts for the Shire of Leonora.

The information presented in this document may provide a basis for a range of regional and local strategic planning including:

- to assist regional planning and provide direction for strategic infrastructure coordination;
- to inform the preparation and/or review of local planning strategies, schemes and structure plans; and
- for more detailed land supply analysis, including further investigation into the infrastructure requirements to service potential development of the future land supply.

Given the dynamic nature of planning and development, it is intended that this paper will be

local planning instruments as relevant.

Notwithstanding this, the information contained in this document has been prepared for guidance purposes only.

The Department of Planning (DoP) has prepared mapping that captures the spatial extents of current and future land use in applicable settlements.

Within the Shire of Leonora, this includes:

- Leonora (); and
- Leinster ().

Further context on how this mapping has been developed is provided below.

For the purpose of this study, the mapping categorises current and future land uses into broad land-use types. It effectively rationalises and consolidates existing zones and reserves in local planning schemes with intended future land

including local planning strategies and structure plans.

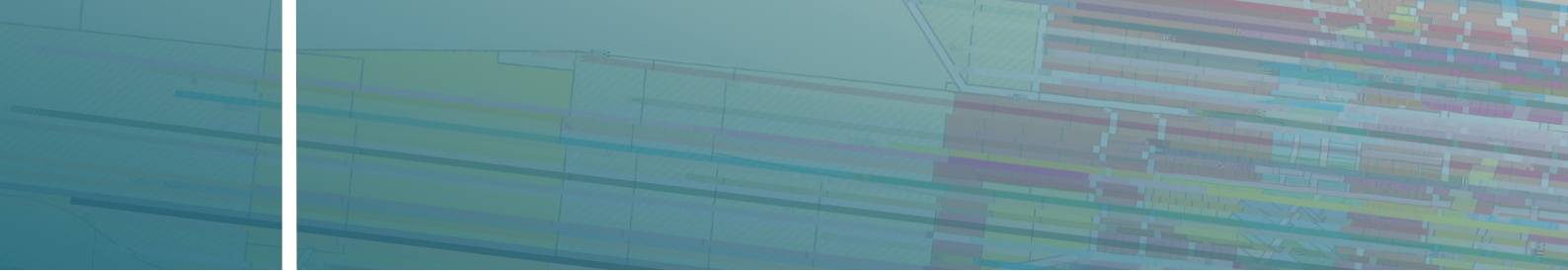
general consideration of:

- current zonings and reservations within applicable local planning schemes; and
- other strategic planning documents including local planning strategies, structure plans, layout plans and/or growth plans where relevant.

With respect to this, the extent of current land uses

and reserves in current local planning schemes;

different (typically more intensive) land use than













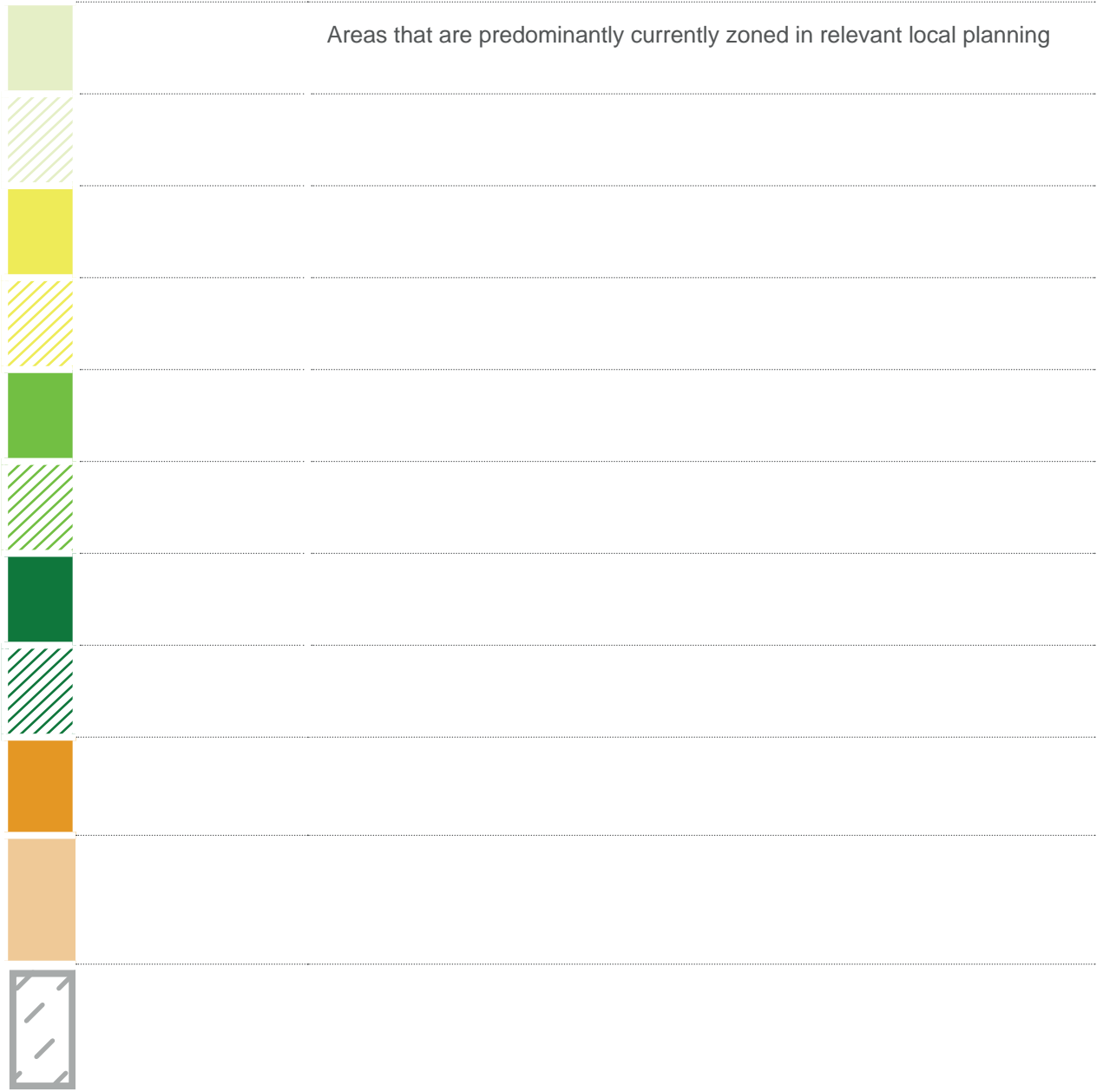
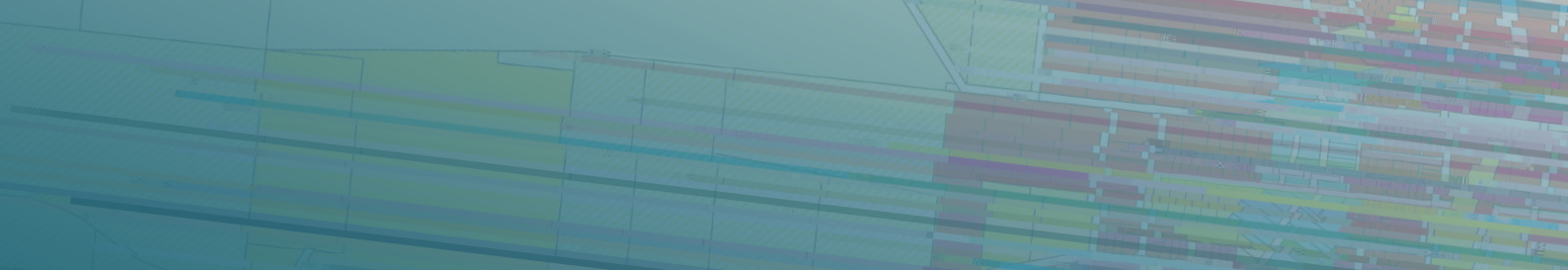
Planning instruments that have informed the preparation of the settlement land-use mapping within the Shire of Leonora include the:

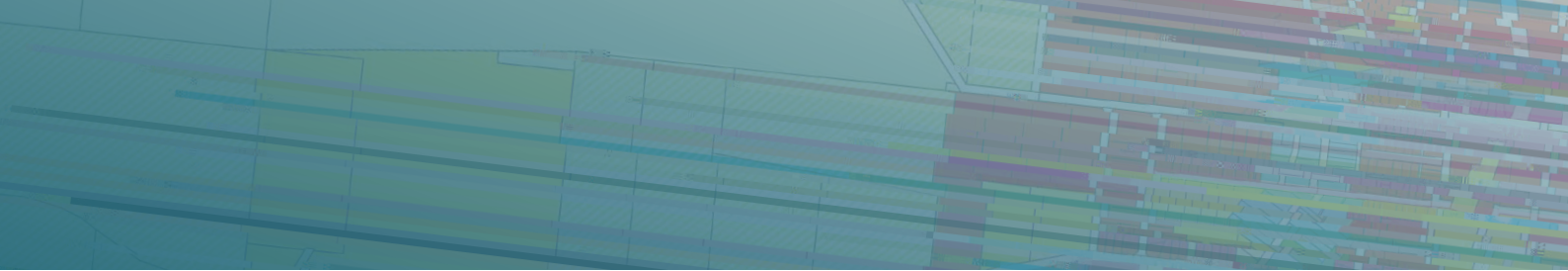
- Shire of Leonora Town Planning Scheme No. 1.

With no applicable planning instruments available to inform its preparation, the Leinster settlement land-use map was developed through examination of aerial photography.

As a general guide, a broad description of what each land-use category considers is provided below:

	Areas that are predominantly currently zoned in relevant local planning schemes for residential land uses
	
	
	
	
	
	
	
	
	





To gain a general understanding of the potential capacity of currently zoned and potential future-zoned land within each settlement, a broad assessment has been undertaken of the for and purposes. Generally, the assessment involved a visual interpretation of aerial photography and cadastral information.

This assessment has been undertaken for those settlements where the applicable land uses occur within the map extents.

Applicable areas within the map extents have been assessed and considered as being 'developed' or 'capable of substantial further development' as described below.

Developed: 'developed' land is broadly considered as land where development exists or where the necessary infrastructure and services to accommodate development exist. Subdivision is generally consistent with its zoning, however existing urban areas that could potentially accommodate increases in

be 'developed.'

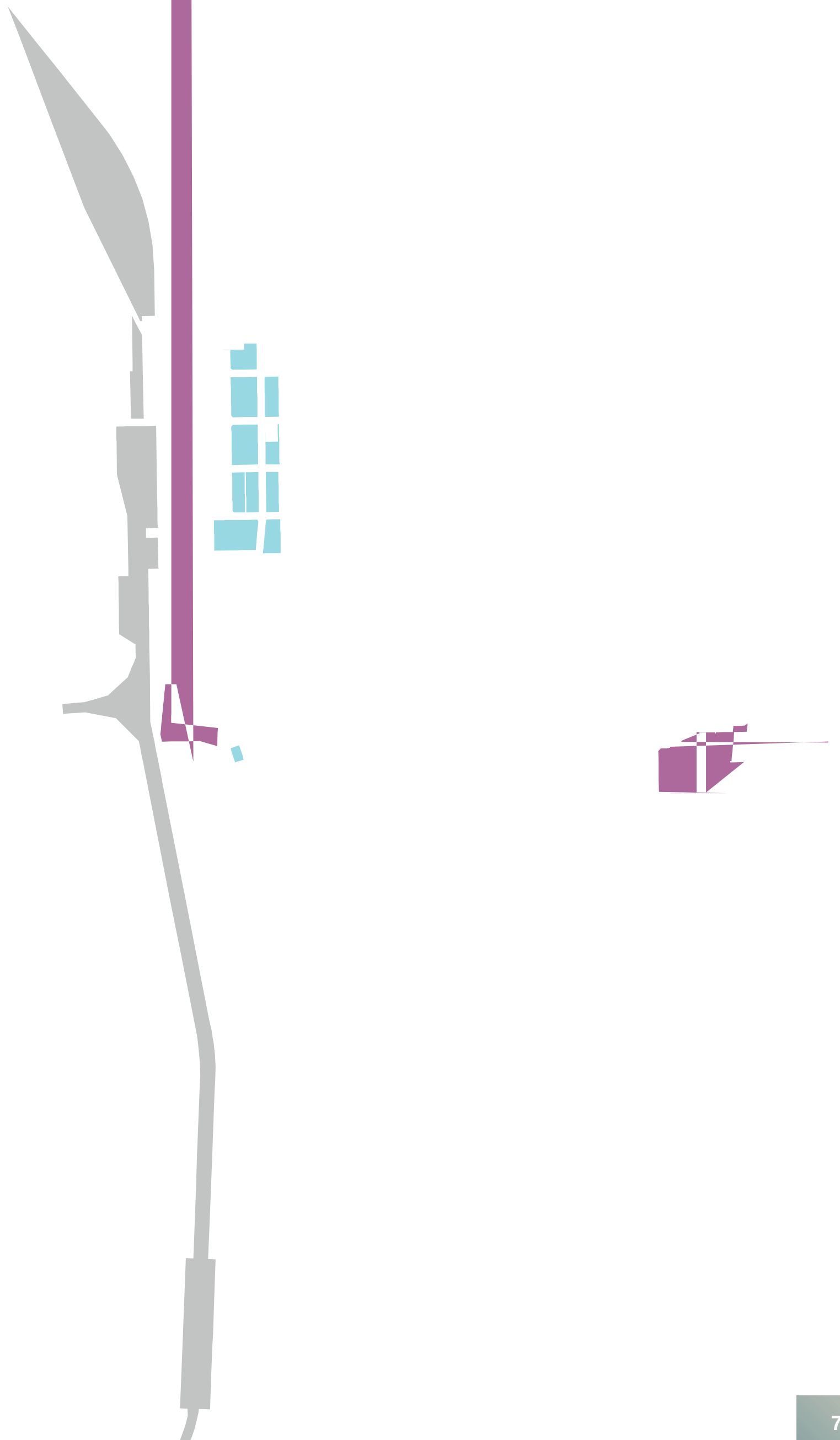
Capable of substantial further development: Land 'capable of substantial further development' consists of undeveloped

to exist. In some instances however, land may have conditional subdivision approval or be part of a broader structure planning process

to note that the development of areas that are currently considered to be capable of substantial further development may be subject to a number of constraints; including scheme amendments, structure planning, infrastructure provision, environmental and heritage issues.

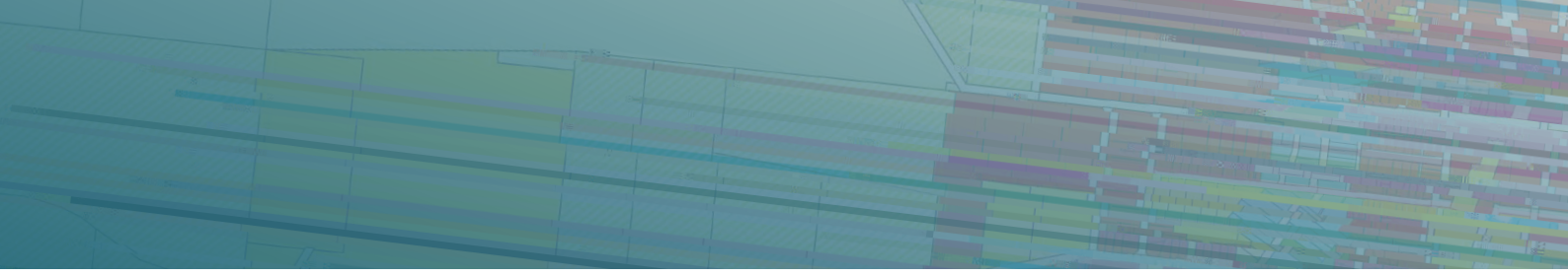
summarises the development status of each applicable land-use category for all relevant the entire local government area. It consolidates all data from , which summarise the development status of each applicable land-use category as it relates to the individual settlements.

Central Regions Land Capacity Analysis



Map 2: Leinster land use map





[Redacted Title]			
[Redacted]	[Redacted]	[Redacted]	[Redacted]

[Redacted]

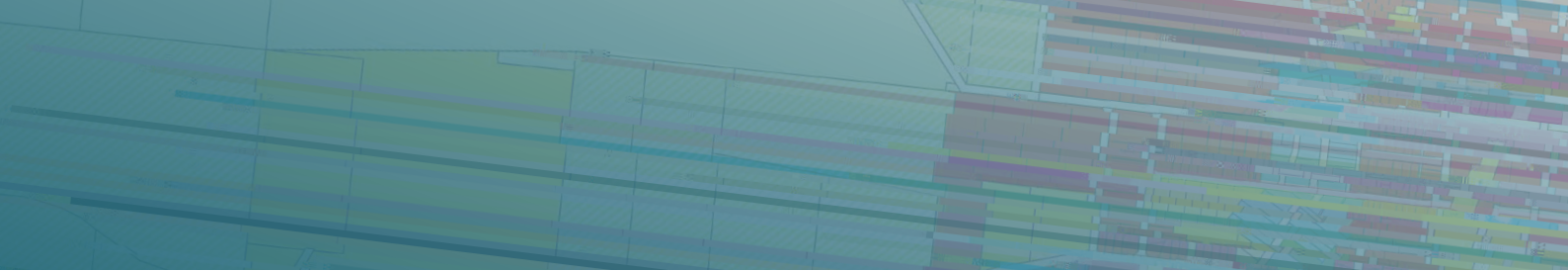
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Table 2: Leonora - development status of land

Residential	58	35	23
Future residential	0	0	0
Rural residential	0	0	0
Future rural residential	0	0	0
Rural smallholdings	0	0	0
Future rural smallholdings	0	0	0
Commercial	11	11	0
Future commercial	0	0	0
Industrial	27	15	12
Future industrial	0	0	0



The assessment of the development status of current and future land uses enables a broad-level capacity analysis of the residential development potential of land within the Shire of Leonora. The Department of Planning has prepared such an analysis that:

- estimates the potential additional population yield of current and future residential, rural residential and rural smallholdings lands for each relevant settlement; and
- considers possible implications with regard to the local government area's residential land situation in the context of the *Western Australia Tomorrow 2026* population forecasts.

With respect to this, the tables in section 3.1 summarise the estimated additional capacity of each applicable land-use category for relevant settlements within the Shire of Leonora. Further analysis is presented in section 3.2 that relates this information to the *Western Australia Tomorrow 2026* population forecasts.

In interpreting the outputs of the analysis, it is important to note that additional capacity is assumed to be accommodated exclusively in areas that are currently considered as being capable of substantial further development. This means that the estimates generally do not account for

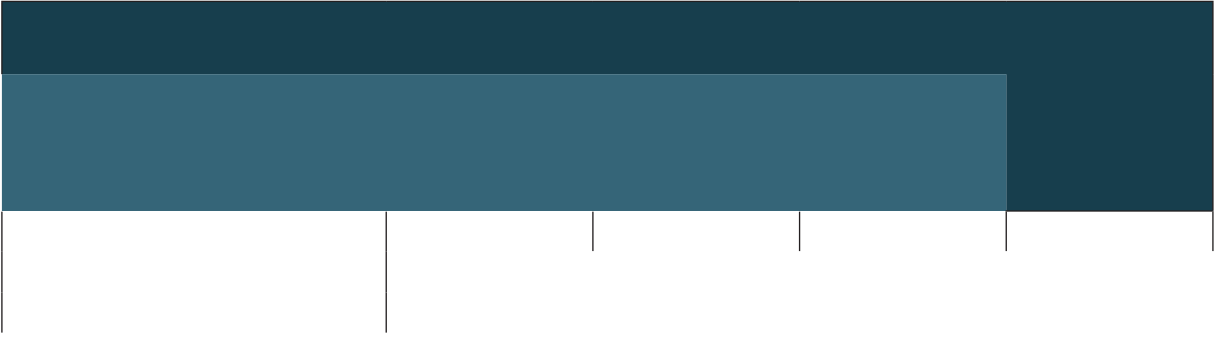
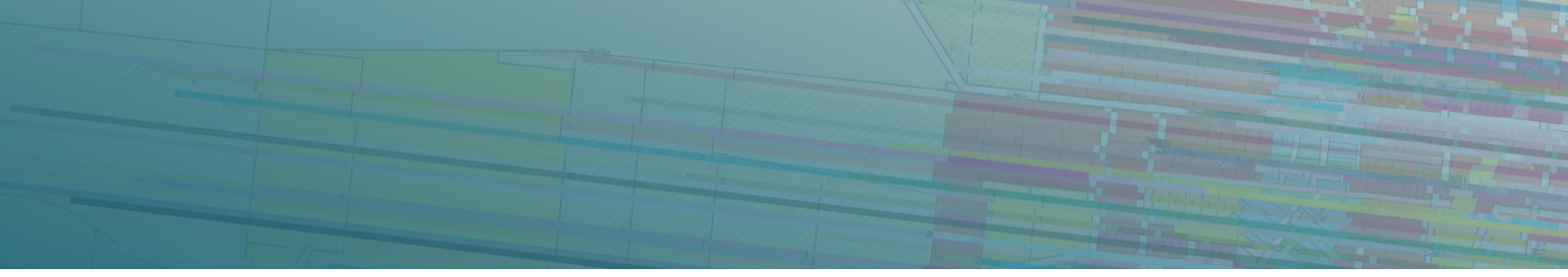
or redevelopment of existing developed areas, and from this perspective are considered broad in nature and is likely to underestimate the potential overall capacity.

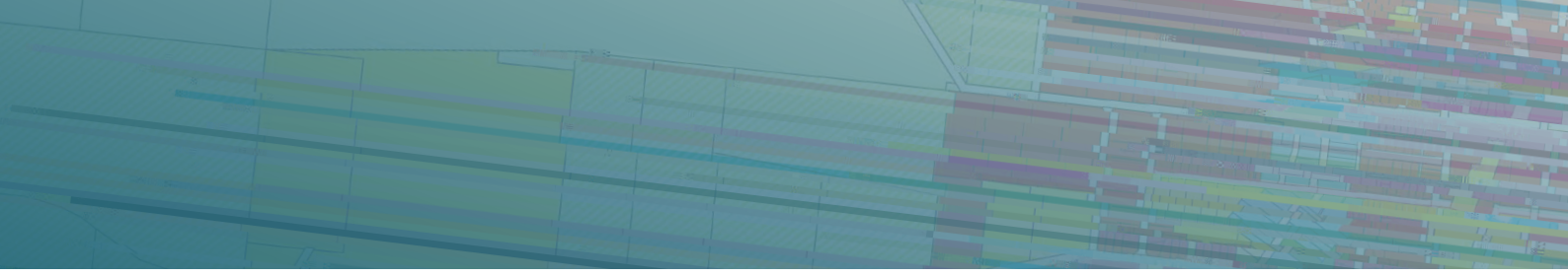
A capacity analysis for commercial and industrial lands necessarily requires assumptions to be made on employment density. There are currently limitations in the available data required in order to make reasonable assumptions in this regard. In particular, relatively small statistical sample sizes – something that is prevalent in regional areas – compromise the reliability of using the available

data for such an application. It is considered that further investigation is required to ascertain representative rates of employment density for commercial and industrial lands in regional areas, and accordingly a capacity analysis of commercial and industrial lands is not included in this paper at this stage.

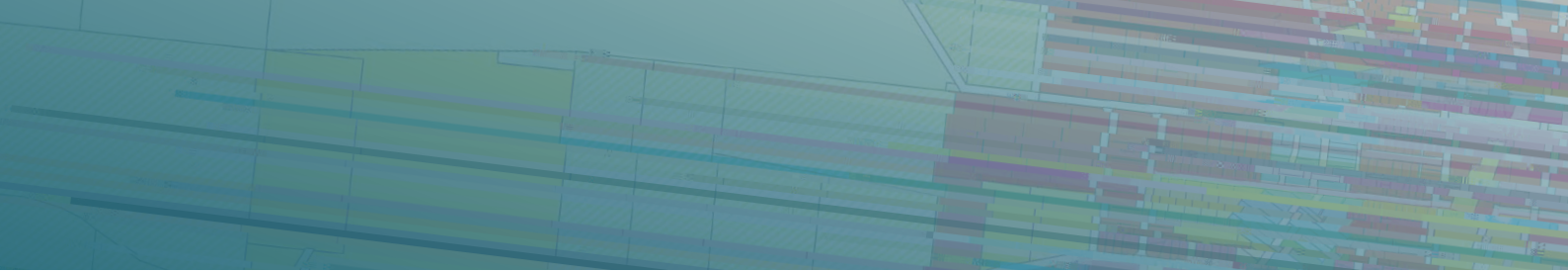
Table 4: Shire of Leonora - estimated capacity of residential, rural residential and rural smallholdings lands deemed capable of substantial further development in relevant settlements

Residential	23	R10	150	390
		R20	299	777
		R30	449	1,167
Future residential	0	R10	0	0
		R20	0	0
		R30	0	0
Rural residential	0	1 ha	0	0
		2 ha	0	0
		4 ha	0	0
Future rural residential	0	1 ha	0	0
		2 ha	0	0
		4 ha	0	0
Rural smallholdings	0	8 ha	0	0
		20 ha	0	0
		40 ha	0	0
Future rural smallholdings	0	8 ha	0	0
		20 ha	0	0
		40 ha	0	0





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Western Australia

Tomorrow

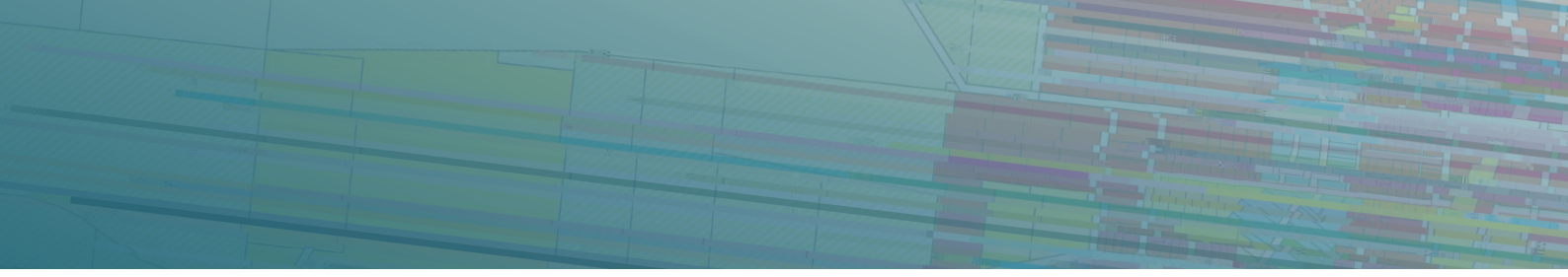
Western Australia Tomorrow (Western Australian Planning Commission, 2015) contains population forecasts produced by the State Demographer and

forecast.0



Table 8: Shire of Leonora - Western Australia Tomorrow 2026 population forecasts (WAPC, 2015)

		-130
		-10
		90
		180
		330



Based on the current extents of zoned residential purposes, this analysis suggests that there is a further development to cater for the population growth anticipated in the *Western Australia Tomorrow 2026* population forecasts for the Shire of Leonora.