



7.0 THEME 2: PARKES TOWNSHIP

7.1 Parkes Township Land Use Planning Framework - overview

The Parkes Township Land Use Planning Framework addresses the following six key planning issues:

- Future Residential Land
- Business and Commercial development
- Industrial development
- Open Space and Recreation
- Transport
- Infrastructure and Services

7.2 Residential Land Needs

The Parkes Township will continue to provide for the long-term residential growth within the Shire. Council and the community have identified that attractive vacant residential land is limited within the town. However, it should be noted that land sufficient for approximately 120 lots of residential land has now been rezoned for residential purposes off Danilenko Street on the eastern outskirts of the Parkes Township. This has been linked to some of the problems associated with limited growth within the town. Another factor has been the availability of low cost, attractive rural residential allotments. There are a number of opportunities for the development of quality residential precincts in the town and these are identified in the Strategy.

Previous analysis undertaken by Ratio Consultants during 2008/2009 indicates that Parkes' long term residential needs (up to 2031) will be around 121 hectares (this is in addition to the stock of existing vacant residential land). The Strategy identifies that these future needs can be provided in the preferred residential growth areas to the east and north east of the town. One important factor influencing the location for these new residential areas is the location of the buffer zones to the Parkes Radio Telescope. In responding to these buffer requirements the hilled area to the east of the town, have been nominated as being retained as open space.

7.2.1 Existing Residential Areas

The southern and western areas of Parkes Township are disadvantaged in terms of their location and lack of amenity. This has resulted in a general perception that these areas are less desirable places to live. This has to a degree affected residential land uptake. There are substantial areas of vacant residential land in these southern and western areas however there has been little demand for land. It is unlikely that this land will be developed without attention by Council to improve the environment in these areas.

The perception of the poor amenity in these southern and western areas is the result of a number of factors, including:

- Proximity of these areas to unattractive existing industrial premises. This is highlighted through the problem of "scattering" of these types of existing uses amongst residential areas
- Generally flat landform and does not benefit from views that are experienced in the northern and eastern areas of the Township
- Major roads, railways and railway yards impact on residential amenity and these facilities 'disconnect' the residential areas from the CBD as well as facilities located in the north and east

7.2.2 Consistency with General Strategy Principles

The proposed new residential areas recommended by the Strategy are consistent with the General Strategy Principles for meeting future residential development demands.

7.2.3 Objectives for Residential Land

The following planning objectives are established for Residential Lands:

- Parkes Township will be the focus for residential development within the Shire, with attractive, affordable, well located, market-responsive land offering a desirable alternative to settlement outside rural areas
- Residential land will occur within defined limits to ensure that forecast land requirements can be provided in proximity to existing and future services resulting in greater cost-effectiveness of infrastructure provision
- Future residential development will respond to natural and cultural values and will not compromise the operation of key infrastructure such as the Parkes Radio Telescope
- A variety of lot sizes and housing choices will be accommodated, to meet the needs of a range of households, including aged and lower income persons and families
- Development of new residential areas is to high levels of accessibility to urban services, including high quality open spaces, pedestrian and cycle links
- Improve the residential amenity in the less developed parts of the town, through improvements to open space, better connectivity and relocation of existing industrial uses
- Multi unit housing is to be located to have the highest level of accessibility to urban services and that include high quality open spaces, pedestrian and cycle links.

7.2.4 Recommendations for Residential Land

The key recommendations under the Parkes Township Land Use Planning Framework for residential land are:

- Undertake staged rezoning of the proposed new residential precincts
- Rezone areas of the Township that contain an inappropriate mix of residential and industrial uses to an appropriate zone to allow for the continuation of existing uses however recognising the strategic intention to phase out the use of the land for business and industrial uses and to relocate these to the industrial estate
- Investigate the potential for beautification works in the western and southern areas of the Township with the potential for landscaping works and gateway treatments to improve the appearance of the approaches to these existing residential areas
- Ensure siting and design guidelines or master planning principles for the area are incorporated into a Development Control Plan. The master plan is to be prepared for the site prior to the granting of development consent. The Master Plan will need to address the following general design criteria:
 - a. Main roads links should be provided that are consistent with the road hierarchy to achieve a high level of accessibility for all modes of transport including pedestrians and cyclists.
 - b. Main road links should also facilitate direction-finding

- c. Roads should be designed that follow the natural contours of the land, and minimise the need for earthworks
- d. Avoid the use of cul-de-sac and courts, aiming to maximise the degree of inter-connectivity between streets and neighbourhoods
- e. Provide for open space that achieves the objectives of the Strategy, including protection of key natural and cultural features
- f. Provide useable recreation space and practical pedestrian and bicycle links with key destinations within the urban network
- g. Provide for a variety of lot sizes, and maintain smaller lots in areas that are within walking distance of local shops or community facilities
- h. Provide a landscaping detail to demonstrate an understanding of local climatic conditions, the need for shade and shelter within streets and open spaces, to assist stormwater treatment and amenity

The relevant spatial actions for residential development are identified in **Figure 4.**

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Figure 4: Mapping of key spatial actions for residential development in Parkes Township



