

TOWN PLANNING

Town planning coordinates land use and development by balancing economic, social and environment issues. Planning policies, schemes and other statutory processes guide decisions that shape and focus on quality of life for the community.

The Quairading Local Planning Strategy, the Quairading Town Planning Scheme No. 2 and the Residential Design Codes are the main documents that guide development in the Shire.

Development approval is generally required prior to the use of land or construction of a building. In most cases a change of use also requires planning approval. Permits are also required for construction and/or demolition works.

The Planning framework is governed by the *Planning and Development Act 2005* and *Planning and Development (Local Planning Schemes) Regulations 2015*, together with State Planning Policies. The Western Australian Planning Commission is the main regulatory authority for town planning who approve scheme amendments, structure plans and subdivisions.

Before commencing any development on land within the Shire, landowners and applicants are recommended to contact the Shire's Planner on 9645 2400 to discuss their proposal who will be happy to assist landowners to determine whether formal applications are required and how they can guide the applicant through the process.

[Quairading Town Planning Scheme No. 2](#)

The Planning framework is governed by the Quairading Townsite Expansion Strategy while the local planning legislation is contained in the Shire of Quairading's Town Planning Scheme No. 2.

The Townsite Expansion Strategy was first adopted in 2008 and is the primary strategic planning tool for the townsite that sets out long term directions for land use and development in the Shire.

The Town Planning Scheme No. 2 was first adopted in 1993 and is the primary land use development tool that divides the Shire into zones to identify areas for particular uses and identifies land reserved for public purposes. Most importantly, the Scheme controls the types of uses and development allowed in different zones. There are particular controls included for heritage and special control areas.

The Scheme is due for review in 2017 in accordance with the provisions of the *Planning and Development (Local Planning Schemes) Regulations 2015*.

Planning and Development (Local Planning Schemes) Regulations 2015

The *Planning and Development (Local Planning Schemes) Regulations 2015* (the Regulations) were gazetted on 25 August and took effect on 19 October 2015, replacing the *Town Planning Regulations 1967*.

The Regulations are a major part of Western Australia's planning reform agenda, affecting arrangements for local planning strategies, schemes and amendments. In addition to a new Model Scheme Text, the Regulations introduced a set of deemed provisions that now form part of every local planning scheme in the State.

The Shire of Quairading is in the process of amendment their local planning scheme to reflect the changes resulting from the introduction of the Regulations.

Residential Design Codes

The R-Codes are a State Planning Policy (No. 3.1) and provide a comprehensive basis for the control of residential development, including subdivision, throughout Western Australia.

All land zoned Residential have an R-Code allocated that determines the maximum density of development and are generally shown on the Scheme Map. The density code numbers approximately relate to the maximum number of dwelling units permitted on 1 hectare of land (e.g. R5, R15, R20, R40).

The R-Codes have been prepared to provide, via the deemed-to-comply provisions, a straightforward pathway to approval. Where a proposal does not achieve the deemed-to-comply provisions and therefore seeks to apply one or more design principles, the applicant will be required to demonstrate how the proposal meets the objectives of the applicable design principle(s). These types of proposals may also be subject to community consultation.

Subdivision

The Western Australian Planning Commission is responsible for determining applications for freehold and survey strata subdivisions under the *Planning and Development Act 2005* and *Strata Titles Act 1985*.

The Shire's role in subdivision is one of a referral agency, together with agencies such as Western Power, Water Corporation, Main Roads and Telstra. The Shire also has a role in clearing conditions of approval when a subdivision is being finalised

The minimum lot sizes in the R-Codes will determine the subdivision potential of land zoned Residential. The Quairading Local Planning Scheme No. 3 specifies minimum lot sizes for all other zoned land.

Generally subdivision of agricultural land is not supported unless it meets the criteria in the Scheme and relevant state planning and development control policies.

Information regarding subdivision, application forms and fees can be found on the Commission's website at www.planning.wa.gov.au.

Bushfire Regulations

The State Government has recently introduced new requirements for people intending to develop and/or build in bushfire prone areas, including the need to assess a property's bushfire risk and take additional construction measures to limit the impact of bushfires.

The reforms in bushfire legislation provide important information on the land use planning requirements if you are planning to develop in a designated bushfire prone area within Western Australia. Designated areas are identified on the map of bush fire prone areas, which is available on the Department of Fire and Emergency Service's (DFES) website at <http://www.dfes.wa.gov.au/regulationandcompliance/bushfireproneareas/Pages/default.aspx>.

Policies & Local Laws

The Shire of Quairading has adopted local policies and local laws to provide additional guidance on the following issues: (LINK TO POLICY DOCUMENTS)

- Brick Buildings By-Laws
- Extractive Industries Local Laws
- Outbuildings
- Sea Containers
- Subdivision – Internal Roads
- Tree Farms

Forms

- Development Application Form (LINK TO NEW FORM)
- Extractive Industries License Application Form (LINK TO FORM)

Links

Quairading Town Planning Scheme No. 2 - <http://www.planning.wa.gov.au/7804.asp?q=q>

Western Australian Planning Commission – www.planning.wa.gov.au

Planning & Development Act 2005 -

http://www.slp.wa.gov.au/legislation/statutes.nsf/main_mrtitle_722_homepage.html

Planning & Development (Local Planning Schemes) Regulations 2015 -

<http://www.planning.wa.gov.au/publications/7295.asp>.

Residential Design Codes - <http://www.planning.wa.gov.au/Residential-design-codes.asp>

Subdivision Information - <http://www.planning.wa.gov.au/Subdivision-and-planning-applications.asp>

Bushfire Reforms - <http://www.planning.wa.gov.au/7958.asp>.

Development Control Policy No. 3.4 – Subdivision of Rural Land -

http://www.planning.wa.gov.au/dop_pub_pdf/DC_Policy_3-4_Subdivision_of_Rural_Land_2012.pdf

Landgate Mapping - <http://www0.landgate.wa.gov.au/maps-and-imagery/interactive-maps/map-viewer>

Contacts

The Shire of Quairading employs a Contract Planner, Jacky Jurmann, who can be contacted by telephone on 9645 2400 or by email at shire@quairading.wa.gov.au and is available for appointments in the office every second Tuesday.