

REVIEW OF SHIRE OF QUAIRADING

LOCAL PLANNING SCHEME NO. 2

Background

Quairading is located in the central Wheatbelt of Western Australia, 167km east of Perth on the York-Quairading Road and is a farming community with a population of approximately 1,200 covering an area of 2,040km², producing cereal and grain crops, forestry, wool, sheep and cattle supported by rural service industries.

The Shire has a population of 1,019 (2016 ABS) people of these 49.4% were male and 50.6% were female. Aboriginal and Torres Strait Islander people made up 8.1% of the population. The median age of people in Quairading (S) (Local Government Areas) was 52 years. Children aged 0 - 14 years made up 16.6% of the population and significantly people aged 65 years and over made up 25% of the population.

The town of Quairading is the administrative centre of the Shire, and is located approximately 170km east of Perth on the York-Merredin Road. Included in the Shire of Quairading are the localities of Quairading, Pantapin, Yoting, Badjaling, South Caroling, Wamenusking, Dangin, Balkuling and Doodennanning.

The Shire of Quairading was first recognised as an agricultural area in the early 1860's and developed as a rural centre for the wheat and sheep industry, which continues to be the dominant industry employing 33% of the population. Other major industries include School Education (9.7%), Local Government Administration (4.4%), Specialised Industrial Machinery and Equipment Wholesaling (3.9%) and Hospitals (3.7%).

Scheme details

The Shire of Quairading Town Planning Scheme No. 2 was originally gazetted on 31 August 1993 and was the subject of a significant omnibus amendment as a result of an informal review in 2003. The Scheme has not been formally reviewed since its gazettal and consequently is inconsistent with the current and previous versions of Model Scheme Text.

The Quairading Townsite Expansion Strategy was adopted in June 2008 as an interim measure to provide strategic direction for the growth of the Quairading townsite until such time a local planning strategy is prepared.

The Shires of Quairading, Cunderdin and Tammin have agreed on a collaborative approach to prepare a Regional Local Planning Strategy acknowledging the common issues facing the rural areas. It is envisaged that each major townsite will have its own section that will build on the Quairading's existing Townsite Expansion Strategy.

Strategic Context

Scheme Amendments

There have been 8 amendments to the Shire of Quairading Town Planning Scheme No. 2 since its gazettal in 1993, which are summarised in the following table.

Amendment No.	Amendment Summary	Gazettal Date
1	Adding portion of Crown Reserve 21459 and 13002 to Schedule 2.	22/11/96
2	Adding clause 4.14 – Appearance of buildings to scheme text.	8/4/97
3	Omnibus amendment – updating and reformatting of scheme text.	14/2/03
4	Deletion of clause 4.3 and amendment of clause 7.4.2.	23/1/09
5	Addition of Special Use Zone 2 and amendment to Rural Residential Zone 1.	17/3/09
6	Insert Rural Residential Zone 3.	20/8/10
7	Insert new Agricultural Industrial zone and provisions.	19/2/13
8	Delete land use definitions agroforestry and plantation and insert tree farm, and associated development controls.	24/3/16

Local Planning Strategy Amendments

The Shire of Quairading Townsite Expansion Strategy (TES) was adopted in June 2008 as an interim measure until such time a full Local Planning Strategy was development, which has not occurred to date. The TES has not been amended since its adoption.

Population Change

In the 2016 Census, there were 1,019 people in Quairading (S) (Local Government Areas). Of these 49.4% were male and 50.6% were female. Aboriginal and/or Torres Strait Islander people made up 8.1% of the population.

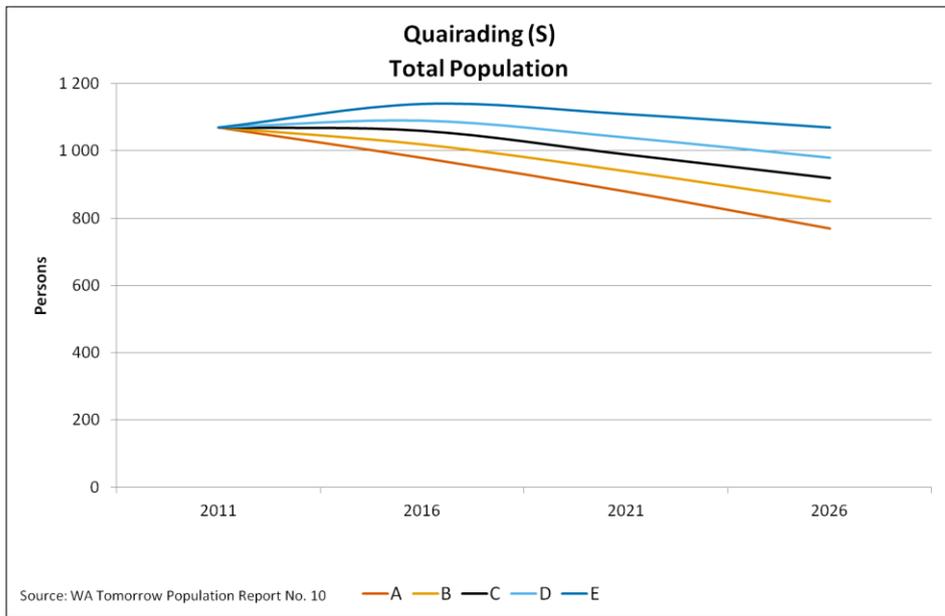
From 2011 to 2016 the population decreased by 24 persons (or -2.3%,) and is 2 persons less than the population in 2011, following the predicted population patterns.

Source: <https://www.citypopulation.de/php/australia-census-admin.php?adm2id=57350>

Population						
The population development of Quairading.						
Name	Status	Population Census 1996-06-30	Population Census 2001-08-07	Population Census 2006-08-08	Population Census 2011-08-09	Population Census 2016-08-09
Quairading	Shire	1,190	1,076	1,021	1,043	1,019
Area: 2,016.93 km ² – Density: 0.5 inh./km ² [2016] – Change: -0.46%/year [2011 → 2016]						

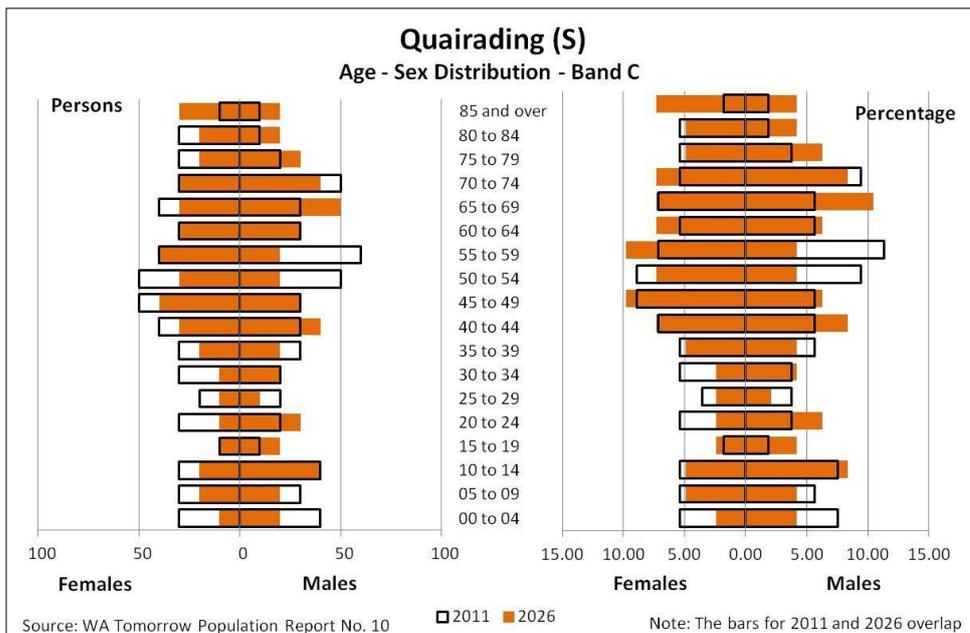
The Department of Planning's WA Tomorrow Population Projections predict a negative growth rate in all scenarios with the exception of E by 2026, which predicts a neutral growth rate. It is estimated, using the median growth rate scenario of B that Quairading will have a population of 920 persons by 2026, which is a negative growth rate of 1.00%.

The following graph shows the predicted total population from the WA Tomorrow Series for Quairading in all bands.



In 2016, children aged 0 - 14 years made up 16.6% of the population and significantly from a strategic planning viewpoint, people aged 65 years and over made up 25.0% of the population.

The median age of people was 52 years when compared to 45 years in 2011. The population is predicted to continue to age and by the year 2026 it is predicted the average age will be between 65 and 69 years as shown in the following graph.



Economy in the local government area

The Avon Sub-Regional Economic Strategy produced in 2013 identified broad hectare agriculture as being the Shire's primary economic contributor, accounting for 70% of businesses and some 189,393 ha of land (11% of the Avon's total area of agricultural land holdings). The economic importance of agriculture in the Shire is also underlined by an employment self-sufficiency rate of 90% in 2006 (the non-employed and small businesses).

Manufacturing, Transport and Logistics is a secondary industry in Quairading, accounting for 4.1% of local businesses. Quairading is seeking to attract manufacturing and fabrication industry that supports its agricultural base.

Between 2006 and 2011, construction and transport, postal and warehousing were the main growth industries in the Shire. In the same period, agriculture, forestry, retail trade and manufacturing were the declining industries.

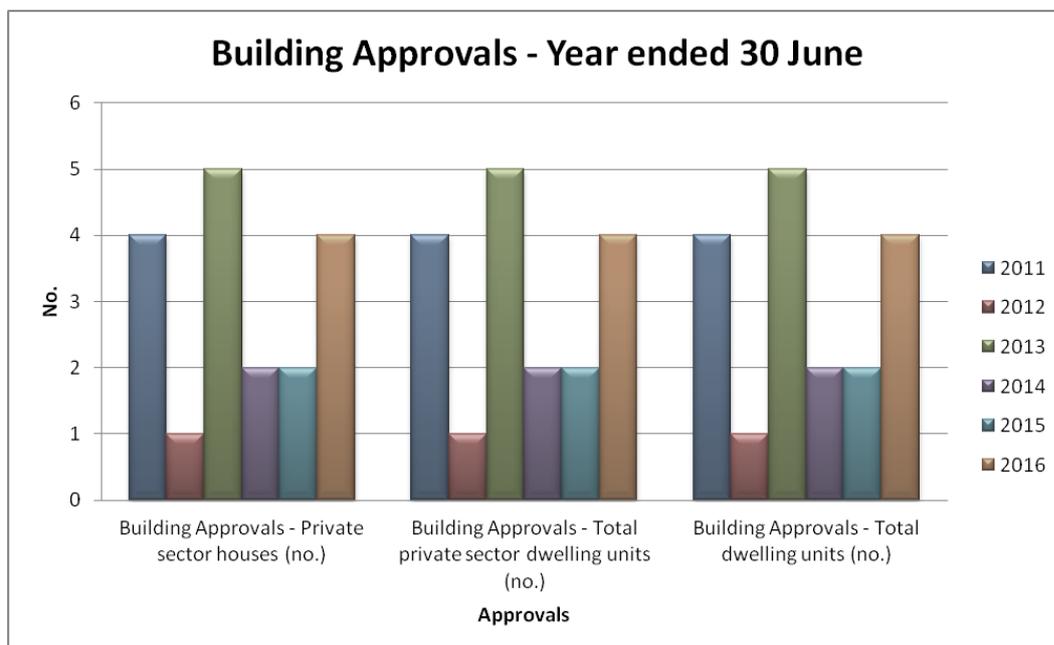
The Strategy identified agriculture, transport and industry, health and aged care as the industries with economic opportunity in the Shire in the future. This economic analysis was supported by the Shire's vision of attracting agriculture support industries and aged care developments.

It is important to ensure that the new Local Planning Scheme is sufficiently flexible to cater for new industries and development that will be beneficial to the Shire.

Development activity in the local government area

This section of the Report provides a snapshot of the development activity in the Shire over the past 5 years, including building and subdivision approvals, major developments, commercial activity and other notable development proposals.

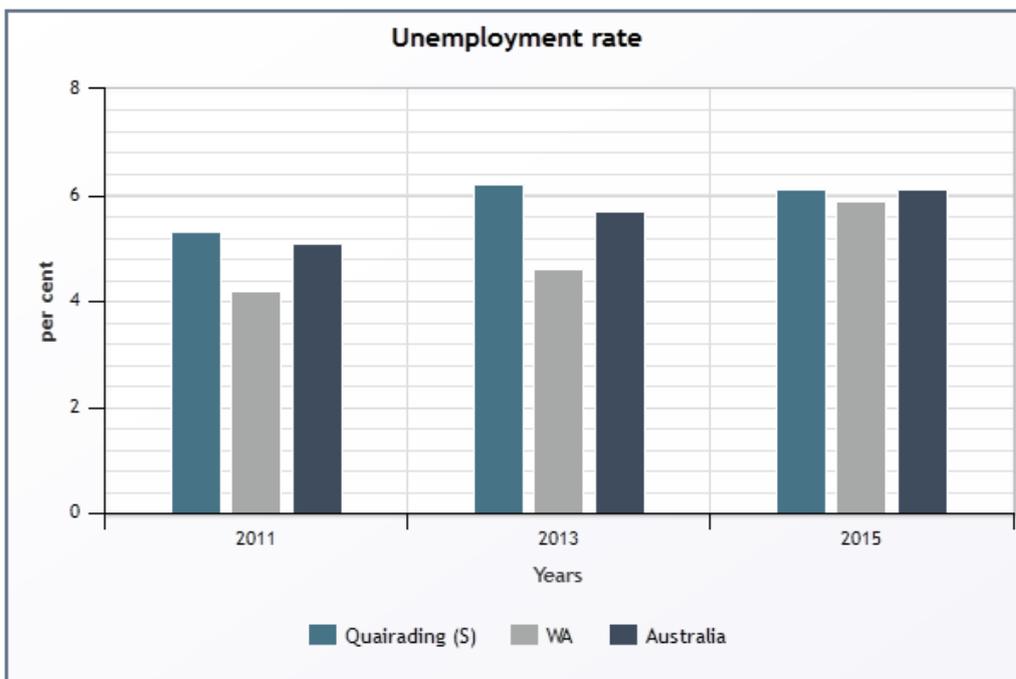
Building approval statistics obtained from the Australian Bureau of Statistics for the period between 2011 and 2016 indicate that building activity in the Shire has been variable from year to year but generally quite low averaging 2 to 3 new dwellings constructed annually.



The number of businesses in the Shire has remained relatively steady over the past few years following a noteworthy decline between 2011 and 2012. ABS Statistics for the 2011 to 2016 period indicate that the majority of businesses are non-employing (88) and small businesses employing between 1 and 4 persons (47).

The unemployment rate in the Shire has remained higher than the State and National average for the 2011 to 2015 period as indicated in the following graph (Department of Infrastructure and Development).

A number of major developments have been proposed over the past 5 years that have resulted in



amendments to TPS2 to either accommodate or better regulate the proposals. The most significant of these proposals was by agricultural implement manufacturer, Aus Plow, which could not be progressed at the scale originally proposed due to power constraints. Recently a number of tree farming proposals by Sandalwood WA have been approved, which necessitated review and introduction of TPS2 and local planning policies to improve the regulatory framework.

The number of proposals considered utilising the 'use not listed' provisions have been steadily increasing as a result of the deficiencies in the Zoning Table as a result of the age of TPS2, which is not considered good or proper planning practice.

Consultation

Consultation will be undertaken during the development of the new Regional Local Planning Strategy for the Shires of Cunderdin, Quairading and Tammin, and each of the new Local Planning Schemes.

Officer's comments

A review of the Quairading Town Planning Scheme No. 2 and the Quairading Townsite Expansion Strategy (TES) has been conducted and the following comments are offered:

- A number of amendments to TPS2 have been approved with 2 of these amendments being for the purposes of updating the scheme to current Model Scheme Text or similar;
- An attempt to amend TPS2 following the introduction of the deemed provisions proved too difficult due to the age of the document;
- The TES was developed as an interim document and has not been reviewed since its adoption;
- There is no Strategy for the Shire with the exception of the Quairading townsite;
- The use of 'use not listed' is not good and proper planning practice when used frequently to determine permissibility and appropriateness of development.
- A whole of Shire Local Planning Strategy and new Local Planning Scheme is required to guide and promote development in the Shire to achieve the aims and objectives of the Shire's Strategic Community Plan.

Recommendation

That Council, pursuant to Regulation 66(3) of the *Planning and Development (Local Planning Schemes) Regulations 2015* recommend to the Western Australian Planning Commission that the Shire of Quairading should prepare a new scheme and the current one repealed upon approval of the new scheme.