

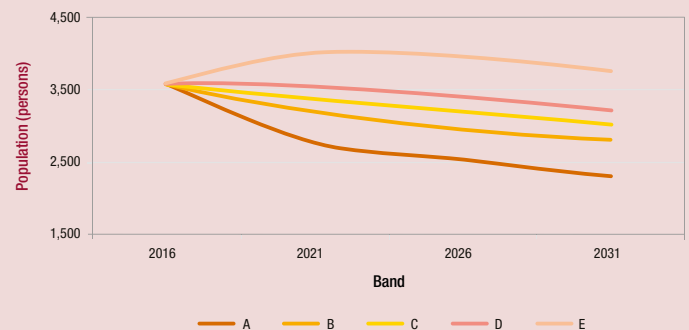
York Regional Land Supply Assessment

Prepared as part of the Western Australian Planning Commission's Urban Development Program, Regional Land Supply Assessment reports provide an assessment of the stocks of land available for residential, industrial and commercial purposes, and identify key land use planning and Infrastructure provision required to meet demand across selected regional centres

Population

- The Shire of York had an estimated resident population (ERP) of 3,591 at June 2018, accounting for 4.9 per cent of the Wheatbelt's ERP.
- The rate of population growth in the Shire (annual average growth rate of 0.8 per cent) has been higher than the rate for the Wheatbelt (0.3 per cent), but lower than the rate for Western Australia (1.8 per cent).
- The Shire accounted for 12 per cent of the Wheatbelt's total population growth over the 2008-2018 period.
- The WA Tomorrow population forecasts project a population of 3,205 in 2026 under the median (Band C) forecast.

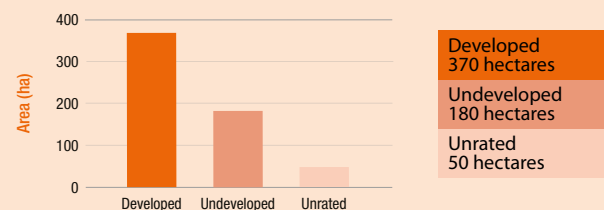
Forecast population growth – Shire of York



Residential land and housing

- The majority of residential growth is expected to occur in the locality of Daliak.
- The draft Shire of York Local Planning Strategy sets out a plan to concentrate future growth in and around the York townsite, with rural areas to be protected from urban encroachment.
- There are sufficient stocks of land identified to meet population growth into the long term. This supply has the capacity to support a population of approximately 7,500.

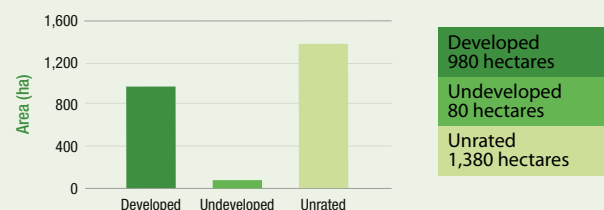
Stock of land zoned for residential purposes – Shire of York



Rural living

- There are approximately 2,440 hectares of land zoned for rural living purposes, of which 40 per cent is developed.
- Approximately 500 hectares of land in Mount Hardey has been identified as future 'Rural Residential' under the current Shire of York Local Planning Strategy and Shire's new draft Local Planning Strategy.
- Given the sufficient supply of rural living land, the draft Shire of York Local Planning Strategy does not propose the rezoning of rural areas for rural living purpose.

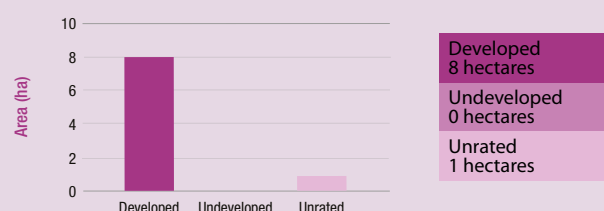
Stock of land zoned for rural living purposes – Shire of York



Industrial

- All of the Shire's stock of industrial land is located in the locality of York, covering approximately nine hectares with the majority of it developed (90 per cent).
- Limited land available for industrial development has led to pressure for non-rural uses on rural lands around the York townsite.
- The draft Shire of York Local Planning Strategy has identified three sites in the localities of York, Balladong and Cold Harbour as options for a new industrial area.

Stock of land zoned for industrial purposes – Shire of York



Commercial

- Commercial activity in the Shire is centred on the York town centre, which is largely developed.
- As at December 2018, land zoned for commercial purposes covered approximately 18 hectares, of which approximately 76 per cent was considered to be developed.
- The draft Shire of York Local Planning Strategy proposes a single 'Centre' zone to extend across the majority of the York town centre to promote land use flexibility across the town centre.

Stock of land zoned for commercial purposes – Shire of York

