

SHIRES OF CUNDERDIN, QUAIRADING & TAMMIN

Joint Local Planning Strategy



Endorsed by the
Western Australian Planning Commission

10TH May 2022

Disclaimer

This is a copy of the Local Planning Strategy at the date of endorsement produced from an electronic version of the Strategy held by the Department of Planning Lands & Heritage. Whilst all care has been taken to accurately portray the current Strategy provisions, no responsibility shall be taken for any omissions or errors in this documentation.

Consultation with the respective Local Government Authority should be made to view a current legal version of the Strategy.

Please advise the Department of Planning Lands & Heritage of any errors or omissions in this document.

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Shires of Cunderdin, Quairading & Tammin

Joint Local Planning Strategy

This Strategy forms the interface between Regional and local planning, and sets out the Strategy areas' long-term directions and objectives for future planning and development.



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Executive Summary

This Joint Local Planning Strategy (JLPS) prepared for the Shires of Cunderdin, Quairading and Tammin (Strategy area) provides the vision and framework for long-term planning and development in the Strategy area over the next 10-15 years.

The Strategy forms the interface between Regional and local planning, and sets out the Strategy area's long-term directions and objectives for future planning and development.

The JLPS comprises two parts:

Part 1 – Local Planning Strategy summarises the Strategy areas key planning and development issues, sets the vision and strategic direction for land use and development, and actions required to achieve the vision over the next 10-15 years for each major townsite and regionally for the rural areas.

The Strategy Maps illustrate key elements, strategies and actions for each townsite and rural areas depicting land use, special control areas and other key issues. Actions that are property related are identified on the Strategy Maps and timing is categorised as short (immediate to 3 years), medium (3 to 10 years) or long term (10+ years or more).

Figure 1 Priorities



Part 2 – Background Information and Analysis provides the background information, analysis and detail required to support the high level strategies and actions in Part 1. Background information is also shown on the Strategy Maps to support Part 2.

The key land use planning issues for the Strategy area addressed in the strategy are:

1. Growth & Settlement
2. Employment & Tourism
3. Infrastructure & Transport
4. Heritage
5. Agriculture & Rural Living
6. Extractive Industries – Mining & Basic Raw Materials

The JLPS will be used as a guide to assist the Shires and the Western Australian Planning Commission (WAPC) in planning decision making. The JLPS will provide the strategic basis and rationale for the land use and development controls in the new local planning schemes and following its gazettal, in regards to any proposed amendments, structure plans, subdivision applications and development proposals.

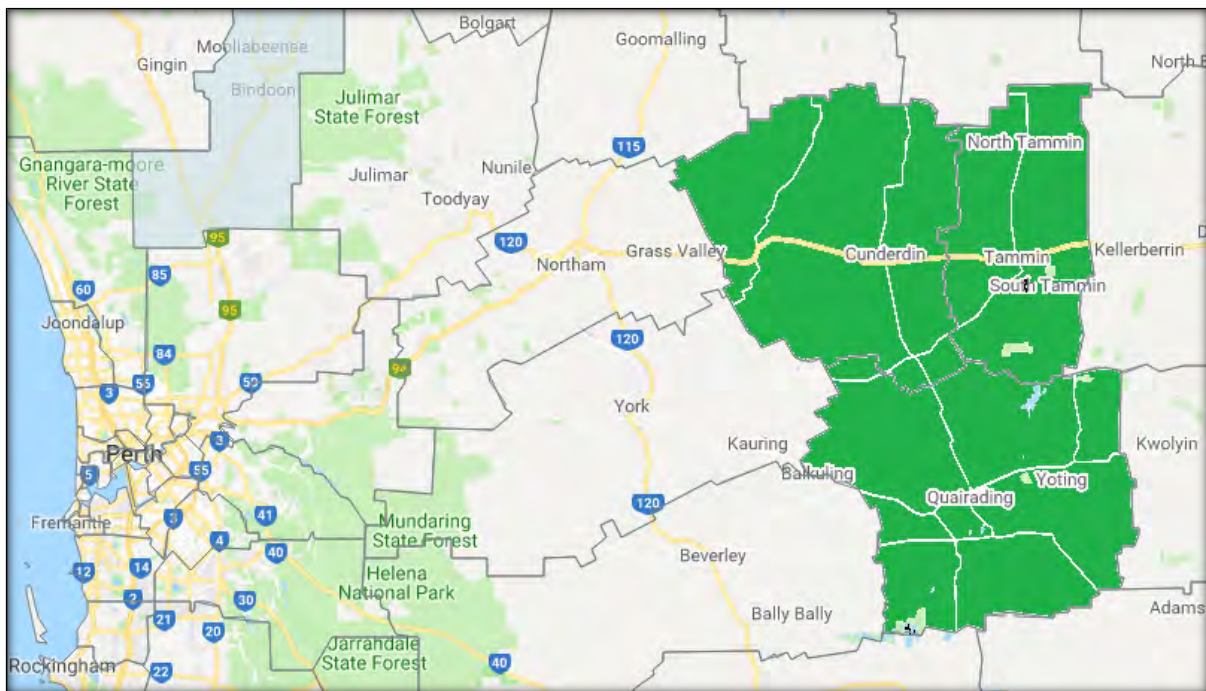
Part 1 - Joint Local Planning Strategy

1. Introduction

1.1 The Study Area

The JLPS applies to the whole of the Shires of Cunderdin, Quairading and Tammin, as depicted in Figure 2 Location Map.

Figure 2 Location Map



1.2 Statutory Context

Regulation 11 of the *Planning and Development (Local Planning Schemes) Regulations 2015* (Regulations) requires local governments to prepare a local planning strategy for each local planning scheme that is approved for land within the district.

The JLPS must under the Regulations —

- (a) set out the long-term planning directions for the local government; and
- (b) apply any State or regional planning policy that is relevant to the strategy; and
- (c) provide the rationale for any zoning or classification of land under the local planning scheme.

The Regulations permit a local planning strategy to be prepared concurrently with the local planning scheme to which it relates.

This Joint Local Planning Strategy 2021 prepared for the Shires of Cunderdin, Quairading and Tammin, once endorsed by the WAPC under clause 15 of the Regulations, will revoke any previous local planning

strategies, including the Cunderdin Local Planning Strategy dated 19 December 2006 and the Quairading Townsite Expansion Strategy dated June 2008.

1.3 Planning Principles

The guiding principles for this Local Planning Strategy are –

- To provide a strategic plan that will plan for the future of the Shire in a responsible sustainable manner and reflects the aspirations of the Shire and its community, accommodates future needs and creates opportunities to enhance local attributes.
- To provide a strategic plan that is consistent with state and regional planning policies, strategies, structure plans and strategic development initiatives.
- To provide a strategic plan that is clear, comprehensive, accessible, informative, logical and transparent that provides strategic planning direction for the next 10 to 15 years.
- To provide a strategic plan that is a leadership document, which will provide the basis for the preparation of a new local planning scheme for each participating Shire.

2. State and Regional Planning Context

2.1 State Planning Strategy

The State Planning Strategy establishes the following principles, which will guide the preparation and administration of the new local planning schemes –

- *Environment and resources:* to protect and enhance the key natural and cultural assets of the State and to deliver to all Western Australians a high quality of life which is based on sound environmentally sustainable principles.
- *Community:* to respond to social changes and facilitate the creation of vibrant, accessible, safe and self-reliant communities.
- *Economy:* to actively assist in the creation of regional wealth, support the development of new industries and encourage economic activity in accordance with sustainable development principles.
- *Infrastructure:* to facilitate strategic development by ensuring land use, transport and public utilities are mutually supportive.

Each principle is supported by a list of strategies and actions to achieve the desired outcomes. Many of these involve implementation by way of local government planning schemes, and have been utilised in the development of this Strategy and any future planning schemes.

2.2 Wheatbelt Regional Planning and Infrastructure Framework

The Wheatbelt Regional Planning and Infrastructure Framework (the Framework) is underpinned by a vision of “*The Wheatbelt will have a diverse social and economic base, be a leader in innovation and create new opportunities that confirm it as a key contributor to the State’s prosperity.*”

It is supported by the following objectives developed around the three principles of the Framework, which address the Strategic Goals of the State Planning Strategy for global competitiveness, strong and resilient regions, sustainable communities, infrastructure planning and conservation.

1. Liveable Communities

Effective infrastructure and service delivery that –

- responds to local knowledge and values;
- accommodates the Wheatbelt’s linkages to other regions;
- builds on the interconnectedness of settlements;
- assists and promote sustainable growth and cater for the needs of communities;
- recognises the current and changing demographics in the Strategy area; and
- seek to attract and retain a diverse population.

2. Vibrant Economy

A diversified and adaptive economy that –

- increases its contribution to the Western Australian economy;
- benefits from innovation in the primary production sector; and
- enables diversification through the establishment and growth of new and innovative industries.

3. Valued Natural Amenity

Environmental and landscape values that support the social, cultural and economic development of the Cunderdin, Quairading and Tammin localities, and are managed for current and future generations.

To achieve these objectives requires a responsive local planning framework. Accordingly, implementation shall be supported by local government strategic planning and local planning schemes, including the development of this Strategy and future planning schemes by each participating Shire.

2.3 State Planning Policy

There are a number of State planning policies (SPP) that have application at a local and regional level, and that will be taken into account in the preparation and application of the new schemes. A full list of these policies is included in State Planning Policy No. 1 – State Planning Framework, but the following are of particular relevance to the Strategy area –

- SPP 2.0 – Environment and Natural Resources Policy
- SPP 2.4 - Basic Raw Materials
- SPP 2.5 – Rural Planning
- SPP 2.9 – Water Resources
- SPP 3.0 – Urban Growth and Settlement
- SPP 3.4 – Natural Hazards and Disasters
- SPP 3.5 – Historic Heritage Conservation
- SPP 3.6 – Developer Contributions for Infrastructure
- SPP 3.7 – Planning in Bushfire Prone Areas

- SPP 4.1 – State Industrial Buffer Policy
- SPP 5.2 – Telecommunications Infrastructure
- SPP 5.4 – Road and Rail Noise
- SPP 7.3 – Residential Design Codes Volume 1

In addition to the above policies, the Commission has developed a number of operational policies, guidelines and planning bulletins, which are relevant to the development of this Strategy and any new local planning schemes.

3. Local Planning Context

3.1 Local Planning Strategies

Strategic land use planning in the Shires of Cunderdin, Quairading and Tammin will be guided by this Joint Local Planning Strategy and will supersede the following existing local planning strategies –

- Cunderdin Local Planning Strategy: Endorsed on 19 December 2006 by the WAPC, aimed to provide a framework for decision making; managing land use conflicts; guide development; and improve the amenity of the Shire’s main settlements.
- Quairading Townsite Expansion Strategy: Endorsed in June 2008 by the WAPC, aimed to provide a framework for the growth of the Quairading townsite.

3.2 Local Planning Schemes

The following Local Planning Schemes control statutory planning in each local government area –

- Cunderdin Local Planning Scheme No. 3 (LPS3): Gazetted on 14th May 2007;
- Quairading Town Planning Scheme No. 2 (TPS2): Gazetted on 31st August 1993; and
- Tammin Town Planning Scheme No. 1 (TPS1): Gazetted on 23rd February 2001.

Due to the age of the Schemes, it is proposed to develop new Schemes for each Shire. This Strategy provides the direction for the preparation of the new Schemes for each Shire to ensure that their provisions are contemporary and reflect changes to policy and social and economic circumstances.

3.3 Other Strategic Plans

A number of local and Regional strategic planning documents have been adopted by the Shires that have informed the preparation of this Strategy –

- Cunderdin, Quairading and Tammin Strategic Community Plans (2017) – primary strategy documents that guides community development.
- Cunderdin, Quairading and Tammin Heritage Strategies (2017) – providing direction on the management of heritage issues.
- Quairading Community Engagement Report (2017) – part of the major strategic plan review.
- Quairading Reconciliation Action Plan (2017) – plan to create an inclusive community.
- Wheatbelt Integrated Aged Care Plan (2014) – regional plan to manage an aging population.
- Cunderdin Airport Masterplan (2009) – provides a long-term vision for the airfield.

These documents are available on the Shires’ websites at www.cunderdin.wa.gov.au, www.quairading.wa.gov.au and www.tammin.wa.gov.au.

4 Vision & Objectives

4.1 Vision

The vision of this Strategy is a combination drawn from the Shires' Strategic Community Plans to represent the Cunderdin, Quairading and Tammin local communities –

To provide opportunities for everyone by promoting vibrant, safe and welcoming places, which bring people together, and support thriving businesses which attract visitors and new residents to the community.

4.2 Objectives

The objectives of this Strategy have been aligned with the goals of the Strategic Community Plans to reflect the economic, developmental, community and environmental aspirations of the Shires. The objectives of the Joint Local Planning Strategy are to –

1. Promote population growth having regard to the principles of ecologically sustainable development and provide for all sectors of the community.
2. Ensure sufficient supply of suitably zoned and serviced residential land in each of the Strategy area's main settlements to accommodate future housing growth, choice and variety in neighbourhoods.
3. Foster community identity and healthy lifestyles through high levels of visual amenity, quality community services, and improved safety and security.
4. To provide a variety and choice of high quality rural living opportunities in the Strategy area where it is economically, socially and environmentally viable.
5. To achieve sustainable use of agricultural land in the Strategy area whilst providing diverse and compatible development opportunities in agricultural areas to promote the local economy.
6. Development of a diversified range of commerce and industry in appropriate locations that provides significant employment opportunities and diversifies the local economy.
7. Develop the Strategy area's tourism potential to provide opportunity for local employment by supporting development which complements established land uses and protects and enhances the natural environment.
8. Protect, conserve and enhance the environmental values and natural resources of the Strategy area for the benefit of future generations while providing appropriate development opportunities to promote the local economy.
9. To ensure the long term protection and preservation of all buildings and places within the Strategy area identified by the local community as being of cultural and historical heritage significance.

5 Key Land Use Issues

The key land use and planning issues provide the background and context for the formulation of strategies that will guide land use change and development in the Shire over the next 10 to 15 years. The key issues are summarised below with a more comprehensive assessment being included in Part Two of this document.

5.1 Growth & Settlement

Population decline is a major issue of concern in the Strategy area as it has a significant bearing on economic and social wellbeing. Strategies that seek to promote population growth by encouraging the development of downstream processing of primary produce, diversified industries and tourism opportunities including farm stay accommodation and ecotourism are recommended.

The demographics of the population, in particular the continued decline in the proportion of persons aged 0 to 24 years over the last few decades and the increase in the number of aged persons has significant implications for future development within the Strategy area, such as the provision of a wide range of services and facilities.

This Strategy aims to address specific future development needs and requirements of the population including timely and economic provision of a suitable range of land, housing, services and facilities.

5.2 Employment & Tourism

Commerce and industry in the Strategy area has developed primarily to serve the agricultural sector and therefore, the profitability of businesses is closely related to the buoyancy of agricultural markets and the prosperity of the local farming community. It is desirable to reduce reliance on agriculture by encouraging the development of downstream processing of primary produce, diversified industries and tourism opportunities, including farm stay accommodation and ecotourism.

This Strategy aims to reinforce the role of town centres as the key commercial areas for each Shire supported by the light industry and service commercial areas.

Tourism is a growing sector of the State's economy. It is a relatively small sector in the Strategy area, however has significant growth potential that could provide opportunities for diversification of agricultural activities and provide additional sources of employment.

5.3 Infrastructure & Transport

A key component of the Strategy is to identify and address development and capacity constraints resulting from a lack of infrastructure. A key recommendation is to maximise the use of existing transport and service infrastructure in the main settlements through appropriate development to cater for residential diversity and the potential increase in population.

The Great Eastern Highway, Trans-Australian Railway and the Cunderdin Airfield are significant transport infrastructure assets to the Strategy area and will be key to economic growth. The expansion of the water, sewer and power assets in each of the main settlements would support economic and population growth in the Strategy area.

5.4 Heritage

The Strategy area's European history dates back to the 1840's and there are numerous buildings and places of cultural heritage value that have been identified as being significant to the State, Region and local community. Each Shire has adopted a Heritage Strategy that includes recommendations to improve the protection of heritage places.

The Strategy area is located in the traditional area of the Ballardong Noongar people. There are several Aboriginal sites of cultural value throughout the Region, some known though many unknown, that are protected by Federal and State legislation that requires further investigation to gain a full understanding and appreciation of their significance.

5.5 Agriculture & Rural Living

Agriculture remains the main economic driver in the Strategy area and is of significance to the Wheatbelt and State economies. Productive agricultural land in the Strategy area is a finite resource and must be conserved and managed for the long term whilst encouraging diversification in activities.

The Strategy area's agricultural productivity and economy, including associated industries, is being increasingly affected by decreasing rainfall trends and unpredictable weather patterns. This Strategy aims to encourage diversification of land uses on agricultural land.

It is important to acknowledge the increasing demand for smaller rural lifestyle lots in the Strategy area over the past 10 years. Subdivision for these purposes can result in land use conflict and have significant implications in terms of the provision of community services and infrastructure. This Strategy aims to manage subdivision of this type in appropriate locations having regard to its impact on productive agricultural land, land capability and servicing requirements.

5.6 Extractive Industries – Mining and Basic Raw Materials

Extractive industries are an important part of the Strategy area's economy. With changes in technology the extraction of mineral resources has the potential to become a significant industry in the Strategy area to complement agriculture. Mining proposals, such as the Meckering Kaolin mines could provide significant employment opportunities. An adequate supply of basic raw materials, such as sand, clay and gravel, is essential to provide for infrastructure and development opportunities, and cost-effective capital works and building programs.

6 Strategic Directions, Strategies & Actions

6.1 Cunderdin Townsite

6.1.1 Growth & Settlement

| Strategic Directions | Strategies | Actions | Priority |
|--|---|---|-------------|
| 1. Retaining population and achieving steady growth. | 1.1 Provide a wide range of services and facilities that are easily accessible and benefit the development and growth of the whole community. | 1.1.1 Where necessary to support the delivery of future residential development, include an 'Urban Development' zone to be applied where more detailed planning is required prior to recommending approval to any subdivision or development. | MEDIUM TERM |
| | | 1.1.2 Facilitate low key home business and tourism uses and development through flexibility in zones. | SHORT TERM |
| 2. New development and subdivision is identified and planned for in a logical manner. | 2.1 Ensure sufficient amounts of suitably zoned and serviced residential land in each of the main settlements that provide a wide variety of lot sizes and housing types to suit the needs of all sectors of the community. | 2.1.1 Rezone the former Cunderdin Hospital site located at Lot 384 Cubbine Street, Cunderdin from 'Hospital – Reserve' to 'Residential R15/30'. | SHORT TERM |
| | | 2.1.2 Rezone Lots 17, 127, 128, 129 and 130 Cubbine Street, Cunderdin from 'Rural' to 'Residential R5/10'. | SHORT TERM |
| | 2.2 Avoid development in areas identified as liable to flooding and inundation or other significant natural constraints. | 2.2.1 Bushfire risk assessment and mitigation will be required where development intensification or rezoning is considered in bushfire prone areas. | SHORT TERM |
| | | 2.2.2 Work with the Department of Water and Environmental Regulation to identify areas affected by flooding to determine suitability for development. | MEDIUM TERM |
| | 2.3 Provide opportunities for consolidated residential development | 2.3.1 Review the residential density codes and introduce dual coding where reticulated sewerage | SHORT TERM |

| Strategic Directions | Strategies | Actions | Priority |
|---|---|---|------------|
| | in the older established parts of the townsite where reticulated sewerage is available to satisfy a variety of needs including those of a growing aged population. | is available in the townsite to maximise use of infrastructure and to encourage medium density development, including aged and affordable housing. | |
| | | 2.3.2 Insert provisions regarding utilisation of the dual coding and requirements prior to development. | SHORT TERM |
| 3. Health care, education and training opportunities meet the needs of the current and future local community. | 3.1 Facilitate the provision of a wide range of appropriately located aged accommodation, health and care facilities to cater for the needs of the aged. | 3.1.1 Promote the clustered development of aged accommodation, health and care facilities in the townsite. | SHORT TERM |
| | | 3.1.2 Rezone Lot 801 Lundy Avenue, Cunderdin from 'Parks and Recreation Reserve' to 'Medical Services Reserve'. | SHORT TERM |
| | | 3.1.3 Add additional uses to Lot 800 Lundy Avenue, Cunderdin – 'Aged Care Facility/Nursing Home and Aged & Dependent Persons Dwelling'. | SHORT TERM |
| | 3.2 Facilitate the provision of and access to a range of education and training services and facilities to assist in reducing population decline in younger age groups. | 3.2.1 Ensure that the new local planning scheme provides opportunity for the establishment of new education and training facilities in appropriate locations. | SHORT TERM |

6.1.2 Employment & Tourism

| Strategic Directions | Strategies | Actions | Priority |
|---|--|---|------------|
| 4. The local community is offered a diverse range of local business and employment opportunities within settlements. | 4.1 Ensure that the new local planning scheme is sufficiently flexible that it promotes population growth by encouraging diversification of the local economy. | 4.1.1 Ensure that the new local planning scheme provides opportunity for the establishment of new commerce and industry in appropriate locations. | SHORT TERM |
| | | 4.1.2 Identify the preferred location of future commercial, service commercial and industrial development having regard to the nature and | SHORT TERM |

| Strategic Directions | Strategies | Actions | Priority |
|----------------------|--|---|------------|
| | | location of existing commercial and industrial development, land capability and servicing requirements and apply a suitable zoning classification to these areas in the new local planning scheme. | |
| | 4.2 Promote the diversification of the Strategy area's economy by encouraging the development of a wide range of new commerce and industry. | 4.2.1 Rezone Lot 2189 Baxter Road and a portion of Lot 28 Main Street from 'Rural' to 'Industrial Development'. | SHORT TERM |
| | | 4.2.2 Rezone Lots 1, 2, 3, 4, 6, 7, 8, 9, 10 and 500 Great Eastern Highway and Lot 1 Hodgson Street from 'Town Centre' to 'Service Commercial' to ensure zoning reflects the land use. | SHORT TERM |
| | | 4.2.3 Rezone all 'Town Centre' zoned lots fronting Main Street and/or Lundy Avenue to 'Commercial' to ensure the zoning reflects the land use. | SHORT TERM |
| | 4.3 Encourage new commercial and industrial development to utilise existing infrastructure to maximise efficiencies of operation and economies of scale. | 4.3.1 Rezone Lots 9, 10, 18 to 23, 71, 502 and 503 Baxter Road from 'Mixed Business' to 'Light Industry' to ensure zoning reflects current and future land use. | SHORT TERM |
| | | 4.3.2 Rezone Lots 24, 25, 26, a portion of Lot 28 and Lot 45 Main Street and Lot 15 Lundy Avenue from 'Mixed Business/Rural' to 'Light Industry' to ensure zoning reflects current and future land use. | SHORT TERM |
| | | 4.3.3 Rezone Lots 1, 2, 5 and 6 Great Eastern Highway and Lot 50 Togo Street, Cunderdin from 'Town Centre' to 'Light Industry' to ensure zoning reflects current and future land use. | SHORT TERM |
| | 4.4 Ensure that sufficient amounts of suitably zoned and serviced | 4.4.1 Rezone Lots 6 (on D41808), 400 (on DP 76419) and 2192 (on DP 255014) Railway Road East, Cunderdin from 'Rural' to 'General Industry' to | SHORT TERM |

| Strategic Directions | Strategies | Actions | Priority |
|---|---|---|------------|
| | commercial and industrial land are provided in appropriate locations to accommodate new commercial and industrial activities. | provide for the current and future expansion of the CBH Grain Receival Depot and other local industries. | |
| | | | |
| | | 4.4.2 Where necessary to support the delivery of future industrial development, include an 'Industrial Development' zone to be applied where more detailed planning is required prior to recommending approval to any subdivision or development. | SHORT TERM |
| 5. Encourage the growth and retention of tourism opportunities to strengthen the tourism industry. | 5.1 Promote development and diversification of tourism by providing flexibility in the local planning scheme and infrastructure support to encourage investment in tourism infrastructure and services. | 5.1.1 Ensure that the new local planning scheme is flexible in terms of the permissibility of tourist type uses in areas where compatibility of land usage is achievable and desirable. | SHORT TERM |

6.1.3 Infrastructure & Transport

| Strategic Directions | Strategies | Actions | Priority |
|---|---|---|------------|
| 6. The Shire has a safe, logical and efficient movement network. | 6.1 Provide a safe, efficient and effective movement network for people and freight that is integrated with land uses to provide for better accessibility and sustainability. | 6.1.1 Identify the location and extent of all existing and proposed transport infrastructure on the scheme maps including National Highways, State roads, significant local government roads, railway corridors and public airfields. | SHORT TERM |
| | 6.2 To ensure transport noise is managed appropriately. | 6.2.1 Implement the requirements of State Planning Policy 5.4 – Road and Rail Transport Noise and Freight Considerations in Land Use Planning through the statutory planning process. | SHORT TERM |

| | | | |
|--|---|--|-------------|
| 7. The Shire's future population growth, tourism activities and industries will be supported by necessary infrastructure. | 7.1 Ensure infrastructure and servicing meets the needs of the community and to support existing and future development. | 7.1.1 Identify areas suitable for dual coding to maximise existing infrastructure and include suitable provisions in the new local planning scheme. | SHORT TERM |
| | | 7.1.2 Investigate opportunities for local government and private sector involvement in the provision of sewerage treatment systems, including the possibility of smaller systems to service individual developments. | MEDIUM TERM |
| | 7.2 Ensure that all future use and development of land within the buffer areas of existing or proposed major infrastructure is compatible with the long term operation of these facilities. | 7.2.1 Where appropriate, identify suitable buffers in the scheme for the Waste Water Treatment Plant, Airfield and CBH Grain Handling Receiving Facility. | SHORT TERM |
| | | 7.2.2 Incorporate suitably flexible provisions to facilitate the development of the Cunderdin Airfield as an alternative landing site, with sufficient buffers and supporting light/service industrial development. | MEDIUM TERM |
| | | 7.2.3 Classify Lot 1 Cunderdin Hill Road, Cunderdin as 'Infrastructure Services Reserve'. | SHORT TERM |

6.1.4 Heritage

| Strategic Directions | Strategies | Actions | Priority |
|---|--|---|------------|
| 8. The local community celebrates local character, culture and heritage and inspires civic pride and a sense of place. | 8.1 To ensure that all areas of cultural heritage significance in the Strategy area are identified and protected in considering proposals for development and land use change. | 8.1.1 Review the Local Heritage Survey and develop a Heritage List. | SHORT TERM |
| | 8.2 Ensure that all areas of Aboriginal heritage significance in the Strategy area are identified and afforded the necessary protection to determine development proposals. | 8.2.1 Identify and record the location of all known sites of Aboriginal heritage significance in the Strategy area and ensure that land use planning occurs sympathetic to these sites. | LONG TERM |

6.2 Meckering Townsite

6.2.1 Growth & Settlement

| Strategic Directions | Strategies | Actions | Priority |
|--|--|--|-------------|
| 9. Provide a safe, convenient and attractive town centre that reflects the character of the community, and supports retail and community needs of residents and visitors. | 9.1 Provide a wide range of services and facilities that are easily accessible and benefit the development and growth of the whole community. | 9.1.1 Appropriately zone the town centre to facilitate the ability for appropriate intensification of local commercial and residential development. | SHORT TERM |
| | | 9.1.2 Facilitate low key home business and tourism uses and development through flexibility in zones. | SHORT TERM |
| 10. New development and subdivision is identified and planned for in a logical manner. | 10.1 Ensure sufficient amounts of suitably zoned and serviced residential land, with flexible land use options, in each of the main settlements that provide a wide variety of lot sizes and housing types to suit the needs of all sectors of the community. | 10.1.1 Ensure that the new local planning scheme is sufficiently flexible that it promotes population growth by encouraging diversification of the local economy. | SHORT TERM |
| | | 10.1.2 Rezone Lots 41, 420, 500, 405, 406, 53 and 54 Dempster Street and Lots 31, 33, 34, 35, 47, 419, 150, 393 and 404 Throssell Street, Meckering from 'Mixed Business' to 'Rural Townsite' to reflect the current use of the properties and provide flexibility for future land use. | SHORT TERM |
| | 10.2 Avoid development in areas identified as liable to flooding and inundation or other significant natural constraints. | 10.2.1 Bushfire risk assessment and mitigation will be required where development intensification or rezoning is considered in bushfire prone areas. | SHORT TERM |
| | | 10.2.2 Work with the Department of Water and Environmental Regulation to identify areas affected by flooding to determine suitability for development. | MEDIUM TERM |
| | | 10.2.3 Rezone all unallocated Crown lots and unmanaged Crown Reserves within the Meckering townsite from 'General Agriculture' to 'Environmental Conservation' reserve where affected by the Mortlock River. | SHORT TERM |

| Strategic Directions | Strategies | Actions | Priority |
|----------------------|---|--|------------|
| | | 10.2.4 Introduce an 'Environmental Conservation' zone and rezone part of Lots 39 and 40 and whole of Lot 41 Dreyer Street, Meckering from 'Town Centre' and 'Rural' to 'Environmental Conservation'. | SHORT TERM |
| | | 10.2.5 Rezone any privately owned lots affected by the Mortlock River within the Meckering townsite to 'Environmental Conservation' zone. | SHORT TERM |
| | 10.3 Provide opportunities for consolidated residential development, with flexible land use options, in the older established parts of the townsite where reticulated sewerage is available to satisfy a variety of needs including those of a growing aged population. | 10.3.1 Rezone Lots 3, 100 and 372 Dempster Street, Lots 7, 8, 9, 10, 11, 12, 200, 394, 400 and 600 Johnston Street and Lots 100, 101 and 201 Clifton Street from 'Rural' to 'Rural Townsite R2.5' to provide a more appropriate zoning and reflect current uses. | SHORT TERM |
| | | 10.3.2 Identify residential areas with opportunities to accommodate limited intensification of density that can be connected to sewer. | SHORT TERM |
| | | 10.3.3 Insert provisions regarding utilisation of the dual coding and requirements prior to development. | SHORT TERM |

6.2.2 Employment & Tourism

| Strategic Directions | Strategies | Actions | Priority |
|--|--|---|------------|
| 11. The local community is offered a diverse range of local business and employment opportunities within settlements. | 11.1 Ensure that sufficient amounts of suitably zoned and serviced commercial and industrial land are provided in appropriate locations to | 11.1.1 Ensure that the new local planning scheme is sufficiently flexible that it contributes to the diversification of the economy by providing opportunity for the establishment of new commerce and industry in appropriate locations. | SHORT TERM |

| | | | |
|--|--|--|------------|
| | accommodate new commercial and industrial activities. | 11.1.2 Rezone all 'Town Centre' zoned lots fronting Dreyer Street, Gabbedy Place, Kelly Street and/or Soloman Street to 'Commercial' to ensure the zoning reflects the land use. | SHORT TERM |
| | | 11.1.3 Review areas zoned Commercial and Mixed Business to ensure the suitability of the zones and if there is a need for light industrial zoned land, particularly considering the strategic location of the town on the Great Eastern Highway. | LONG TERM |
| 12. Encourage the growth and retention of tourism opportunities to strengthen the tourism industry. | 12.1 Promote the diversification of the Strategy area's economy by encouraging the development of a wide range of new commerce and industry. | 12.1.1 Ensure that the new local planning scheme is sufficiently flexible in terms of the permissibility of tourist-type uses in zones where compatibility of land usage is achievable and desirable. | SHORT TERM |

6.2.3 Infrastructure & Transport

| Strategic Directions | Strategies | Actions | Priority |
|---|---|--|------------------------|
| 13. The Shire has a safe, logical and efficient movement network. | 13.1 Plan for the provision and delivery of transport services and infrastructure. | 13.1.1 Identify the location and extent of all existing and proposed transport infrastructure on the scheme maps including National Highways, State roads, significant local government roads, railway corridors and public airfields. | SHORT TERM |
| | | 13.1.2 Investigate closing unconstructed roads in the townsite for amalgamation into adjoining properties. | MEDIUM TERM |
| 14. The Shire's future population growth, tourism activities and industries will be supported by necessary infrastructure. | 14.1 Facilitate additions and upgrades to existing water supply and sewerage infrastructure to accommodate future development and growth. | 14.1.1 Identify areas suitable for dual coding to maximise existing infrastructure and include suitable provisions in the new local planning scheme. | SHORT TERM |
| | | 14.1.2 Ensure future subdivision and development for residential purposes at densities greater than R2 in sewage sensitive areas, and R10 in all other areas, is connected to reticulated sewerage. | SHORT TERM/ ONGOING |

| Strategic Directions | Strategies | Actions | Priority |
|----------------------|------------|---|-------------|
| | | 14.1.3 Investigate opportunities for local government and private sector involvement in the provision of sewerage treatment systems, including the possibility of smaller systems to service individual developments. | MEDIUM TERM |
| | | 14.1.4 Identify suitable buffers in the scheme for the Waste Water Treatment Plant. | SHORT TERM |

6.2.4 Heritage

| Strategic Directions | Strategies | Actions | Priority |
|--|---|--|------------|
| 15. The local community celebrates local character, culture and heritage and inspires civic pride and a sense of place. | 15.1 To ensure that all areas of cultural heritage significance in the Strategy area are identified and protected in considering proposals for development and land use change. | 15.1.1 Review the Local Heritage Survey to develop a Heritage List. | SHORT TERM |
| | 15.2 Ensure that all areas of Aboriginal heritage significance in the Strategy area are identified and afforded the necessary protection in determining development proposals. | 15.2.1 Identify and record the location of all known sites of Aboriginal heritage significance in the Strategy area and ensure that land use planning occurs sympathetic to these sites. | LONG TERM |

6.3 Quairading Townsite

6.3.1 Growth & Settlement

| Strategic Directions | Strategies | Actions | Priority |
|--|---|--|------------|
| 16. Retaining population and achieving steady growth. | 16.1 Provide a wide range of services and facilities that are easily accessible | 16.1.1 Appropriately zone the town centre to facilitate the ability for appropriate intensification of local commercial and residential development. | SHORT TERM |

| Strategic Directions | Strategies | Actions | Priority |
|---|--|---|-------------|
| | and benefit the development and growth of the whole community. | 16.1.2 Facilitate low key home business and tourism uses and development through flexibility in zones. | SHORT TERM |
| 17. New development and subdivision is identified and planned for in a logical manner. | 17.1 Ensure sufficient amounts of suitably zoned and serviced residential land in each of the main settlements that provide a wide variety of lot sizes and housing types to suit the needs of all sectors of the community. | 17.1.1 Ensure that the new local planning scheme is sufficiently flexible that it promotes population growth by encouraging diversification of the local economy. | SHORT TERM |
| | 17.2 Provide opportunities for consolidated residential development in the established parts of the townsite where reticulated sewerage is available to satisfy a variety of needs including those of a growing aged population. | 17.2.1 Review the residential density codes and dual coding provisions where reticulated sewerage is available in the townsite to maximise use of infrastructure and to encourage medium density development, including aged and affordable housing (subject to appropriate planning being undertaken). | SHORT TERM |
| | | 17.2.2 Insert provisions regarding utilisation of the dual coding and requirements prior to development. | SHORT TERM |
| | 17.3 Avoid development in areas identified as liable to flooding and inundation or other significant natural constraints. | 17.3.1 Reclassify Crown land around the Quairading townsite from 'Public Purpose Reserve', 'Rural Residential Zone' (Rural Residential Area No. 2) and 'Rural Zone' to 'Environmental Conservation' reserve where it contains remnant vegetation, any high biodiversity values and/or the land is unused. | SHORT TERM |
| | | 17.3.2 Bushfire risk assessment and mitigation will be required where development intensification or rezoning is considered in bushfire prone areas. | SHORT TERM |
| | | 17.3.3 Work with the Department of Water and Environmental Regulation to identify areas affected by flooding to determine suitability for development. | MEDIUM TERM |

| Strategic Directions | Strategies | Actions | Priority |
|--|--|--|------------|
| 18. Health care, education and training opportunities meet the needs of the current and future local community. | 18.1 Facilitate the provision of a wide range of appropriately located aged accommodation, health and care facilities to cater for the needs of the elderly. | 18.1.1 Promote the clustered development of aged accommodation, health and care facilities central to the townsite. | SHORT TERM |
| | | 18.1.2 Rezone Lot 501 Suburban Road, Quairading from 'Public Purpose' reserve to 'Social Care Facilities' reserve. | SHORT TERM |
| | 18.2 Facilitate the provision of and access to a range of education and training services and facilities to assist in reducing population decline in younger age groups. | 18.2.1 Identify the location of existing education and training facilities in the local planning scheme. | SHORT TERM |
| | | 18.2.2 Ensure that the new local planning scheme provides opportunity for the establishment of new education and training facilities in appropriate locations. | SHORT TERM |

6.3.2 Employment & Tourism

| Strategic Directions | Strategies | Actions | Priority |
|--|--|--|------------|
| 19. The local community is offered a diverse range of local business and employment opportunities within settlements. | 19.1 Ensure that the Town Centre of Quairading remains the principle place of retail, commercial and civic functions in the Shire. | 19.1.1 Facilitate the orderly planning and redevelopment of vacant floor space within the Town Centre and actively encourage any rejuvenation through flexible controls and guidelines. | SHORT TERM |
| | | 19.1.2 Reclassify all unallocated Crown land lots and unmanaged Crown Reserves in the townsites of Doodenanning, Balkuling, Dangin, Yoting and Pantapin 'Environmental Conservation' reserve or 'Environmental Conservation' zone to preclude development which should be focused within the Quairading townsite, while providing some flexible land use options through zones/reserves for Badjaling. | SHORT TERM |

| Strategic Directions | Strategies | Actions | Priority |
|----------------------|--|--|-------------|
| | 19.2 Promote the diversification of Quairading’s economy by encouraging the development of a wide range of new commerce and industry that provides employment opportunities. | 19.2.1 Ensure that the new local planning scheme is sufficiently flexible that it contributes to the diversification of the economy by providing opportunity for the establishment of new commerce and industry in appropriate locations. | SHORT TERM |
| | 19.3 Encourage new commercial and industrial development to utilise existing infrastructure to maximise efficiencies of operation and economies of scale. | 19.3.1 Monitor the need for the development and release of additional industrial land, including the appropriateness of a Rural Enterprise zone. | MEDIUM TERM |
| | | 19.3.2 Rezone Lots 25, 29, 75, 80, and 81 Heal Street, Quairading from ‘Town Centre’ to ‘Light Industry’ to ensure zoning reflects current and future land use. | SHORT TERM |
| | | 19.3.3 Monitor the need for additional commercial land and investigate the release of additional land upon demand. | LONG TERM |
| | 19.4 Ensure that sufficient amounts of suitably zoned and serviced commercial and industrial land are provided in appropriate locations to accommodate new commercial and industrial activities. | 19.4.1 Expand the Industrial zoning for the CBH Grain Handling Facility on Lot 8133 Ashton Street, Quairading to reflect the development of the site. | SHORT TERM |
| | | 19.4.2 Rezone the remainder of Lot 8133 Ashton Street, Quairading from ‘Rural’ to ‘Industrial Development’. | SHORT TERM |
| | | 19.4.3 Convert the existing ‘Agricultural Industrial’ zone into a flexible ‘Special Use’ zone which provides for both rural and industrial uses and allow for expansion into the adjacent ‘Public Purposes’ reserve through additional uses for the reserve. | SHORT TERM |
| | | 19.4.4 Where necessary to support the delivery of future industrial development, include an ‘Industrial Development’ zone to be applied where more detailed planning is required prior to | SHORT TERM |

| Strategic Directions | Strategies | Actions | Priority |
|--|--|---|------------|
| | | recommending approval to any subdivision or development. | |
| | | 19.4.5 Where necessary, identify suitable buffers in the scheme for the CBH Grain Handling Reveal Facility. | SHORT TERM |
| | | | |
| 20. Encourage the growth and retention of tourism opportunities to strengthen the tourism industry. | 20.1 Promote development and diversification of tourism by providing flexibility in the local planning scheme and infrastructure support to encourage investment in tourism infrastructure and services. | 20.1.1 Ensure that the new local planning scheme is sufficiently flexible in terms of the permissibility of tourist type uses in areas where compatibility of land usage is achievable and desirable. | SHORT TERM |

6.3.3 Infrastructure & Transport

| Strategic Directions | Strategies | Actions | Priority |
|--|---|--|------------|
| 21. The Shire's infrastructure and movement network is safe, logical and efficient. | 21.1 Ensure that the movement network and transport infrastructure is safe and effective for people and freight, while also being integrated with land uses to provide for better accessibility and sustainability. | 21.1.1 Identify the location and extent of all existing and proposed transport infrastructure on the scheme maps including National Highways, State roads, significant local government roads, railway corridors and public airfields. | SHORT TERM |
| | | 21.1.2 Identify suitable buffers in the scheme for the Waste Water Treatment Plant and Airfield. | SHORT TERM |
| | 21.2 Ensure transport noise is managed appropriately. | 21.2.1 Implement the requirements of State Planning Policy 5.4 – Road and Rail Transport Noise and Freight Considerations in Land Use Planning through the statutory planning process. | SHORT TERM |

| Strategic Directions | Strategies | Actions | Priority |
|---|---|---|-------------|
| 22. The Shire's future population growth, tourism activities and industries will be supported by necessary infrastructure. | 22.1 Ensure infrastructure and servicing meets the needs of the community and to support existing and future development. | 22.1.1 Identify areas suitable for dual coding to maximise existing infrastructure and include suitable provisions in the new local planning scheme. | SHORT TERM |
| | | 22.1.2 Investigate opportunities for local government and private sector involvement in the provision of sewerage treatment systems, including the possibility of smaller systems to service individual developments. | MEDIUM TERM |

6.3.4 Heritage

| Strategic Directions | Strategies | Actions | Priority |
|--|---|--|------------|
| 23. The local community celebrates local character, culture and heritage and inspires civic pride and a sense of place. | 23.1 To ensure that all areas of cultural heritage significance in the Strategy area are identified and protected in considering proposals for development and land use change. | 23.1.1 Review the Local Heritage Survey to develop a Heritage List. | SHORT TERM |
| | | 23.1.2 Introduce a new 'Private Clubs, Institutions and Places of Worship' zone and classify properties containing places of worship with the new zone as required. | SHORT TERM |
| | 23.2 Ensure that all areas of Aboriginal heritage significance in the Strategy area are identified and afforded the necessary protection in determining development proposals. | 23.2.1 Identify and record the location of all known sites of Aboriginal heritage significance in the Strategy area and ensure that land use planning occurs sympathetic to these sites. | LONG TERM |

6.4 Tammin Townsite

6.4.1 Growth & Settlement

| Strategic Directions | Strategies | Actions | Priority |
|---|--|---|-------------|
| 24. Retaining population and achieving steady growth. | 24.1 Provide a wide range of services and facilities that are easily accessible and benefit the development and growth of the whole community. | 24.1.1 Appropriately zone the town centre to facilitate the ability for appropriate intensification of local commercial and residential development. | SHORT TERM |
| | | 24.1.2 Facilitate low key home business and tourism uses and development through flexibility in zones. | SHORT TERM |
| 25. New development and subdivision is identified and planned for in a logical manner. | 25.1 Ensure sufficient amounts of suitably zoned and serviced residential land in each of the main settlements that provide a wide variety of lot sizes and housing types to suit the needs of all sectors of the community. | 25.1.1 Ensure that the new local planning scheme is sufficiently flexible that it promotes population growth by encouraging diversification of the local economy. | SHORT TERM |
| | | 25.1.2 Rezone Lot 70 Shields Street, Tammin from 'Public Worship' reserve to 'Residential R12.5' to reflect the residential land use. | SHORT TERM |
| | 25.2 Provide opportunities for consolidated residential development in the older established parts of the townsite where reticulated sewerage is available to satisfy a variety of needs including those of a growing aged population. | 25.2.1 Review the residential density codes and dual coding provisions where reticulated sewerage is available in the townsite to maximise use of infrastructure and to encourage medium density development, including aged and affordable housing (subject to appropriate planning being undertaken). | SHORT TERM |
| | | 25.2.2 Insert provisions regarding utilisation of the dual coding and requirements prior to development. | SHORT TERM |
| | 25.3 Avoid development in areas identified as liable to flooding and inundation or other significant natural constraints. | 25.3.1 Bushfire risk assessment and mitigation will be required where development intensification or rezoning is considered in bushfire prone areas. | SHORT TERM |
| | | 25.3.2 Work with the Department of Water and Environmental Regulation to identify areas | MEDIUM TERM |

| Strategic Directions | Strategies | Actions | Priority |
|--|--|--|------------|
| | | affected by flooding to determine suitability for development. | |
| 26. Health care, education and training opportunities meet the needs of the current and future local community. | 26.1 Facilitate the provision of a wide range of appropriately located aged accommodation, health and care facilities to cater for the needs of the elderly. | 26.1.1 Promote the clustered development of aged accommodation, health and care facilities central to the townsite. | SHORT TERM |
| | 26.2 Facilitate the provision of and access to a range of education and training services and facilities to assist in reducing population decline in younger age groups. | 26.2.1 Identify the location of existing education and training facilities in the scheme. | SHORT TERM |
| | | 26.2.2 Ensure that the local planning scheme provides opportunity for the establishment of new education and training facilities in appropriate locations. | SHORT TERM |

6.4.2 Employment & Tourism

| Strategic Directions | Strategies | Actions | Priority |
|--|--|---|-------------|
| 27. The local community is offered a diverse range of local business and employment opportunities within settlements. | 27.1 Ensure that the Town Centre of Tammin remains the principle place of retail, commercial and civic functions in the Shire. | 27.1.1 Facilitate the orderly planning and redevelopment of vacant floor space within the Town Centre and actively encourage any rejuvenation through flexible controls and guidelines. | SHORT TERM |
| | 27.2 Promote the diversification of Tammin's economy by encouraging the development of a wide range of new commerce and industry that provides employment opportunities. | 27.2.1 Ensure that the local planning scheme is sufficiently flexible that it contributes to the diversification of the economy by providing opportunity for the establishment of new commerce and industry in appropriate locations. | SHORT TERM |
| | | 27.2.2 Monitor the development of commercial and industrial land and investigate the release of additional land consistent with demand, including the feasibility of a 'Rural Enterprise' zone. | MEDIUM TERM |

| Strategic Directions | Strategies | Actions | Priority |
|--|--|---|------------|
| | | 27.2.3 Identify suitable buffers in the scheme for the CBH Grain Handling Receiving Facility and the future Waste Water Treatment Plant. | SHORT TERM |
| | | 27.2.4 Rezone Lot 250 on Deposited Plan 62710 (CBH site) to General Industry to reflect the activities occurring on site. | SHORT TERM |
| 28. Encourage the growth and retention of tourism opportunities to strengthen the tourism industry. | 28.1 Promote development and diversification of tourism by providing flexibility in the local planning scheme and infrastructure support to encourage investment in tourism infrastructure and services. | 28.1.1 Ensure that the new local planning scheme is sufficiently flexible in terms of the permissibility of tourist type uses in areas where compatibility of land usage is achievable and desirable. | SHORT TERM |

6.4.3 Infrastructure & Transport

| Strategic Directions | Strategies | Actions | Priority |
|--|--|--|------------|
| 29. The Shire has a safe, logical and efficient movement network. | 29.1 Provide a safe, efficient and effective movement network for people and freight that is integrated with land uses to provide for better accessibility and sustainability. | 29.1.1 Identify the location and extent of all existing and proposed transport infrastructure on the scheme maps including National Highways, State roads, significant local government roads, railway corridors and public airfields. | SHORT TERM |
| | | 29.1.2 Identify suitable buffers in the scheme for the CBH Grain Handling Receiving Facility and future Waste Water Treatment Plant. | SHORT TERM |
| | 29.2 To ensure transport noise is managed appropriately. | 29.2.1 Implement the requirements of State Planning Policy 5.4 – Road and Rail Transport Noise and Freight Considerations in Land Use Planning through the statutory planning process. | SHORT TERM |
| 30. The Shire's future population growth, tourism activities and | 30.1 Ensure infrastructure and servicing meets the needs of the community | 30.1.1 Identify areas suitable for dual coding to maximise existing infrastructure and include suitable provisions in the local planning scheme. | SHORT TERM |

| Strategic Directions | Strategies | Actions | Priority |
|--|--|--|-------------|
| industries will be supported by necessary infrastructure. | and to support existing and future development. | 30.1.2 Investigate opportunities for local government and private sector involvement in the provision of sewerage treatment systems, including the possibility of smaller systems to service individual developments. | MEDIUM TERM |
| | 30.2 Ensure that all future use and development of land within the buffer areas of existing or proposed major infrastructure is compatible with the long-term operation of these facilities. | 30.2.1 Investigate and identify a suitable location for the development of a new inert waste disposal facility in Tammin in consultation with the Department of Water and Environmental Regulation and the Wheatbelt Development Commission. | MEDIUM TERM |

6.4.4 Heritage

| Strategic Directions | Strategies | Actions | Priority |
|--|---|--|------------|
| 31. The local community celebrates local character, culture and heritage and inspires civic pride and a sense of place. | 31.1 To ensure that all areas of cultural heritage significance in the Strategy area are identified and protected in considering proposals for development and land use change. | 31.1.1 Review the Local Heritage Survey to develop a Heritage List. | SHORT TERM |
| | 31.2 Ensure that all areas of Aboriginal heritage significance in the Strategy area are identified and afforded the necessary protection in determining development proposals. | 31.2.1 Identify and record the location of all known sites of Aboriginal heritage significance in the Strategy area and ensure that land use planning occurs sympathetic to these sites. | LONG TERM |

6.5 Rural Strategy

6.5.1 Agriculture

| Strategic Directions | Strategies | Actions | Priority |
|--|--|--|-------------|
| 32. Recognise the economic and social importance of the Shire's pastoral and horticultural industry to ensure it can continue as a major land use in the Shire. | 32.1 Protect productive agricultural land from ad hoc subdivision, incompatible development and land degradation. | 32.1.1 Support the WAPC's position in which there is a general presumption against subdivision of agricultural land. | SHORT TERM |
| | 32.2 Support the subdivision of agricultural land in limited circumstances, including the creation of homestead lots, consistent with State Planning Policies. | 32.2.1 Incorporate provisions in the local planning scheme in the Rural zone which specify that the local government will only support subdivision of agricultural lots in accordance with the State Planning Policy 2.5 – Rural Planning. | SHORT TERM |
| | 32.3 Minimise the potential for land use conflict in agricultural areas. | 32.3.1 Identify 'tree farming' in the land use table of the local planning scheme to regulate tree farming in the Strategy area, supported by a local planning policy to provide guidance on the submission and determination of applications. | SHORT TERM |
| | 32.4 Promote the diversification of the Strategy area's economy by encouraging the development of downstream processing of primary produce, diversified industries and further tourism opportunities including farm stay accommodation and ecotourism. | 32.4.1 Work with the Department of Primary Industries and Regional Development, WAPC and local farming community to identify agricultural areas within the Strategy area that are of local, regional or State significance and classify these areas in a Special Control Area – Priority Agriculture in the new local planning scheme. | MEDIUM TERM |
| | | 32.4.2 Ensure that the local planning scheme is sufficiently flexible that it effectively contributes to the diversification of the Strategy area's economy by providing opportunity for the timely establishment of new industries in the Rural zone that are complementary to primary production, including tourism. | SHORT TERM |

| Strategic Directions | Strategies | Actions | Priority |
|--|--|---|------------|
| | 32.5 Provide opportunities for additional housing on productive agricultural land in limited circumstances where it is justified in terms of farm management and/or tourist development. | 32.5.1 Include provisions within the new local planning scheme to clarify the circumstances where additional Dwellings will be allowed in the Rural zone. | SHORT TERM |
| | 32.6 Provide tourism opportunity in the Strategy area's agricultural areas where it is complementary to the agricultural use of the land and impacts are contained on-site and do not compromise the productive capacity of agricultural land. | 32.6.1 Include provisions within the local planning scheme which provide for tourism land uses in the Rural zone and update interpretations for tourism uses within Schedule 1 – Dictionary of Defined Words and Expressions. | SHORT TERM |
| 33. Enable compatible land uses in recognition that rural land also accommodates significant environmental assets and natural landscape values. | 33.1 Encourage the preservation of remnant vegetation and promote revegetation of existing cleared areas where there are opportunities to enhance landscape amenities, promote biodiversity and/or reduce the degradation of soil and water. | 33.1.1 Introduce the 'Environmental Conservation' zone where necessary to enable formal protection of areas of high biodiversity significance consistent with the following objectives of the model provisions for local planning schemes: (a) To identify land set aside for environmental conservation purposes. (b) To provide for the preservation, maintenance, restoration or sustainable use of the natural environment. | SHORT TERM |
| | | 33.1.2 Rezone Lot 102 (on DP 77785) Woonwooring Road, Cunderdin from 'Rural' to 'Environmental Conservation' consistent with the intent of the established conservation covenant and subdivision. | SHORT TERM |
| | | 33.1.3 Rezone all unallocated Crown land and unmanaged Crown Reserves within the townsites of Youndegin, Doodenanning, Balkuling, Dangin, Yoting and Pantapin to Environmental | SHORT TERM |

| Strategic Directions | Strategies | Actions | Priority |
|----------------------|------------|---|----------|
| | | Conservation Reserve or Environmental Conservation Zone to protect remnant native vegetation. | |

6.5.2 Rural Living & Rural Enterprise

| Strategic Directions | Strategies | Actions | Priority |
|---|---|--|-------------|
| 34. To provide a strategic framework for the assessment and consideration of subdivision and development applications. | 34.1 Council will not support proposals for further rural living areas apart from those identified within this strategy whereby the rezoning will reflect the current on ground subdivision layout and usage. | 34.1.1 Subdivision of already zoned rural living areas will be guided by the principles of State Planning Policy 2.5 - Rural Planning, Development Control Policy 3.4 - Subdivision of Rural Land and the Rural Planning Guidelines. | SHORT TERM |
| | 34.2 Control the expansion of existing rural settlements based on the availability of service infrastructure, environmental constraints, bushfire risk and employment opportunities. | 34.2.1 Investigate the feasibility of rezoning Lot 3848 Leslie Road, Tammin for the purposes of establishing a rural lifestyle equine precinct. | MEDIUM TERM |
| | 34.3 Apply appropriate zones to reflect current and/or intended land use. | 34.3.1 Rezone Lots 277, 278 and 287 Cubbine Street, Cunderdin from 'Rural' to 'Rural Residential'. | SHORT TERM |
| | | 34.3.2 Rezone a portion of Lot 2195 Coronation Street, Cunderdin from 'Rural Residential' to 'Rural'. | SHORT TERM |
| | | 34.3.3 Rezone Lot 30 Combley Street, Lots 31-32 Throssell Street, Lots 33-34 Leeming Street and Lots 35-37 Dempster Street, Meckering from 'General Agriculture' to 'Rural Residential'. | SHORT TERM |
| 34.4 Identify areas appropriate for a rural enterprise zone to accommodate | 34.4.1 Introduce a new 'Rural Enterprise' zone into each of the new local planning schemes with the following objectives – | SHORT TERM | |

| Strategic Directions | Strategies | Actions | Priority |
|----------------------|--|--|-------------|
| | people living or working on the same property. | <ul style="list-style-type: none"> To provide for light industrial and ancillary residential development on one lot. To provide for lot sizes in the range of 1 ha to 4 ha. To carefully design rural enterprise estates to provide a reasonable standard of amenity without limiting light industrial land uses. To notify prospective purchasers of potential amenity impacts from light industrial land uses. | |
| | | 34.4.2 Identify possible areas in each Shire for designation as the 'Rural Enterprise' zone and rezone these areas upon further investigation into the suitability of the land and the appropriate demand for such development. | MEDIUM TERM |

6.5.3 Extractive Industries – Mining & Basic Raw Materials

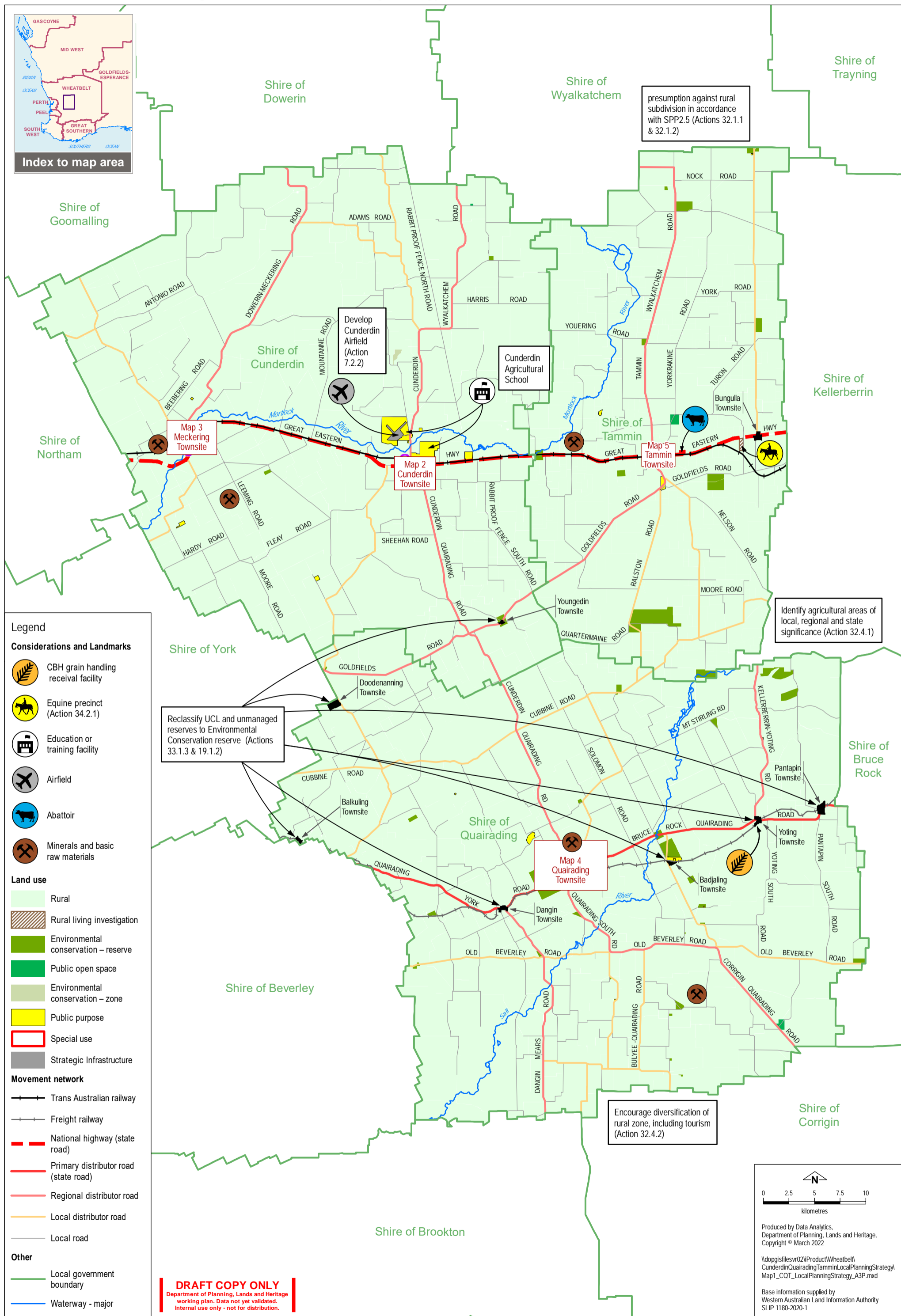
| Strategic Directions | Strategies | Actions | Priority |
|---|---|---|------------|
| 35. To recognise the potential of resource-based industries to deliver local and regional benefits, as part of a broad economic base for the area. | 35.1 Identify and protect basic raw materials including gravel and sand resources from inappropriate developments that would prevent their future use. | 35.1.1 Identify the location and extent of important mineral and basic raw material resources within the Strategy area and ensure land use planning proposals respond appropriately to these sites. | SHORT TERM |
| | 35.2 Identify natural resource priority areas and significant geological supplies and buffers to avoid encroachment of sensitive development into areas subject to reduced air quality, noise or other risks. | 35.2.1 Insert the following clause into the new local planning schemes – <u>Requirement for consultation to commence mining</u> Whilst Mining Operations are exempt from the need for development approval under the <i>Mining Act 1978</i> , the local government may exercise its discretion to inform the Minister for Mines and | SHORT TERM |

| Strategic Directions | Strategies | Actions | Priority |
|----------------------|---|---|-------------------|
| | | <p>the Minister for Planning in writing that the granting of a mining lease or general purpose lease is contrary to the provisions of the Scheme and the Local Planning Strategy. In providing advice to the Minister for Mines on the suitability of Mining Operations, the local government will be guided by the permissibility of this use in the zoning table.</p> | |
| | <p>35.3 Establish appropriate controls for extractive industries to minimise impacts on the environment and local amenity, including roads.</p> | <p>35.3.1 Insert provisions into the new local planning schemes and review existing policies, including possible repeal of local laws, relating to extractive industries to ensure that the process is streamlined and is sufficient to manage any potential impacts.</p> | <p>SHORT TERM</p> |

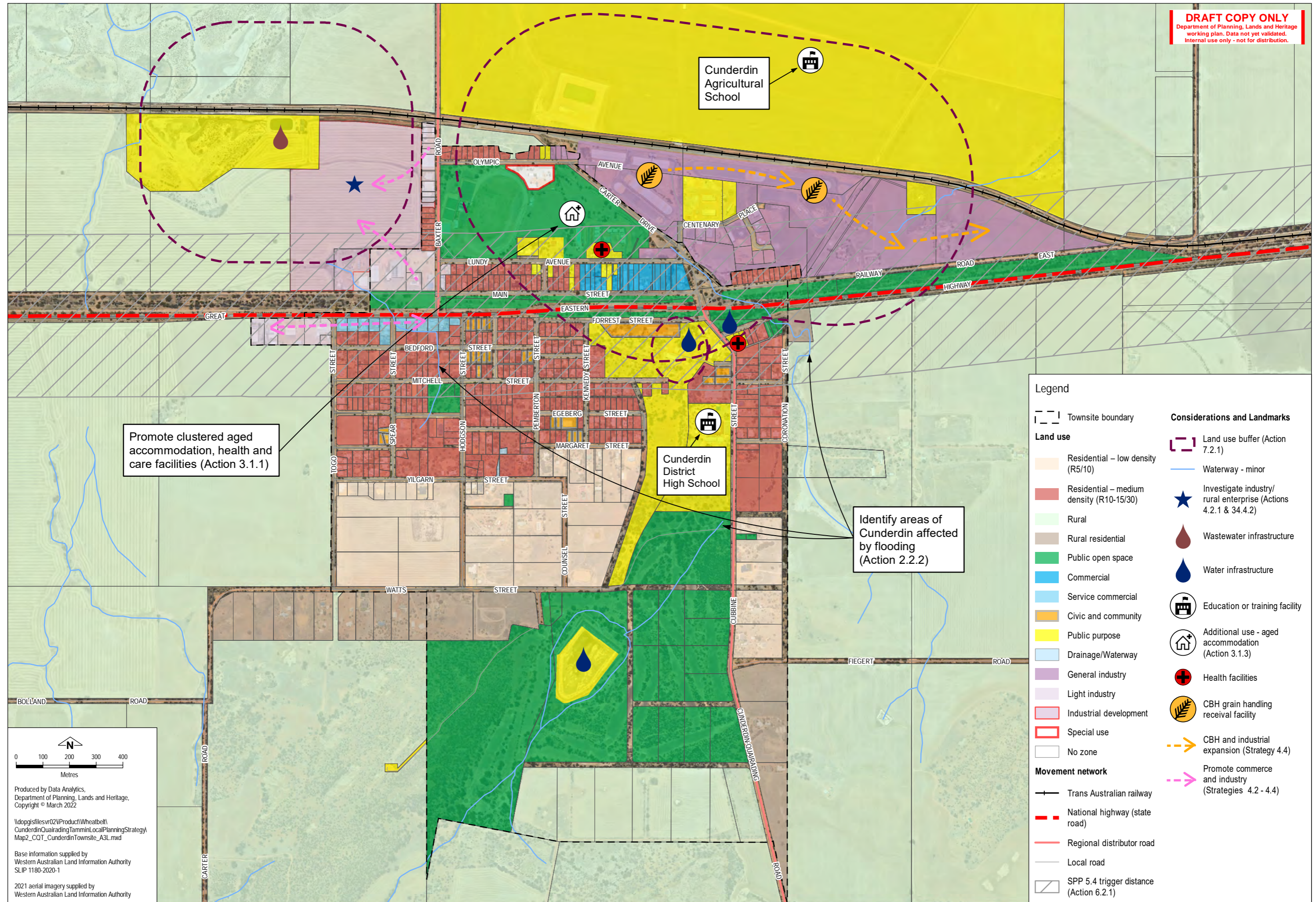
7 Strategy Maps

| No. | Title |
|-----|---|
| 1. | Cunderdin, Quairading and Tammin Shires |
| 2. | Cunderdin Townsite |
| 3. | Meckering Townsite |
| 4. | Quairading Townsite |
| 5. | Tammin Townsite |
| 6. | Basic Raw Materials |
| 7. | European Heritage |
| 8. | Aboriginal Heritage |
| 9. | Environmental Conservation Areas |
| 10. | Water & Wastewater Infrastructure |
| 11. | Infrastructure |

Shires of Cunderdin, Quairading and Tammin Local Planning Strategy



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Promote clustered aged accommodation, health and care facilities (Action 3.1.1)

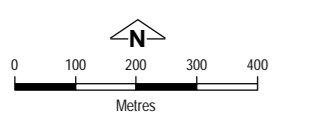
Cunderdin District High School

Cunderdin Agricultural School

Identify areas of Cunderdin affected by flooding (Action 2.2.2)

Legend

| | |
|--|---|
| Townsite boundary | Considerations and Landmarks |
| Land use | Land use buffer (Action 7.2.1) |
| Residential – low density (R5/10) | Waterway - minor |
| Residential – medium density (R10-15/30) | Investigate industry/ rural enterprise (Actions 4.2.1 & 34.4.2) |
| Rural | Wastewater infrastructure |
| Rural residential | Water infrastructure |
| Public open space | Education or training facility |
| Commercial | Additional use - aged accommodation (Action 3.1.3) |
| Service commercial | Health facilities |
| Civic and community | CBH grain handling receival facility |
| Public purpose | CBH and industrial expansion (Strategy 4.4) |
| Drainage/Waterway | Promote commerce and industry (Strategies 4.2 - 4.4) |
| General industry | |
| Light industry | |
| Industrial development | |
| Special use | |
| No zone | |
| Movement network | |
| Trans Australian railway | |
| National highway (state road) | |
| Regional distributor road | |
| Local road | |
| SPP 5.4 trigger distance (Action 6.2.1) | |

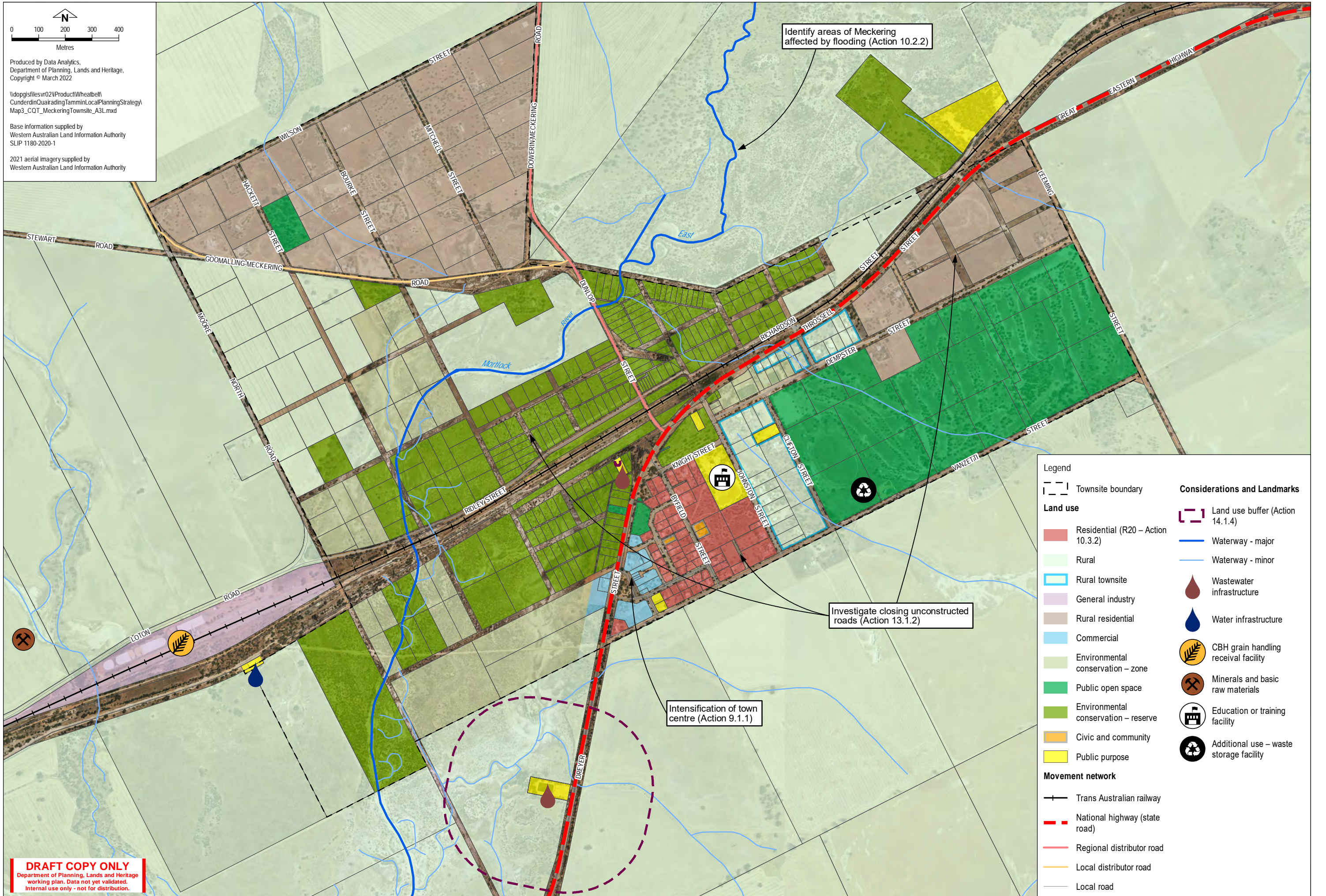


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Metres

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CunderdinQuairadingTamminLocalPlanningStrategy\
Map3_COT_MeckeringTownsite_A3L.mxd

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Western Australian Land Information Authority

Legend

--- Townsite boundary

Land use

- Residential (R20 – Action 10.3.2)
- Rural
- Rural townsite
- General industry
- Rural residential
- Commercial
- Environmental conservation – zone
- Public open space
- Environmental conservation – reserve
- Civic and community
- Public purpose

Considerations and Landmarks

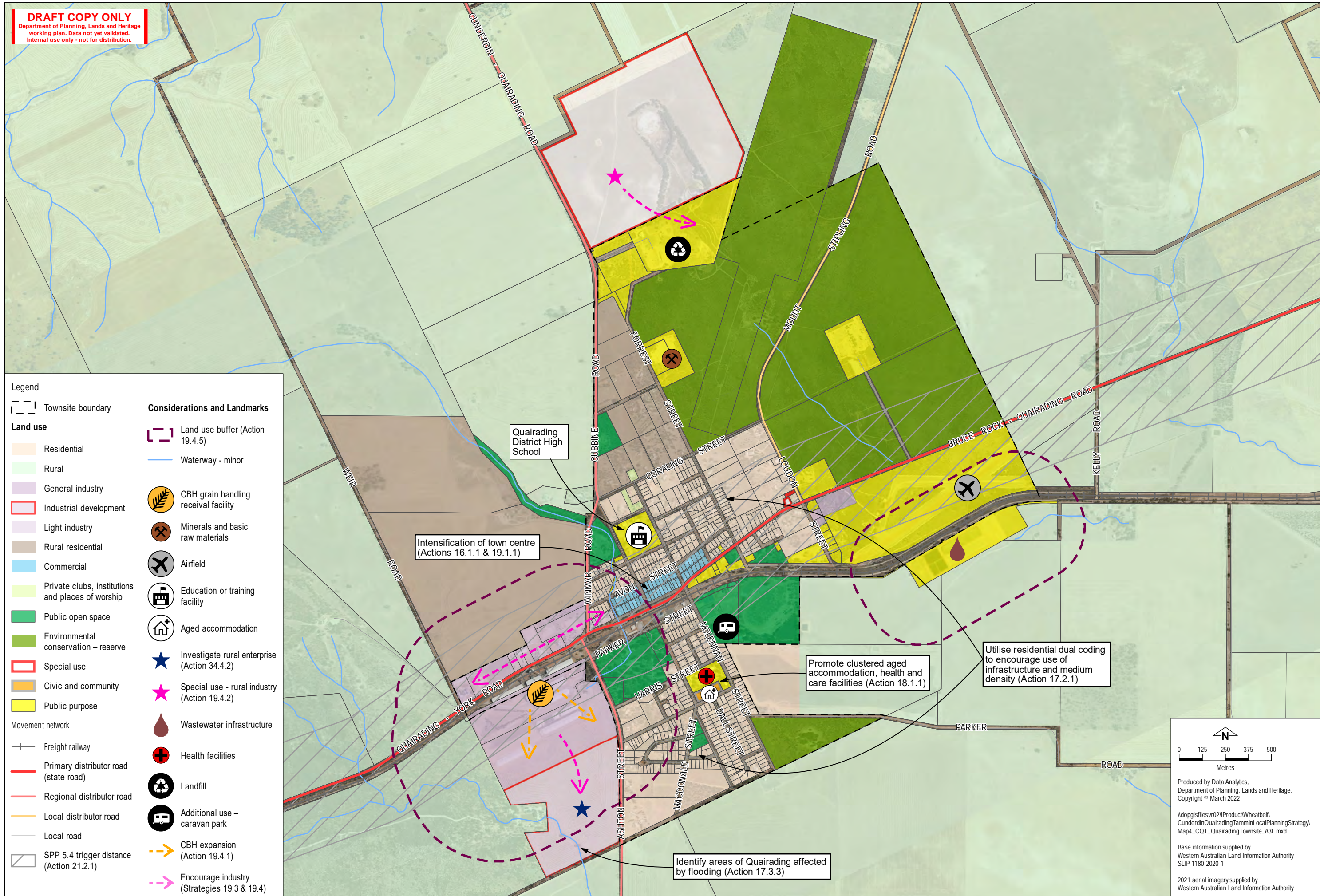
- Land use buffer (Action 14.1.4)
- Waterway - major
- Waterway - minor
- Wastewater infrastructure
- Water infrastructure
- CBH grain handling receival facility
- Minerals and basic raw materials
- Education or training facility
- Additional use – waste storage facility

Movement network

- Trans Australian railway
- National highway (state road)
- Regional distributor road
- Local distributor road
- Local road

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Legend

Townsite boundary
 - - - - -

Land use

- Residential
- Rural
- General industry
- Industrial development
- Light industry
- Rural residential
- Commercial
- Private clubs, institutions and places of worship
- Public open space
- Environmental conservation - reserve
- Special use
- Civic and community
- Public purpose

Movement network

- Freight railway
- Primary distributor road (state road)
- Regional distributor road
- Local distributor road
- Local road
- SPP 5.4 trigger distance (Action 21.2.1)

Considerations and Landmarks

- Land use buffer (Action 19.4.5)
- Waterway - minor
- CBH grain handling receival facility
- Minerals and basic raw materials
- Airfield
- Education or training facility
- Aged accommodation
- Investigate rural enterprise (Action 34.4.2)
- Special use - rural industry (Action 19.4.2)
- Wastewater infrastructure
- Health facilities
- Landfill
- Additional use - caravan park
- CBH expansion (Action 19.4.1)
- Encourage industry (Strategies 19.3 & 19.4)

0 125 250 375 500
 Metres

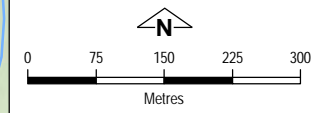
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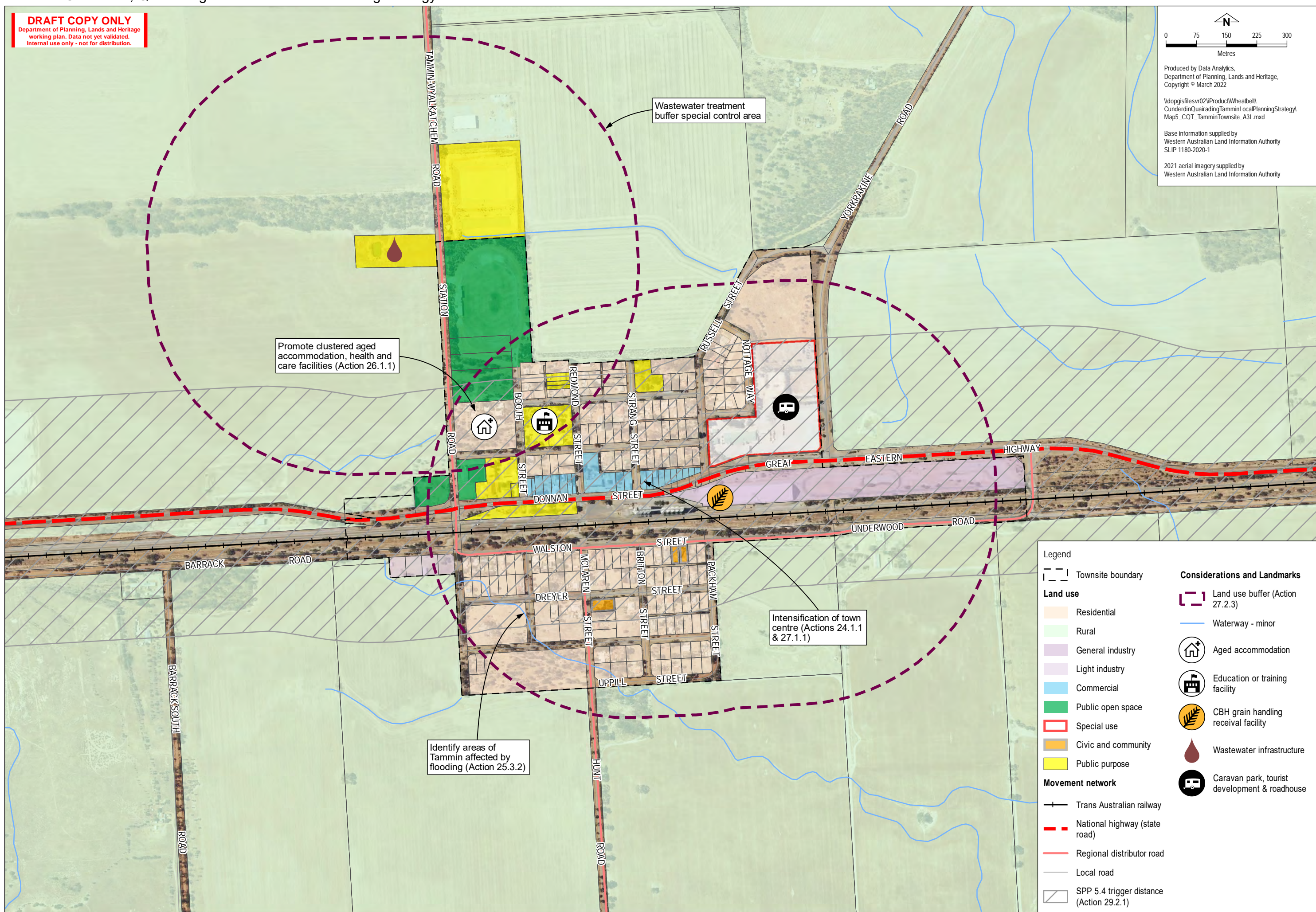


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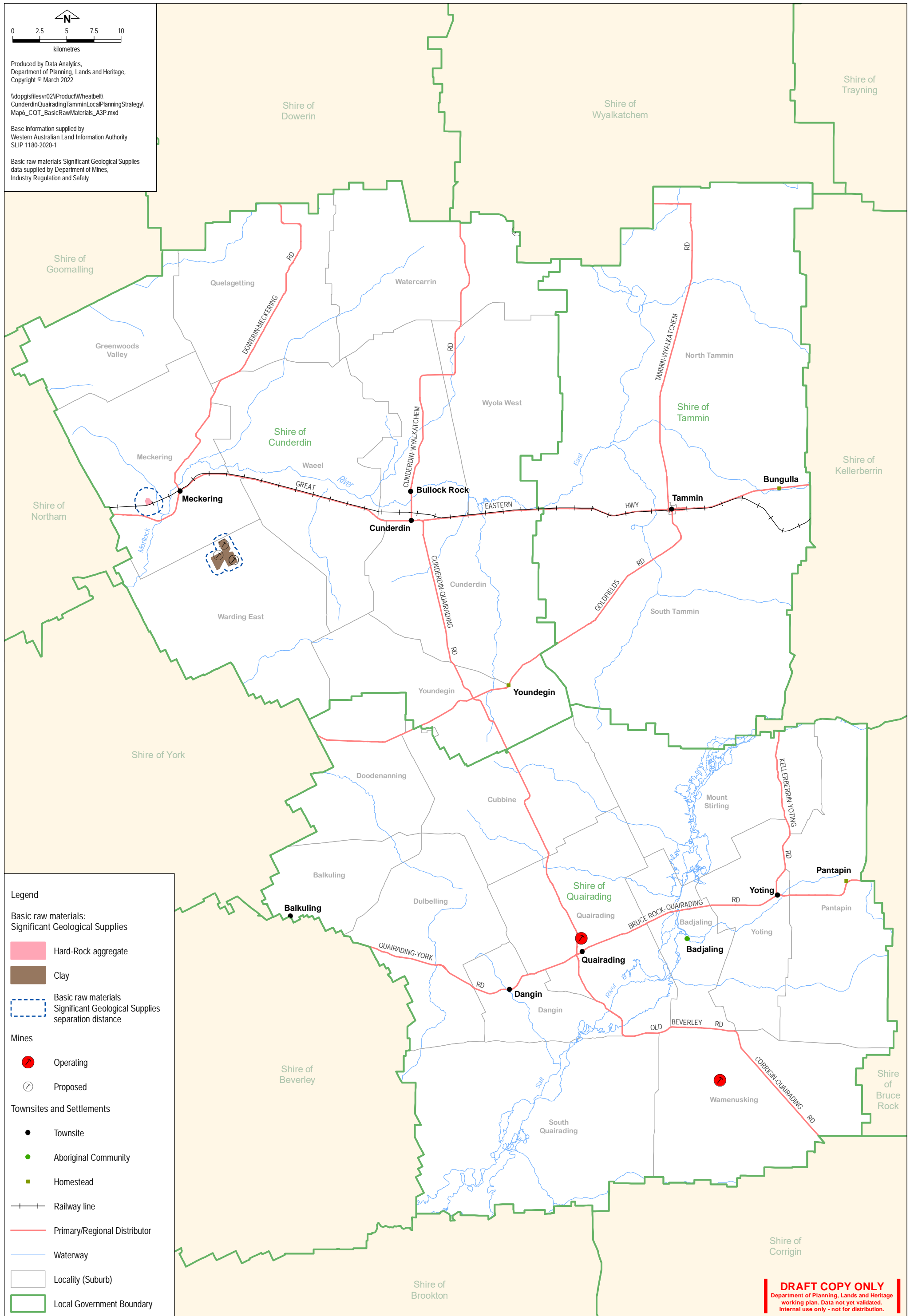
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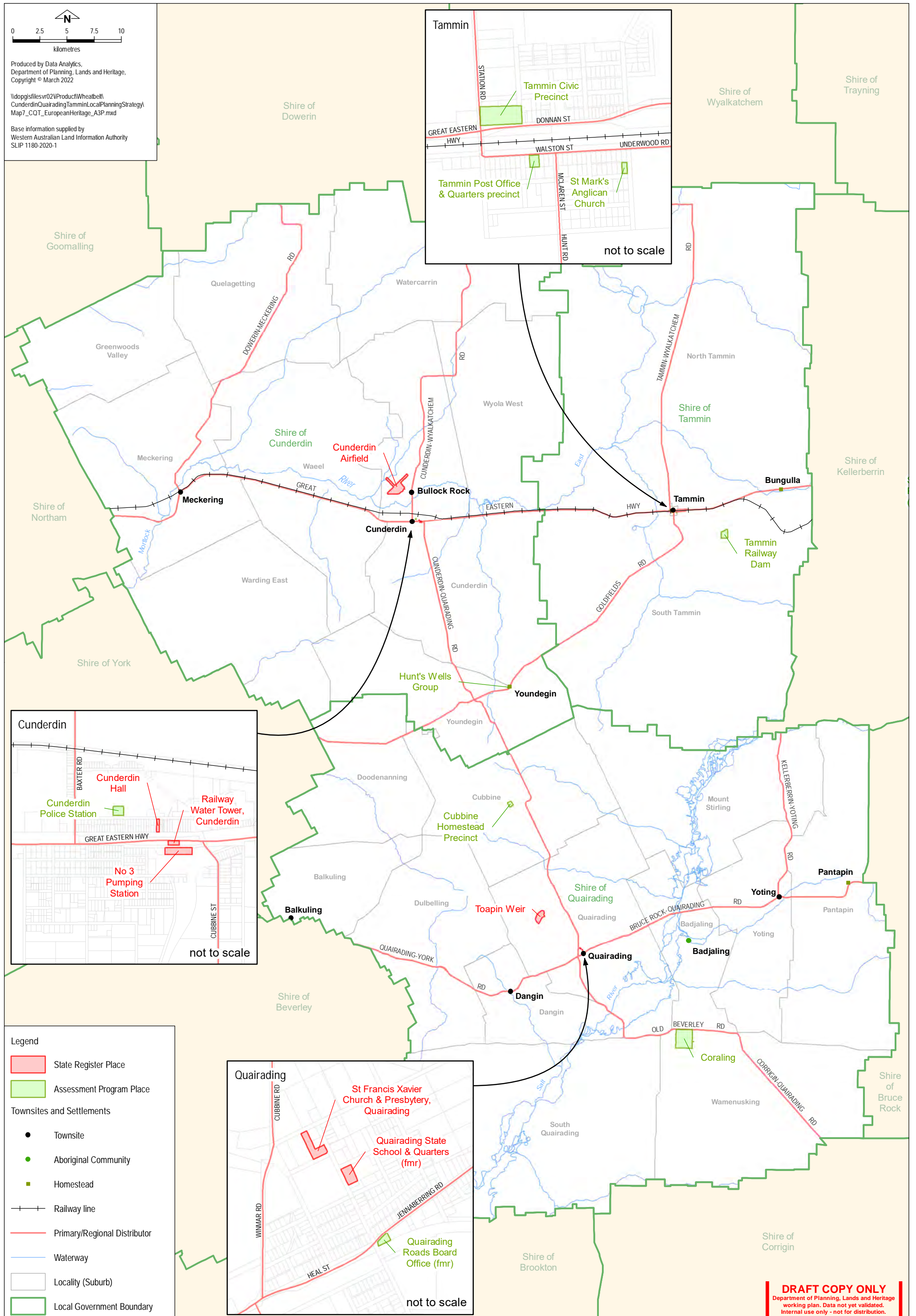


| | |
|-------------------------------------|---|
| Legend | |
| | Townsite boundary |
| Land use | |
| | Residential |
| | Rural |
| | General industry |
| | Light industry |
| | Commercial |
| | Public open space |
| | Special use |
| | Civic and community |
| | Public purpose |
| Movement network | |
| | Trans Australian railway |
| | National highway (state road) |
| | Regional distributor road |
| | Local road |
| | SPP 5.4 trigger distance (Action 29.2.1) |
| Considerations and Landmarks | |
| | Land use buffer (Action 27.2.3) |
| | Waterway - minor |
| | Aged accommodation |
| | Education or training facility |
| | CBH grain handling receival facility |
| | Wastewater infrastructure |
| | Caravan park, tourist development & roadhouse |

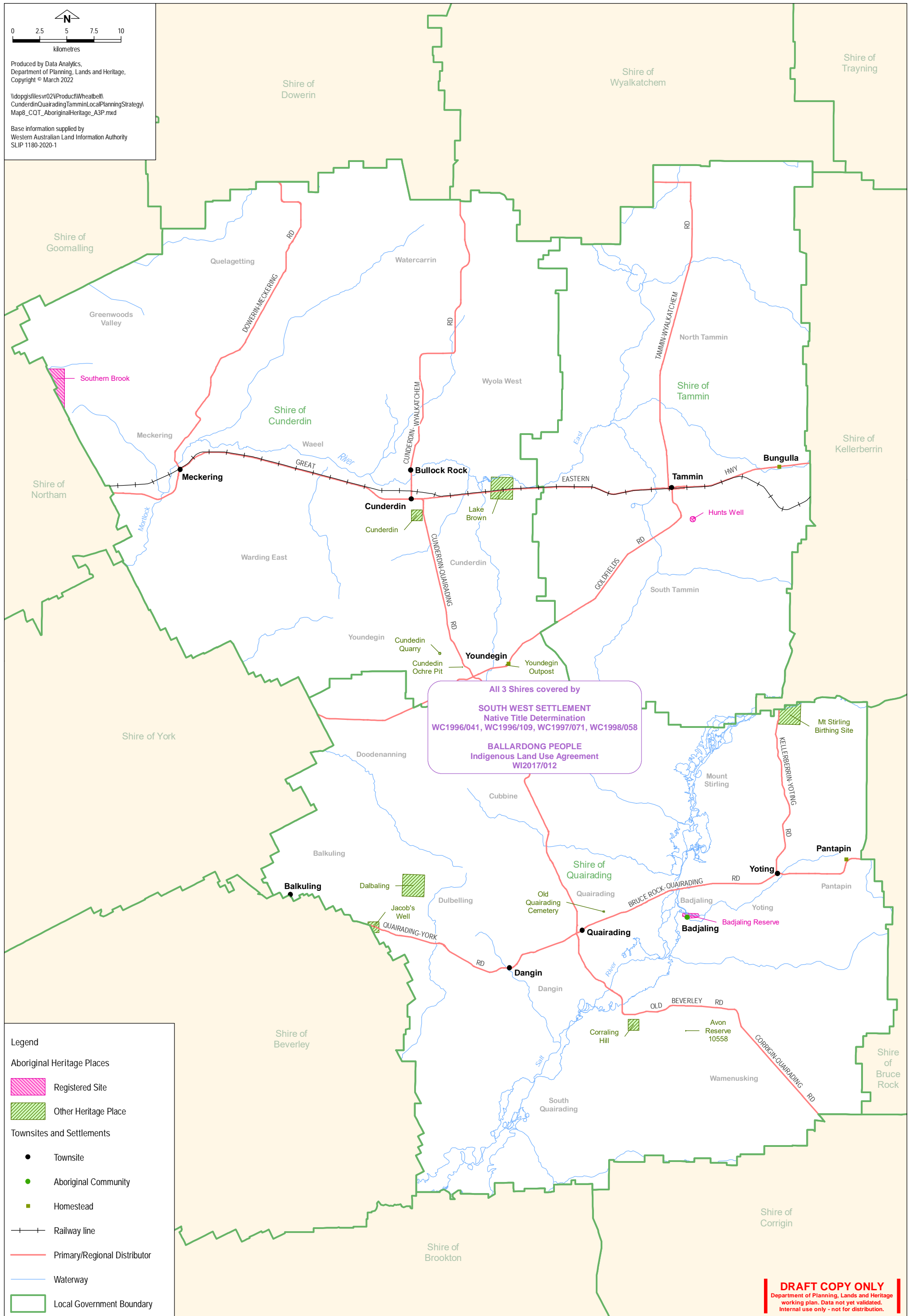


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Shires of Cunderdin, Quairading and Tammin Local Planning Strategy



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Map8_COT_AboriginalHeritage_A3P.mxd

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All 3 Shires covered by
SOUTH WEST SETTLEMENT
Native Title Determination
WC1996/041, WC1996/109, WC1997/071, WC1998/058

BALLARDONG PEOPLE
Indigenous Land Use Agreement
WI2017/012

Legend

Aboriginal Heritage Places

- Registered Site
- Other Heritage Place

Townsites and Settlements

- Townsite
- Aboriginal Community
- Homestead

Railway line

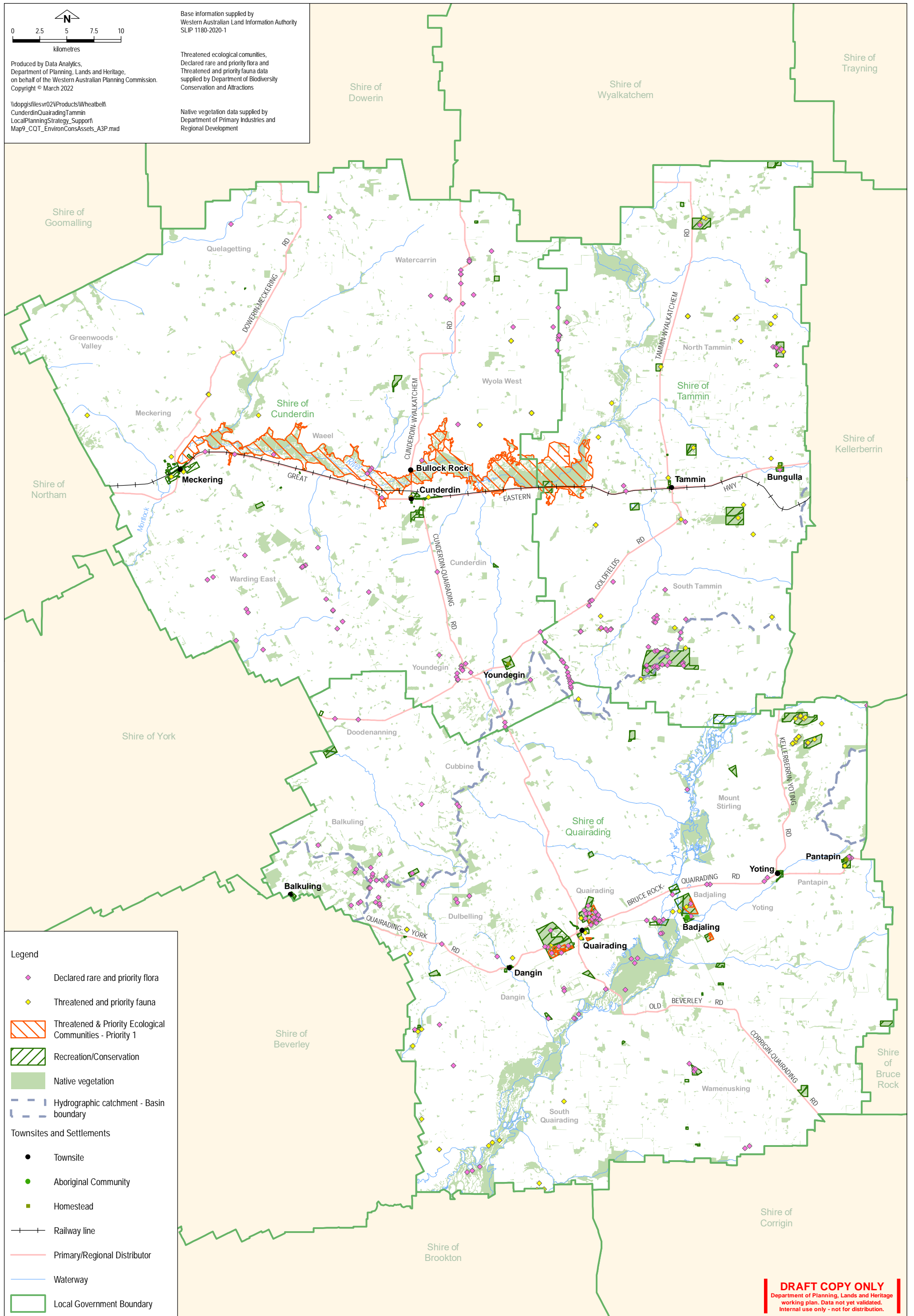
Primary/Regional Distributor

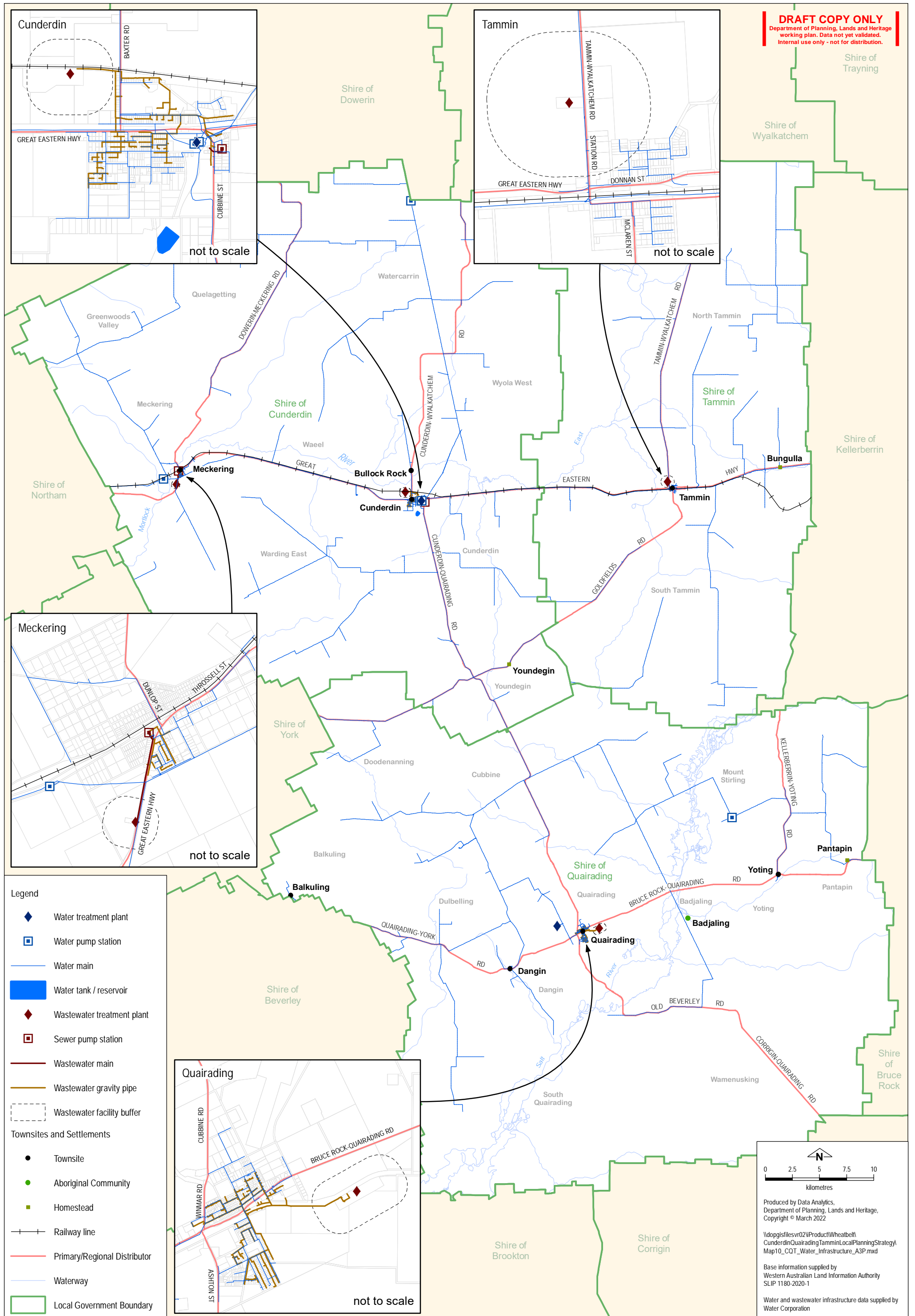
Waterway

Local Government Boundary

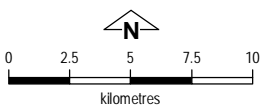
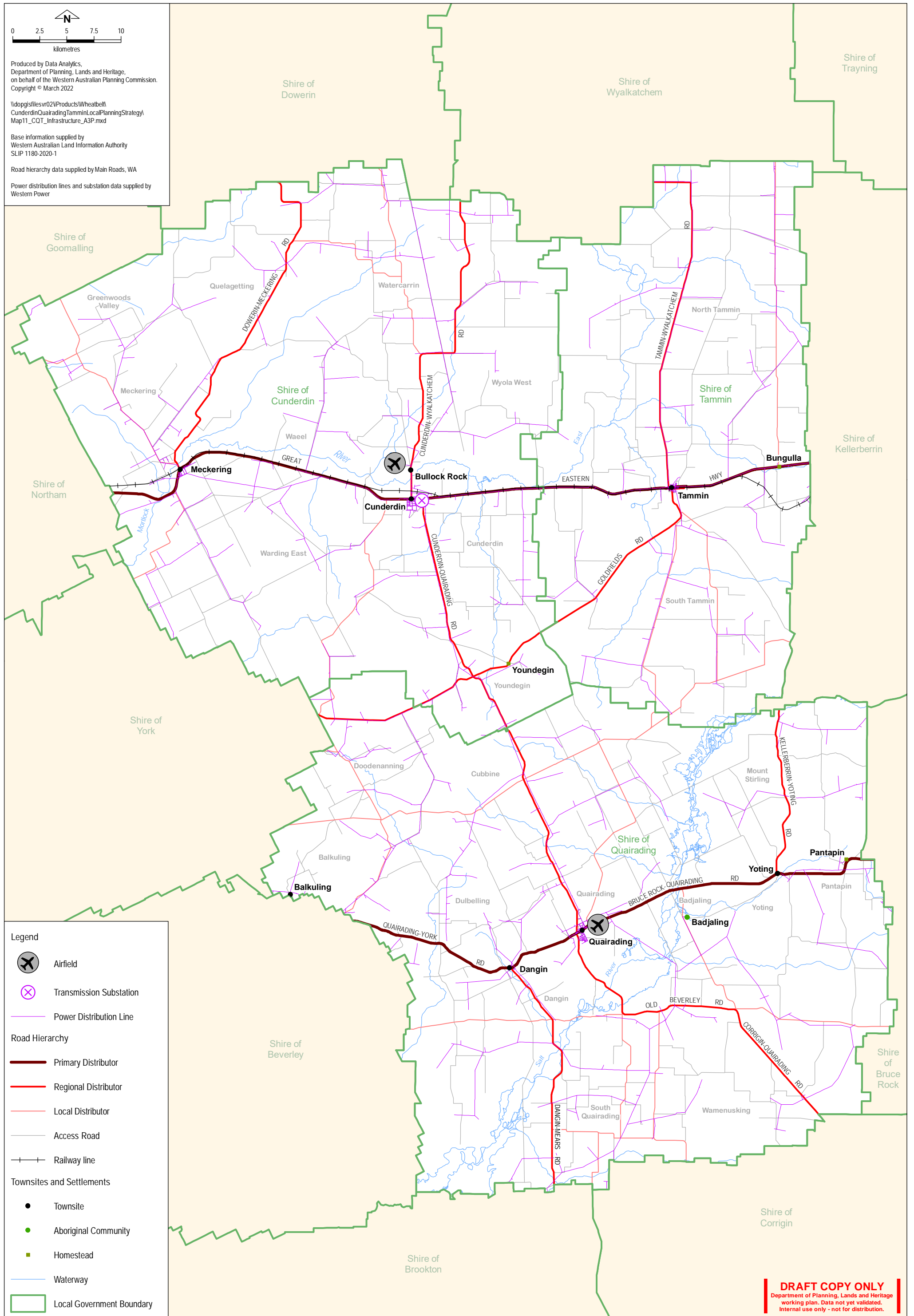
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Shires of Cunderdin, Quairading and Tammin Local Planning Strategy





Cunderdin, Quairading and Tammin Local Planning Strategy



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Map11_COT_Infrastructure_A3P.mxd

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Road hierarchy data supplied by Main Roads, WA

Power distribution lines and substation data supplied by
Western Power

Legend

- Airfield
- Transmission Substation
- Power Distribution Line

Road Hierarchy

- Primary Distributor
- Regional Distributor
- Local Distributor
- Access Road
- Railway line

Townsites and Settlements

- Townsite
- Aboriginal Community
- Homestead
- Waterway
- Local Government Boundary

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Part 2 – Background information and analysis

This information may be updated periodically and should include the following sections:

1. Introduction

1.1 Purpose of the Strategy

The main purpose of the Strategy is to guide the future development in the Strategy area of Cunderdin, Quairading and Tammin over the next 15-20 years and to provide a basis for the development of future local planning schemes.

Objectives, strategies and actions are identified for a range of key physical and environmental features in the Strategy area, as well as for the main townsites.

Within the context of the Strategy area's future planning framework, consideration is also given to the principles of sustainability and economic growth. Land use strategies are provided for the main townsites of Cunderdin, Meckering, Quairading and Tammin, together with the broader economic drivers and land use throughout the surrounding region.

1.2 Statutory Context

Regulation 11 of the *Planning and Development (Local Planning Schemes) Regulations 2015* requires local governments to prepare a local planning strategy for each local planning scheme that is approved for land within the district.

The local planning strategy must under the Regulations —

- (a) set out the long-term planning directions for the local government; and
- (b) apply any State or regional planning policy that is relevant to the strategy; and
- (c) provide the rationale for any zoning or classification of land under the local planning scheme.

The Regulations permit a local planning strategy to be prepared concurrently with the local planning scheme to which it relates.

2. Overview of the Strategy area

2.1 General

The Shires of Cunderdin, Quairading and Tammin are located in the Wheatbelt's Avon sub-region and collectively cover an area of 5,002km² with a combined estimated population of 2,878 (ABS, 2016).

The major drivers of economic activity in the Avon are transport, logistics and manufacturing, agriculture and construction. These industries collectively account for 45% of sub-regional industry value add. Health, social welfare and education are also important sectors contributing an additional 15% (Wheatbelt Development Commission (WDC), 2015).

According to the Avon sub-regional economic strategy (RPS, 2013) industries that are likely to play an important role in the future economy of the Avon are broadacre agriculture and animal husbandry; transport, logistics and mining support industries; health and aged care; retail and lifestyle; and tourism. Health, social welfare and education is the largest employment sector in this sub-region employing 19

percent of the workforce. Agriculture, transport, logistics and manufacturing; and retail are also significant employment sectors in the Strategy area (WDC, 2015).

2.2 Shire of Cunderdin

The Shire of Cunderdin has a population of 1,457 people (2016 Census) and covers an area of 1,872km². It contains the localities of Cunderdin, Meckering, Warding East, Wyola West and Youndegin. The administrative centre of the Shire is the town of Cunderdin, which is located approximately 158km east of Perth.

Historically a broadacre agricultural region, which was supported with the development of a major east-west railway line and the C.Y. O'Connor water pipeline to Kalgoorlie, over recent years the economy has diversified with the population residing primarily in the town area, and the increase in rural service, manufacturing, transport and logistics industries providing employment.

The Cunderdin Airstrip was constructed early in the Second World War as a bomber and RAAF flying school base. Following the Second World War, the school facilities were later used for a short time as a staging point for displaced persons eventually sent on to Northam and other areas. In 1948, a new Junior High School was opened and an Agricultural wing was added later – taking over the facilities previously used by the Flying School. The current Cunderdin Agricultural College provides day and boarding facilities for Year 11 and 12 students.

2.3 Shire of Quairading

Quairading is located in the central Wheatbelt of Western Australia, 167km east of Perth on the York-Quairading Road and is a farming community 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 people (2016 Census) and includes the localities of Quairading, Pantapin, Yoting, Badjaling, South Caroling, Wamenusking, Dangin, Balkuling and Doodenanning.

The town of Quairading is the administrative centre of the Shire, and is located approximately 170km east of Perth on the York-Merredin Road.

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. The town of Quairading was gazetted in 1907, with rail transport infrastructure developed a year later, which facilitated further development of the local government area for farming.

2.4 Shire of Tammin

The Shire of Tammin covers an area of approximately 1,090km² and has a population of 402 people (2016 Census). The Shire contains the localities of Bungulla, Tammin and Yorkrakine. The administrative centre of the Shire is the town of Tammin, which is located approximately 184km east of Perth.

Tammin was first settled in 1893 and was gazetted in 1899. Settlement of the area for farming increased upon Tammin's connection onto the Goldfields water pipeline and the railway line to Kalgoorlie. Tammin has remained a farming area and has relied upon broadacre farming as its primary economic driver.

Tammin’s vision as a future transport and logistics hub involves the development of industries and businesses that capitalises on Tammin’s geographic advantage relative to transportation routes (Great Eastern Highway and the east-west standard gauge rail).

3. Population, housing and land supply

3.1 Population

3.1.1 Strategy Area

The Strategy area has a total population of 2,878 (2016 Census) with the majority of the population concentrated in the townsites of Cunderdin, Quairading, Tammin and Meckering.

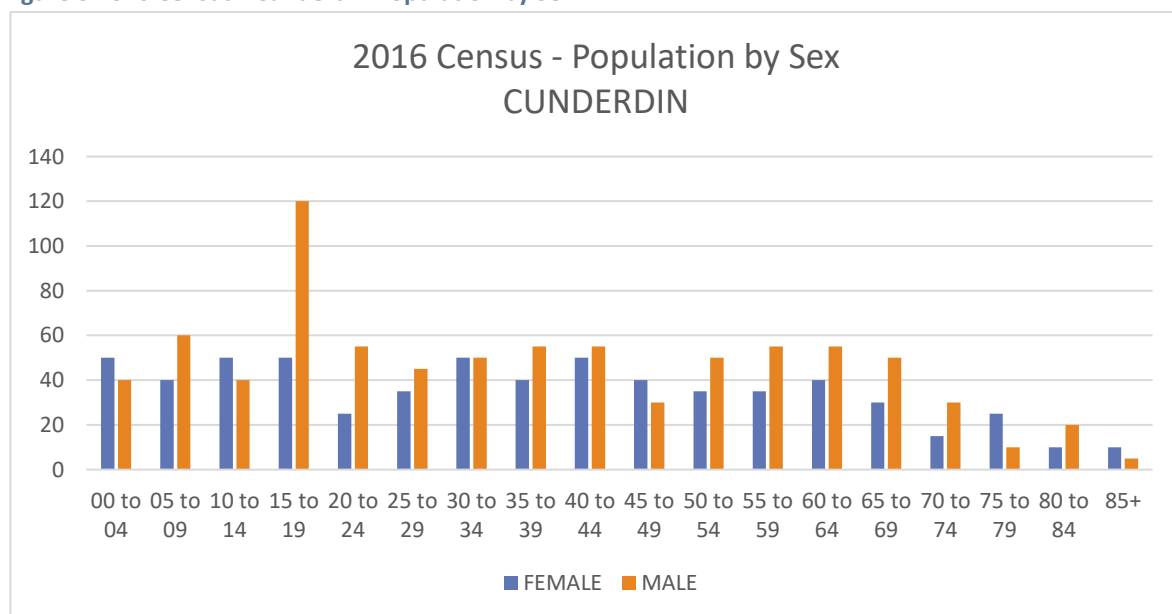
The Strategy area experienced modest population decline up until 2006. This was largely due to fewer people being involved in agriculture and broadacre farming activities (although it is still the major economic driver of the Strategy area). Since then the population has remained generally stable, with some growth experienced in Cunderdin. Despite previous populations forecasts in the WAPC’s WA Tomorrow Series indicating a declining population, the latest projections now show a stabilising population in median growth scenarios.

The number of persons aged 65 years and over is increasing, representing 18.23% of the population in the Strategy area, which is a key planning issue for the Strategy area. Notably, Quairading has the highest percentage at 25.59%.

3.1.2 Shire of Cunderdin

In the 2016 Census, there were 1,457 people in the Cunderdin (S) (Local Government Area), with 55.3% of the population being male and 44.7% female. Aboriginal and/or Torres Strait Islander people made up 1.9% of the population. The median age of people was 37 years. Children aged 0 - 14 years made up 19.3% of the population and people aged 65 years and over made up 15.4% of the population.¹

Figure 3 2016 Census - Cunderdin Population by Sex



¹ http://www.censusdata.abs.gov.au/census_services/getproduct/census/2016/quickstat/LGA52450?opendocument

From 2006 to 2011 there was an increase in the population of 61 persons and from 2011 to 2016 there was an increase of 147 persons. Table 1 depicts the population growth from 1996 to 2016.

Table 1 Cunderdin Population

| Name | LGA Status | Population Census 30/06/1996 | Population Census 07/08/2001 | Population Census 08/08/2006 | Population Census 09/08/2011 | Population Census 09/08/2016 |
|---|------------|------------------------------|------------------------------|------------------------------|------------------------------|------------------------------|
| Cunderdin | Shire | 1,437 | 1,389 | 1,249 | 1,310 | 1,457 |
| Area: 1,862.45km² – Density: 0.8 inh./km² (2016) – Change: +2.15%/year (2011-2016) | | | | | | |

Source: <https://www.citypopulation.de/php/australia-census-admin.php?adm2id=52450>

The figures for these periods are generally consistent with the predictions in the Avon Sub-Economic Strategy (2013) of 2.9% population growth and Bands C and D of the WAPC’s WA Tomorrow Series as shown in Figure 4 below.

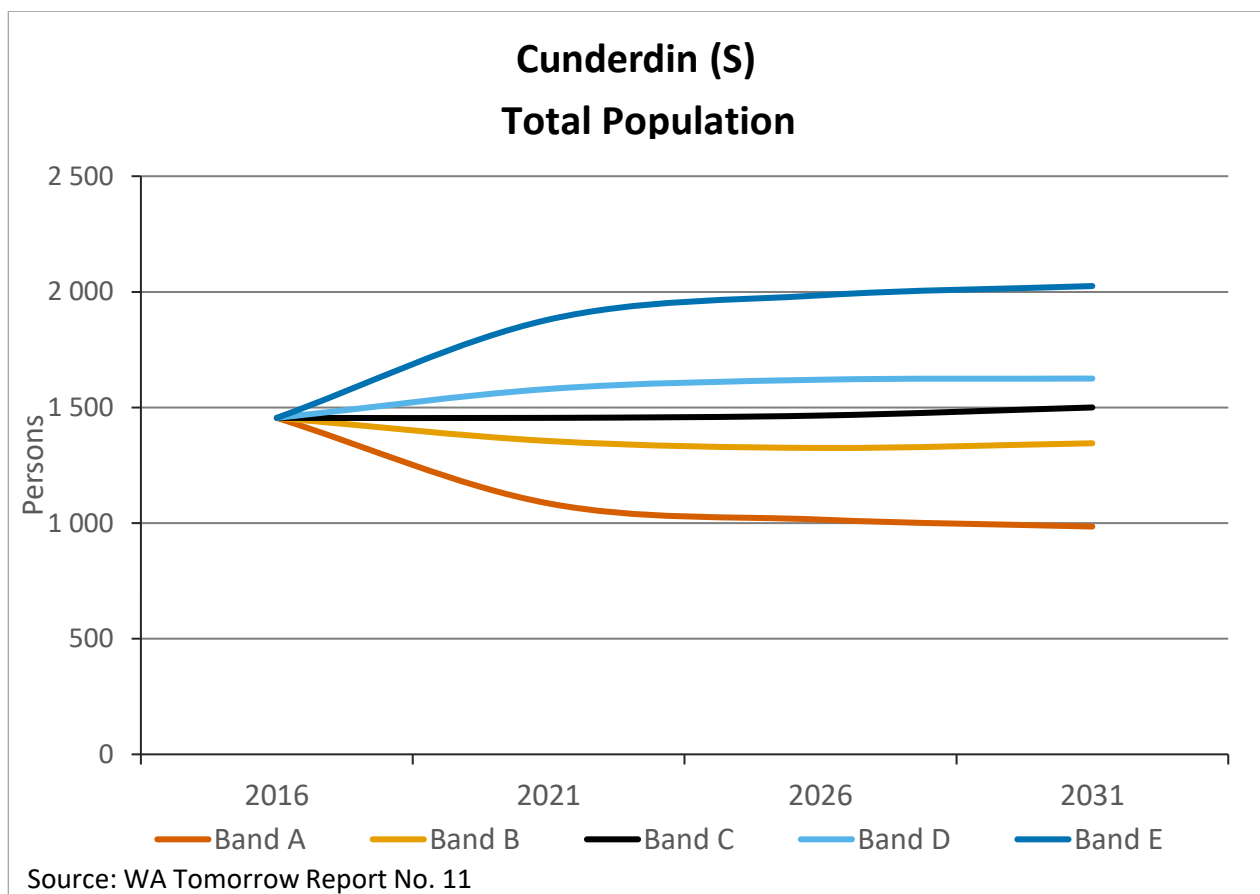


Figure 4 Cunderdin Population Projections

A comparison of population numbers between the towns of Cunderdin and Meckering, and the rural areas, indicate that the population is increasing in the townsite of Cunderdin and decreasing in Meckering and the rural areas.

Using the average annual growth rate of 2.9% (from 2011 to 2016) and that predicted in the Avon Sub-Regional Economic Strategy, the population may increase to 1,542.73 residents by 2026. Band C of the

WA Tomorrow Series (2019) predicts a population of 1,465 by 2026 and most optimistically (Band E) predicts a population of 1,985 by 2026.

3.1.3 Shire of Quairading

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 2006, following the predicted population patterns.

Table 2 Quairading Population

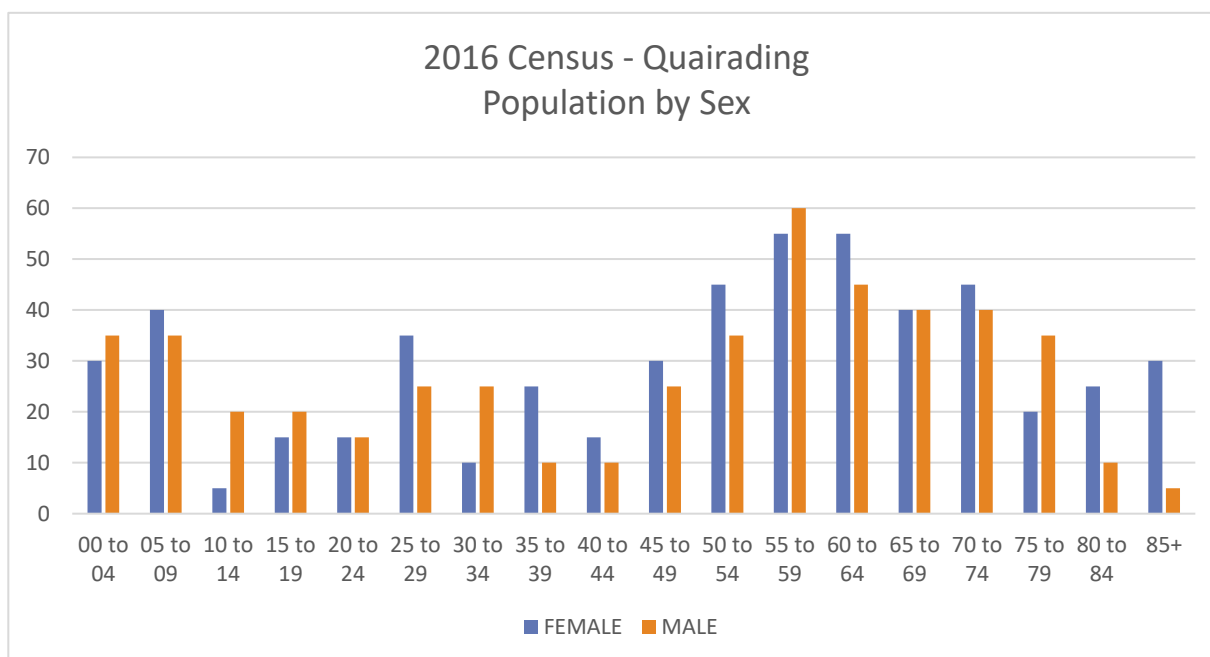
| Name | LGA Status | Population Census 30/06/1996 | Population Census 07/08/2001 | Population Census 08/08/2006 | Population Census 09/08/2011 | Population Census 09/08/2016 |
|---|------------|------------------------------|------------------------------|------------------------------|------------------------------|------------------------------|
| Quairading | Shire | 1,190 | 1,076 | 1,021 | 1,043 | 1,019 |
| Area: 2,016.93km² – Density: 0.5 inh./km² (2016) – Change: -0.46%/year (2011-2016) | | | | | | |

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

In 2016 children aged 0 - 14 years made up 16.6% of the population, while men and women aged between 55 to 59 was the largest statistical group. The median age was 52 years, compared to 45 years in 2011. People aged 65 or over currently make up 25% of the population. It is predicted that by the year 2026 the average age in the Shire will be somewhere between 65 and 69 years.

The following chart shows the age and sex distribution at the 2016 Census.

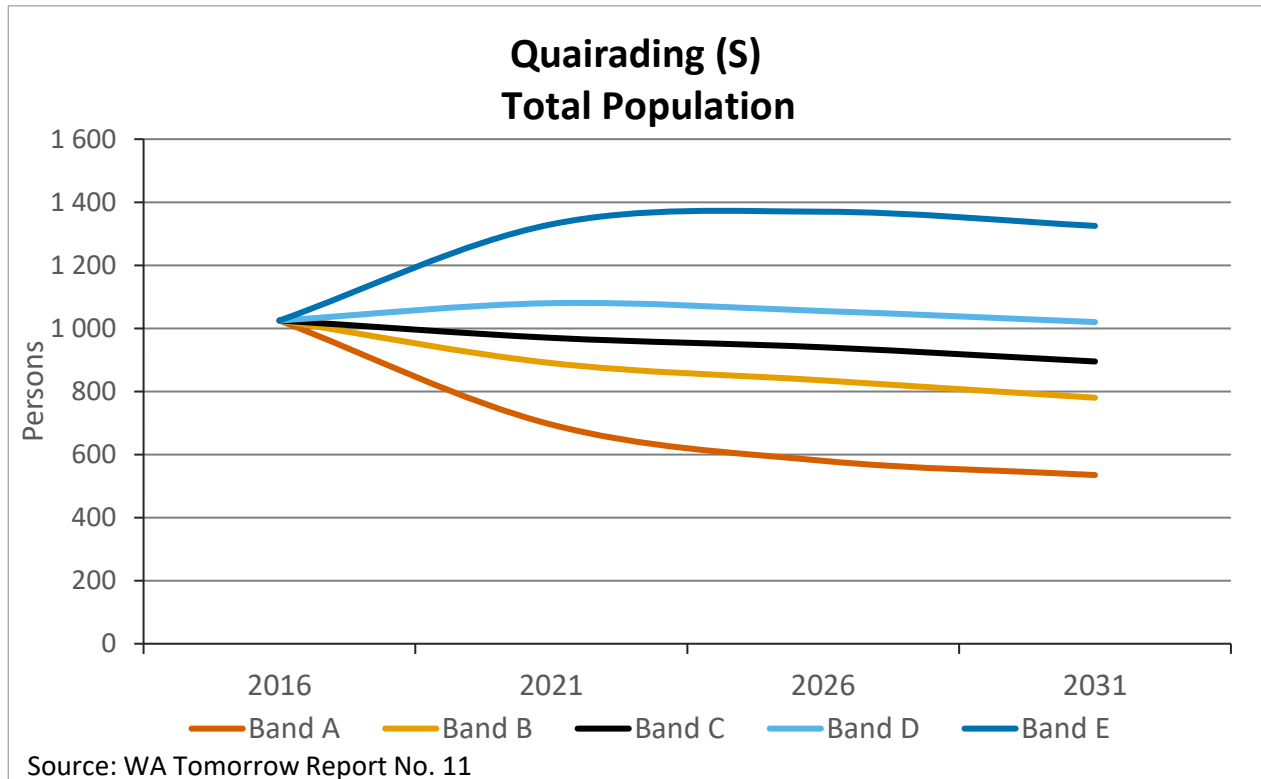
Figure 5 2016 Quairading Population by Sex



The WAPC’s WA Tomorrow Population Projections (2019) predict a modest population decline in most scenarios, with the exception of Bands D and E which show a growth rate of 0.29% and 2.94%

respectively by 2026. It is estimated, using the median growth rate scenario in Band C, that Quairading will have a population of 940 persons by 2026, which is a decline of 0.86% as depicted in the following graph.

Figure 6 Quairading Population Projections



Whilst developing the Joint Local Planning Strategy it is important that all sectors of the Shire’s demographics are considered, such as the increasing trend of an aging population.

3.1.4 Shire of Tammin

According to the 2016 Census, the Shire of Tammin (S) (Local Government Area) had a population of 402 people, including gender break down of 54% men and 46% women. Aboriginal and/or Torres Strait Islander people made up 10.1% of the population. The median age of people was 38 years. Children aged 0 - 14 years made up 23% of the population and people aged 65 years and over made up 14.8% of the population.²

Figure 7 illustrates the age distribution by sex in the Shire.

² http://www.censusdata.abs.gov.au/census_services/getproduct/census/2016/quickstat/LGA58190?opendocument

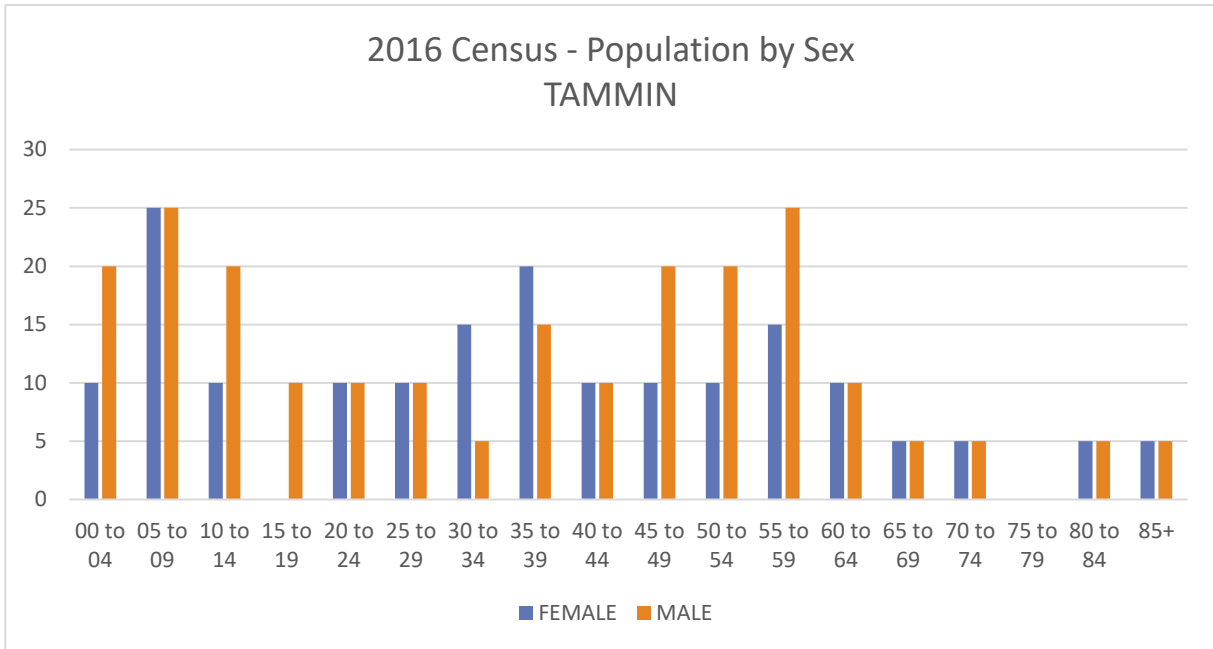


Figure 7 2016 Census - Tammin Population by Sex

From 2006 to 2011 the population increased by 13 persons, while between 2011 to 2016 there was a decrease of 2 persons. Over the period from 2011 to 2016 the population remained relatively stable. The 2016 Census indicates that 14.8% of the population is over 65 years when compared to 14.4% in 2011 and 13.0% in 2006.

The following table depicts the population changes from 1996 to 2016.

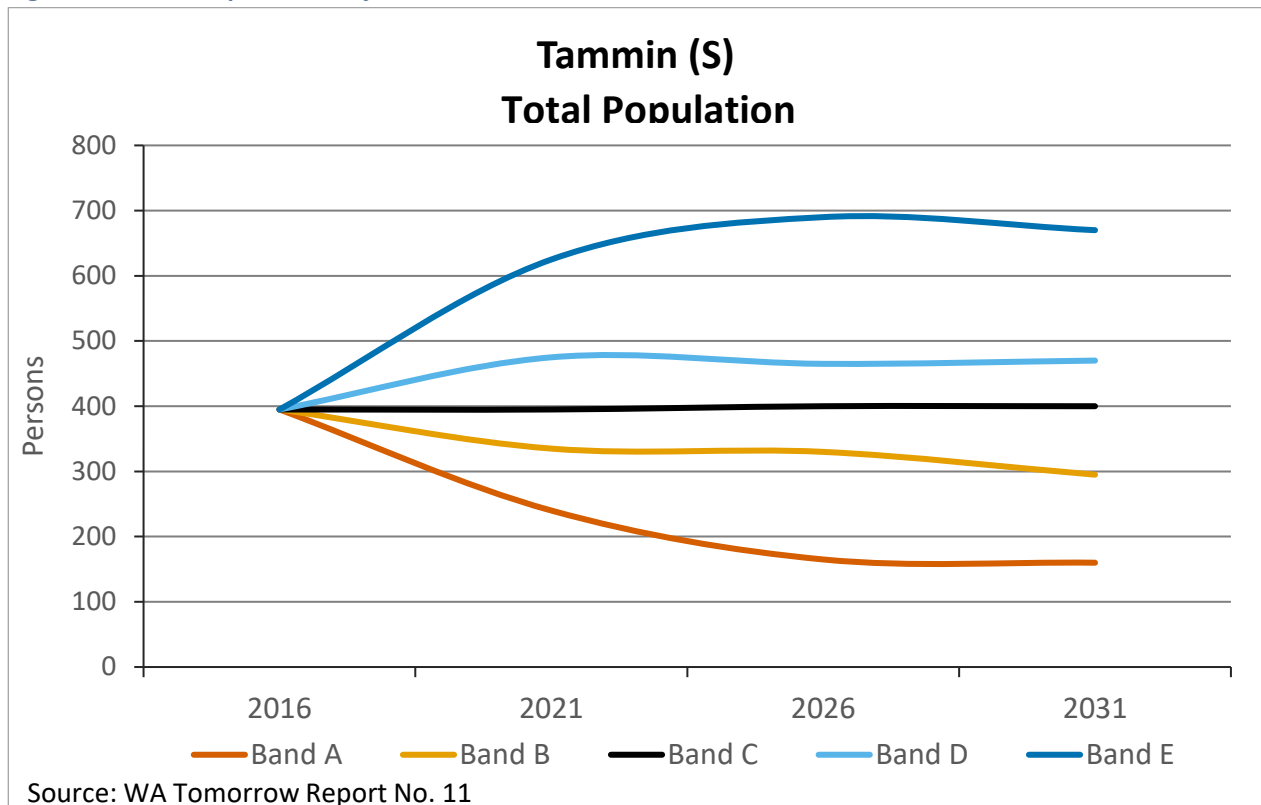
Table 3 Tammin Population

| Name | LGA Status | Population Census 30/06/1996 | Population Census 07/08/2001 | Population Census 08/08/2006 | Population Census 09/08/2011 | Population Census 09/08/2016 |
|--|------------|------------------------------|------------------------------|------------------------------|------------------------------|------------------------------|
| Tammin | Shire | 453 | 429 | 391 | 404 | 402 |
| Area: 1,101.69km² – Density: 0.4 inh./km² (2016) – Change: -0.1%/year (2011-2016) | | | | | | |

Source: <https://www.citypopulation.de/php/australia-census-admin.php?adm2id=58190>

The figures for both periods are consistent with the predictions in the Avon Sub-Economic Strategy (2013) and the WAPC’s WA Tomorrow Series where it is predicted, in the median scenario, that the population will remain stable. As depicted in the following chart, the medium-high (D) and high (E) forecast bands show potential for some very modest population growth.

Figure 8 Tammin Population Projections



Whilst developing the Joint Local Planning Strategy it is important that all sectors of the Shire’s demographics are considered, particularly the increasing trend of an aging population.

3.2 Housing & Land Supply

3.2.1 Cunderdin

The 2016 Census indicates that the population of the townsite area of Cunderdin is 774 persons, which is an increase of 93 persons from the 2011 Census (13.6%). Using the current growth rate and an average of 2.5 persons per household, an additional 115 lots may be required to accommodate continued population growth over the 15 year planning horizon.

In the Cunderdin townsite, there is currently 373 dwellings and the current stock of Residential zoned land through infill development could create approximately 211 new lots. A large number of these lots can be serviced by reticulated sewer and water services and if recoded to a higher density will facilitate further development in the townsite. The current trend for construction of larger new dwellings (5+ bedrooms) should also be considered and provided for in any future strategies for the development of the townsite.

New residential development could be provided for in a small area on Cubbine Street on the edge of the existing townsite that is zoned Rural but contains smaller lots and needs more appropriate development controls. If this area was rezoned to Residential and Rural Residential, another 45 lots could be created (fully developed).

It is unlikely that there will be a need for new greenfield areas to cater for the anticipated population increase within the next 10 to 15 years.

The Shire has an aging population and to cater for these needs a new primary health care centre is currently under construction in Cunderdin. Adjacent to the centre, independent living units are being constructed to provide residents aged appropriate accommodation to age in place. Additional units are planned in the future as part of the Wheatbelt Integrated Aged Care Plan.

3.2.2 Meckering

The 2016 Census indicates that the population of the townsite area of Meckering is 236 persons, which is a decrease of 29 persons from the 2011 Census (-10.94%). Meckering has 114 dwellings, with an average of 2.7 persons per dwelling. The current stock of Residential zoned land through infill development could create approximately 222 new lots.

Although the population of Meckering has been decreasing over the past few years, development activity and sales have been steady. A review of the zoning and coding of land in the townsite area is needed to correct anomalies and to provide more appropriate development controls, which may result in the creation of additional residential lots suitable for development that will cater for population increases, acknowledging the town's proximity to Northam, Midland and Perth.

There are a number of development constraints in Meckering, including lack of infrastructure and environmental constraints, such as flooding and bushfire. These constraints affect the viability of development, particularly in some of the Rural Residential areas that need to be carefully assessed to ensure that any development that occurs does not adversely impact the environment or locality.

3.2.3 Quairading

In the 2016 Census, there were 610 people in the Quairading townsite, representing a decrease of 2.3% (24 persons) from the 2011 Census. There is currently 326 dwellings in the townsite, while there is potential to increase this by creating approximately 218 new lots through infill development of land already zoned Residential. Many of these lots are able to be serviced by reticulated sewer and water, supporting higher densities and facilitating further development in the townsite.

Although current trends predict little population growth for Quairading, the Shire is actively pursuing new business and consequently new residents. Therefore, it is desirable to review the zoning and coding in the townsite to maximise the use of the existing infrastructure and density within close proximity to existing services.

The Shire has one of the highest percentages of persons over 65 years in the Wheatbelt. To cater for the housing needs of this demographic independent living units are proposed adjacent to the hospital as part of the Wheatbelt Integrated Aged Care Plan. Land use permissibility and coding of Residential zoned land in the townsite should be flexible to cater for units and other medium density housing types people aging in place.

3.2.4 Tammin

In the 2016 Census, there were 202 people in the Tammin townsite, which was an increase of 40 persons (24%) from the 2011 Census.

Notwithstanding previous significant growth, the Shire's population is predicted to remain relatively steady through to 2031. As such, the current 116 dwellings in the Tammin townsite is likely sufficient to cater for the populations ongoing needs. However, should further growth be experienced, the current

stock of Residential zoned land could create approximately 198 new lots through infill development. The provision of additional reticulated sewer and water services would need to occur to provide higher densities, given there is currently no reticulated sewerage system in Tammin.

Tammin's location on the Great Eastern Highway, access to rail and the affordable cost of land is making it attractive to persons seeking a rural lifestyle. Further investigation and development of workforce accommodation options is required, particularly given the high itinerate workforce associated with the secondary agricultural processing sector. There may be options associated with future expansions of Tamma Village and caravan park.

The new local planning scheme should be flexible to encourage development of residential and rural enterprise/lifestyle/equine lots that can be suitably serviced.

4. Economy and employment

4.1 Existing and future retail and commercial centres by type and function

4.1.1 Cunderdin Town Centre

The Cunderdin Town Centre is currently anchored by a supermarket and hardware store operated by the Cunderdin Co-Operative. There are several agricultural and rural based retail shops located in the centre together with a hotel, newsagency and pharmacy. Rural service industries are located at both entries to town on Great Eastern Highway .

The primary economic driver for the town continues to be agriculture, which can be seen by the retail and service industry located in and around the town centre.

It is not expected that the town centre will require expansion over the period of this Strategy. However, review of the 'Mixed Business' zone to determine the most appropriate zone and land use permissibility should occur.

4.1.2 Quairading Town Centre

Similar to the Cunderdin Townsite, the Quairading Townsite contains a supermarket, hardware store, hotel, post office and a number of agricultural/rural based retail and service businesses.

The main economic driver for the Townsite continues to be agriculture and it is expected that businesses serving the everyday needs of the community and rural/agricultural pursuits will occupy the town centre and peripheral areas.

There are several vacant shops in the town centre and, considering there is likely to be little population growth, it is not anticipated that additional commercial land will be required over the period of this Strategy. Notwithstanding, this situation should be monitored to ensure a timely response is provided should the needs of the Townsite change.

4.1.3 Meckering Town Centre

The Meckering Town Centre is a small area that meets the everyday needs of the community and travellers, containing a general store/post office, café, accessible toilet and service station.

The population of Meckering is not expected to grow significantly over the life of the Strategy, and therefore it is not anticipated that the commercial needs of the area will require expansion.

4.1.4 Tammin Town Centre

The Tammin Town Centre is divided by the railway and highway with the Shire Office and bank on opposite sides. A large roadhouse supplying fuel and food is located north of the town centre, which caters for travellers, truck drivers and the everyday needs of the community.

There are a few empty shops in the town centre indicating that the demand for commercial property is low and, when considering a predicted limited population growth scenario, it is unlikely additional land will be required for commercial purposes during the life of this Strategy. However, this situation should be monitored to ensure a timely response is provided should the needs of the Townsite change.

4.2 Existing and future industrial and business locations

4.2.1 Cunderdin

It is important for the growth of the town to provide opportunities for employment. Stage 1 of the Cunderdin light industrial area is fully developed with the timing of Stage 2 linked to demand. The Cunderdin CBH Grain Receiving Depot has expanded over recent years with the addition of new open bulkheads and associated facilities. The adjacent area to the east would provide a logical area for the expansion of light industrial activities to cater for growth in secondary industries, such as transport, manufacturing and logistics businesses.

Light industrial activities are also located on West Main Street and Baxter Road with many lots being zoned 'Mixed Business'. Subject to consultation with landowners, this land may benefit from being more suitably zoned 'Light Industry' or 'Service Commercial'. Further expansion of the precinct could be possible to the west of this area as an 'Industrial Development' zone to provide additional employment opportunities for the increase in population.

4.2.2 Meckering

To ensure that there are sufficient employment opportunities in the town, the areas zoned 'Commercial' and 'Mixed Business' should be monitored to ensure zone and associated provisions are suitable and to determine if there is a need for any additional 'Light Industry' zoned land, particularly considering the strategic location of the town on the Great Eastern Highway. The areas zoned Rural Townsite shall provide land use flexibility to support the continuation of existing uses, while also allowing for the consideration of new uses consistent with the surrounding land use context and typically found in a small country town.

4.2.3 Quairading

The old saleyards located on the corner of the Quairading-York and Winmar Roads is zoned for industrial purposes and has the potential to provide an additional 10 industrial lots in the Townsite with highway access adjacent to the CBH grain receiving depot, which has been expanding over recent years with the addition of new open bulkheads and associated facilities.

Additional land zoned for rural industry purposes originally identified for the AusPlow development is located on the outskirts of the townsite, which could accommodate large-scale rural industry if electricity constraints are resolved.

Strong drivers exist to support transport, logistics and light industry investment and activity in the Avon sub-region, with spatial analysis identifying a “ring” of industrial opportunities comprising Northam, York, Quairading, Cunderdin, Dowerin and Goomalling. Quairading’s position as part of this “ring” provides it with the opportunity to further develop its transport and logistics sector, and to work in coordination with the other regions connected in the “ring”.³

Quairading’s large industrial zone landholdings (9% of the Avon’s total) provide opportune conditions for the development of the transport and industry sectors within the LGA. Recent interest in agricultural equipment manufacturing has been focused in Quairading.

4.2.4 Tammin

The Shire of Tammin has constructed a new works depot in an area that could accommodate additional depot and industrial uses should there be demand. Rural land with highway frontage may also be suitable for rezoning for industrial purposes, if required. The suitability of small scale light industrial development, where impacts are retained within lot boundaries, may also be considered on lots south of Barrack Road.

There is no immediate demand for industrial land in the Shire and therefore the Strategy recommends the situation to be monitored and that the Scheme is made sufficiently flexible to cater for beneficial proposals. Land with frontage to the Great Eastern Highway or adjacent to the Shire depot may be suitable.

4.3 Commerce and Industry

4.3.1 Shire of Cunderdin

Broadacre agriculture is the Shire of Cunderdin’s primary economic contributor, accounting for 58% of businesses and some 185,084 ha of land generating approximately \$49.5 million in agricultural production value per annum. When considered on a per hectare basis, Cunderdin generates slightly more production value (\$267/ha) than the sub-regional average (\$254/ha), which can be attributed to variations crop types and yield volumes.⁴

Manufacturing, transport and logistics, along with retail, are secondary industries in Cunderdin, with each accounting for 5.3% of local businesses. The previous Strategy identified the availability of 325,804m² zoned industrial land in Cunderdin, which was developed to address the continuing demand for light industrial lots in the town.

In 2016, the median weekly household income for Cunderdin was \$1,288 with an unemployment rate of 5.5%. Of the employed people in Cunderdin, 10.3% worked in grain growing, with a further 7.8%

³ WDC, Avon Sub-Regional Economic Strategy

⁴ Source: WDC, Avon Sub-Regional Economic Strategy, 2013

working in grain-sheep or grain-beef cattle farming. Other major industries of employment included secondary education (10.1%), local government administration (4.4%) and hospitals (4.3%).⁵

Broadacre agriculture represents the most distributed economic opportunity in the Avon and is likely to remain the foundation industry of the sub-region in the medium and long-term. Opportunity exists to develop its role in the sub-region as a primary industrial node by capitalising on its strong transport links (road rail and air), existing grain storage and logistics infrastructure and industries, large supply of industrial zoned land and proposed new residential subdivisions. This will assist in providing further industrial land choice, workforce attraction and retention and offering localised agricultural production transport and logistics services.

4.3.2 Shire of Quairading

At the time of the 2016 census Quairading had 395 persons employed and an unemployment rate of 6.3%, a slight decrease from 6.5% in 2011.⁶ Of those people employed, 29% worked in sheep, beef cattle and grain farming. Other major industries of employment included local government administration 7.1%, secondary education 6.5% and sheep farming 6.2%. In Quairading, 26.1% of people were attending an educational institution. Of these, 28.3% were in primary school, 9.4% in secondary school and 6.0% in a tertiary or technical institution.⁷

The local economy of the Shire of Quairading has retained its reliance on agriculture as its primary economic driver, with much of the light industrial activity based on supporting the agricultural industry.

The Shire and community is also looking towards development of Quairading as a centre for health and aged care services, which will support the movement of the Shire's aging population from rural farming properties into serviced retiree accommodation. Quairading has also been popular with self-funded retirees from other areas seeking a country lifestyle.

Visions for the future of Quairading include further development of agricultural service industries, development of additional employment areas, construction of high quality and regionally significant health and aged care services to build on its current attractiveness for the aging community, and to retain families in the Shire by providing employment and business opportunities.

4.3.3 Shire of Tammin

It is envisaged that Tammin will continue to serve a primary agricultural production role given its relative distance from Perth. There are opportunities to lever continued R&D investments to diversify crops to help improve the sustainability of agricultural production in the Shire.

Manufacturing, Transport and Logistics, along with Retail, are secondary industries in Tammin, with each accounting for 4.5% of local businesses and it will be important to monitor the need for commercial and industrial land to ensure that suitable land is identified if required in the future.

⁵ Source:

https://quickstats.censusdata.abs.gov.au/census_services/getproduct/census/2016/quickstat/LGA52450?opendocument

⁶https://quickstats.censusdata.abs.gov.au/census_services/getproduct/census/2011/quickstat/LGA57350?opendocument

⁷https://quickstats.censusdata.abs.gov.au/census_services/getproduct/census/2016/quickstat/LGA57350?opendocument

4.3.4 Future Opportunities

4.3.4.1 Aging & Health Care Services

The Strategy area has an older population, with an estimated 22% of the residential population in 2019 aged 65+, which is above the State average of 15%. Cunderdin and Tammin each have 18.2% and 16.2% respectively, significantly Quairading is well above the State average at 27.7%.

A new primary health care centre precinct is currently under construction in Cunderdin by Western Australian Country Health Service, which will be complemented by Aged Appropriate Accommodation units recently constructed by the Shire. Similar units will be constructed in Quairading adjacent to the hospital.

4.3.4.2 Cunderdin Airfield

Recent private interest in the Cunderdin airfield suggests an opportunity to develop this facility as a major economic driver in the Strategy area, which may result in businesses being established to support activity at the airport justifying further planning and development of light industry and residential land.

4.3.4.3 Transport & Logistics

Tammin has potential to further develop transport and logistics due to its geographic location on the Great Eastern Highway, access to freight railway lines and the 'Prospector' passenger railway line. These transport advantages may assist Tammin to attract small to medium industry to the area. The abattoir located in the Shire of Tammin has recently expanded its operations and operates with a local and international (457 visa) workforce. There is also recent private interest in grain export investment. Such ventures (e.g. feedlot, abattoir, grain export) support growth in the secondary agricultural processing sector in Tammin.⁸

4.4 Employment⁹

Agriculture remains the main employer in the Strategy area with 28.36% of those persons working at the time of the 2016 Census employed in the industry. Local government and education sectors are also significant employers in the Strategy area.

Unemployment in the Strategy area at the time of the last Census (2016) is 5.6%, which is significantly less than the State rate of 7.8% and national rate of 6.9%.

4.4.1 Shire of Cunderdin

There were 658 people who reported being in the labour force in the week before Census night (2016) in the Cunderdin Local Government Area. Of these 61.2% were employed full time, 26.4% were employed part-time and 5.5% were unemployed.

The most common occupations included Managers 27.4%, Technicians and Trades Workers 14.1%, Labourers 12.2%, Professionals 10.8%, and Clerical and Administrative Workers 10.0%.

⁸ Source: WDC, Avon Sub-Regional Economic Strategy, 2013

⁹ Source: ABS Quick Stats 2016,

http://www.censusdata.abs.gov.au/census_services/getproduct/census/2016/quickstat/LGA52450?opendocument, Accessed 7/12/17.

Of the employed people in Cunderdin, 10.3% worked in Other Grain Growing. Other major industries of employment included Secondary Education 10.1%, Grain-Sheep or Grain-Beef Cattle Farming 7.8%, Local Government Administration 4.4% and Hospitals (except Psychiatric Hospitals) 4.3%.

4.4.2 Shire of Quairading

There were 395 people who reported being in the labour force in the week before Census night (2016) in the Quairading Local Government Area. Of these 54.4% were employed full time, 29.1% were employed part-time and 6.3% were unemployed.

The most common occupations included Managers 33.4%, Labourers 15.0%, Technicians and Trades Workers 10.0%, Community and Personal Service Workers 9.7%, and Professionals 9.5%.

Of the employed people in Quairading, 18.2% worked in Grain-Sheep or Grain-Beef Cattle Farming. Other major industries of employment included Other Grain Growing 10.8%, Local Government Administration 7.1%, Secondary Education 6.5% and Sheep Farming (Specialised) 6.2%.

4.4.3 Shire of Tammin

There were 172 people who reported being in the labour force in the week before Census night (2016) in the Tammin Local Government Area. Of these 63.4% were employed full time, 27.3% were employed part-time and 5.2% were unemployed.

The most common occupations included Managers 31.8%, Labourers 21.8%, Clerical and Administrative Workers 10.1%, Machinery Operators and Drivers 10.1%, and Technicians and Trades Workers 7.8%.

Of the employed people in Tammin, 18.5% worked in Grain-Sheep or Grain-Beef Cattle Farming. Other major industries of employment included Other Grain Growing 18.5%, Local Government Administration 9.2%, Primary Education 9.2% and Nursery Production (Outdoors) 3.8%.

5. Rural land use, subdivision and development

5.1 Agriculture and Rural Land Use

5.1.1 Shire of Cunderdin

Broadacre agriculture is Cunderdin's primary economic contributor, accounting for 58% of businesses and some 185,084 ha of land (representing 11% of the Avon total area of agricultural holdings). The Shire of Cunderdin generates approximately \$49.5 Million in agricultural production value per annum (approximately 11% of the sub-region total). When considered on a per hectare basis, Cunderdin generates slightly more production value (\$267/ha) than the sub-regional average (\$254/ha), which can be attributed to variations in crop types and yield volumes.

Broadacre agriculture represents the most distributed economic opportunity in the Avon and is likely to remain the foundation industry of the sub-region in the medium and long-term. For Cunderdin, agricultural production will continue to be a primary economic driver for the Shire, due to its distance

from Perth, large agricultural land holdings, above average yields per hectare and extensive network of local supporting industries and infrastructure.¹⁰

5.1.2 Shire of Quairading

Broadacre agriculture is Quairading'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). Quairading generates approximately \$47M in agricultural production value per annum (approximately 11% of the Sub-region's total). When considered on a per hectare basis, Quairading generates slightly less production value (\$248/ha) than the Sub-regional average (\$254/ha), owing to variations in crop types and yield volumes. The economic importance of agriculture in Quairading is also underlined by an employment self-sufficiency rate of 90% (in 2006).

Broadacre agriculture represents the most distributed economic opportunity in the Avon and is likely to remain the foundation industry of the sub-region in the medium and long-term. This is the case for Quairading, which will continue to serve a primary agricultural production role given its relative distance from Perth, local support infrastructure and large area of productive agricultural land holdings. Opportunities to leverage Quairading's broadacre agriculture include continued R&D investments to improve sustainability of agricultural production in the Shire.¹¹

5.1.3 Shire of Tammin

Broadacre agriculture is Tammin's primary economic contributor, accounting for 73% of businesses and some 109,799 ha of land (representing 6% of the Avon total area of agricultural holdings). Tammin generates approximately \$26.8M in agricultural production value per annum (approximately 6% of the sub-region total). When considered on a per hectare basis, Tammin generates slightly less production value (\$244/ha) than the sub-regional average (\$254/ha), owing to variations in crop types and yield volumes. The economic importance of agriculture in Tammin is also underlined by an employment self-sufficiency rate of 111% (in 2006).

Broadacre agriculture represents the most distributed economic opportunity in the Avon and is likely to remain the foundation industry of the sub-region in the medium and long-term. This is the case for Tammin, which will continue to serve a primary agricultural production role given its relative distance from Perth (compared to other Avon LGAs that draw advantage from closer proximity to Perth). Opportunities to lever continued R&D investments to diversify crops mix need to be investigated to help improve the sustainability of agricultural production in the Shire.¹²

5.2 Other Rural Considerations & Uses

5.2.1 Native Title

The *Native Title Act 1993* provides for the recognition and protection of Aboriginal and Torres Strait Islander people's native title rights and interests. Native title is a relevant consideration when planning

¹⁰ Source: WDC, Avon Sub-Regional Economic Strategy, 2013

¹¹ Source: WDC, Avon Sub-Regional Economic Strategy, 2013

¹² Source: WDC, Avon Sub-Regional Economic Strategy, 2013

for urban growth and development in the Strategy area, as land in and around towns that may be identified as appropriate for certain development options may be subject to native title claim.

The South West Native Title Settlement, which commenced on 25 February 2021, will establish the Noongar Land Estate through the transfer of a maximum of 320,000 hectares of Crown Land for cultural and economic development, comprising 300,000 ha as 6 reserves and 20,000 ha as freehold title. This will result in the Noongar people being major landowners in the Wheatbelt, and it is therefore likely that there will be an increase in interaction of Noongar people with the land-use planning system.¹³

5.2.2 Tourism – General

Diversification of traditional farming activities is encouraged by the Shires and in the local planning schemes. Tourism is considered an acceptable use and beneficial to the local community and may include accommodation and sale of produce.

5.2.3 Tree Farming – Quairading

A number of large-scale planning proposals to establish commercial Sandalwood tree farms have been considered by the Shire of Quairading.

5.2.4 Renewable Energy – Solar Farm Cunderdin

A 100MW solar farm has recently been approved on land zoned General Agriculture in the Shire of Cunderdin. The proponent demonstrated the benefits to the community and is now undertaking detailed design work pursuant to the development approval.

6. Heritage

6.1 Shire of Cunderdin

The Shire of Cunderdin's Heritage Strategy (2017) provides a historical overview of the Shire as follows:

“The first European through the area was Charles Hunt, an explorer in search of pastoral lands east of Perth. He arrived in Cunderdin – a town he named in 1864 and the following year returned to establish the track which became known as ‘The Old Goldfields Road’. He was followed by sandalwood cutters and itinerant shepherds.

In 1865 a police outpost was established at Youndegin, the earliest settlement in the area, 19kms south of Cunderdin. In 1880, Constable Alfred Eaton serving police officer at the time, built the Youndegin Arms to cater for the passing trade from an influx of miners through the area on their way to the goldfields.

Settlement in Cunderdin started to progress following the building of the railway in 1884. It was at this time Constable Eaton left the force, took up land and became the first farmer within the Cunderdin district. The settlement of nearby Meckering was made in 1887 and but due to a lack of constant rain and surface water, it was not until 1889 that the surrounding land was declared an agricultural area.

¹³ Source: WAPC, Wheatbelt Regional Planning & Infrastructure Framework, 2015

The rail link to Kalgoorlie reached Meckering in 1892 and within six years the town was home to a railway station, three stores, a blacksmith, a hotel, a town hall, school, banks and a post office. The office for local government administering the area as far east as Merredin was also located in Meckering.

By 1901 the construction of the Goldfields Water Supply made available a supply of water for local residents, attracting more people to the area and by 1902 there was a small general store, a restaurant, hotel (also a receiving house for mail) and a school in Cunderdin.

In 1903 when the pipeline to Kalgoorlie was completed, the No 3 Pumping Station in Cunderdin was opened. This was one of a total of eight Pumping Stations responsible for sending water along the pipeline to the goldfields.

Rail service and an assured water supply ensured that the next three decades were periods of rapid development with farms expanding in every direction.

By 1906 there were 22 farms in the district and Cunderdin was officially declared a townsite.

During the 1920s a hospital with resident doctor was established in Cunderdin to cater for surrounding areas and in 1920 the office for local government formerly located in Meckering, moved to Cunderdin.

In 1945 the people of Cunderdin bought the local hotel making it the first community-owned hotel in Western Australia.

In 1950 the Road Board resumed farmland bordering the townsite of Cunderdin to develop a Greater Sportsground and Sporting Complex. Construction of Memorial Swimming Pool, the first rural swimming pool, followed in the mid-1950s.

The impact of WA's most significant earthquake in 1968 resulted in the destruction of Cunderdin's Community Hotel and the rebuilding of the town of Meckering.

Cunderdin airstrip was constructed early in the Second World War as an elementary training school for the Empire Air Training Scheme (EATS) and Royal Australian Airforce (RAAF) pilots. The facility comprised a large airfield, hangars, technical huts and a main base camp.

Following the war, the base camp was used as a migrant camp for displaced persons sent on to Northam and other areas. Ownership of some of the buildings subsequently passed from Commonwealth into private hands, including the Gliding Club of WA, which purchased the Building 109 and moved to the Cunderdin Airfield in 1959.

In 1992 the remaining land at the airfield was transferred to the Shire of Cunderdin under a special agreement with the Commonwealth."

There are four places in the Shire are on the Heritage Council of Western Australia's State Register of Heritage Places. They are:

- P04570 Cunderdin Airfield, 82 Aerodrome Rd, Cunderdin
- P00649 No 3 Pumping Station, Forrest St, Cunderdin
- P00647 Cunderdin Railway Water Tower, Lot 2 Forrest St, Cunderdin
- P00654 Cunderdin Hall, Main St, Cunderdin

The Municipal Heritage Inventory (MHI) contains 11 places and sites of heritage value recognised by the communities in the Cunderdin Shire and was adopted in 1996. The MHI is earmarked for review and should include Indigenous heritage. It will be used as the basis to form a Heritage List for inclusion in the new local planning scheme to provide the most significant places with statutory protection. The MHI, now referred to as a Local Heritage Survey, will then become a valuable community resource for anyone interested in the built heritage of the Shire.

6.2 Shire of Quairading

The Shire of Quairading's Heritage Strategy (2017) provides a historical overview of the Shire as follows:

Pre 1900 – The first European settlement of the area began in the Avon Valley with the declaration of towns of Beverley and York in 1831. The first European settler in the area is believed to be Stephen Parker who selected land at Dangin Springs (east of the town of York) in 1836 to graze sheep.

This land was subsequently farmed by his son, Edward Parker in 1859 and was later expanded by Edward's son, Jonah Parker. From 1859 – 1863 Edward Parker progressively took up land and developed properties east of York towards Dangin and by 1863 had established a track from York to Dangin.

In the early 1860s the government introduced the Pastoral Leasehold scheme which spurred the lease of sizeable acreage for pastoral use and encouraged settlement beyond the Avon Valley. This was later followed by the introduction of the Homestead Act in 1893 which enabled settlers to take up a free, conditional, homestead block and the Conditional Purchase scheme of 1898 which encouraged farmers to take up small holdings on the condition that they would clear, fence and improve the property they had acquired.

Pastoral sheep grazing was the initial industry in the area but as more land was cleared and wheat crops sown, agriculture became a mutually beneficial industry. Cutting sandalwood was a viable sideline to pastoralism and in 1880, a boom in sandalwood prices encouraged more people into the industry. The usual procedure was to make two trips a year to Guildford or Perth depots, with sandalwood and wool, and backload with essential stores and goods.

Jonah Parker eventually acquired 16,000 acres on conditional purchase, making Dangin Parker Estate one of the largest farming properties in Western Australia at the time. In addition to experimenting with wool, mutton, pigs and sandalwood production, Jonah Parker pioneered the production of eucalyptus oil in 1882 and in 1892 started distilling eucalyptus oil at the Dangin Estate.

1900 – 1940: By 1901, Parker was still the only settler in the Dangin area and Jonah Parker decided to subdivide his property, allotting a portion of his estate as a townsite. Dangin became a private townsite, fenced within Parker's estate. The town of Dangin was gazetted in 1902. Restricted access to the town of Dangin and Parker's declaration of the town as an alcohol-free zone created some problems for residents and may have contributed to the success of the latter established town of Quairading.

During this period, the government was also prompted to open up vast new tracts of land, for settlement by people who were drawn to the Western Australian goldfields. Charles Hines, a government land guide and experienced bushman, was responsible for introducing many new settlers to the Dangin – Quairading area, advising them on land selection and helping with preliminary clearing, building and the establishment of a water supply.

From 1904 a number of settlers arrived and selected land in the districts of Dangin, South Caroling, Doodenanning, Pantapin and Quairading. Progress associations were established in most settlement districts, to exchange knowledge and pool expertise for a better deal for farmers. These associations assisted in the establishment of schools, mail services, infrastructure and facilities in their areas.

The town of Quairading came into existence around 1905 when Jim Caldwell opened a store in the bush between the district's northern and southern settlers. Caldwell's small bush enterprise became the centre of the Quairading townsite, which was gazetted in August 1907. By 1909, the town had a hotel, general store, blacksmith, baker, carpenter and two banks. The small community at Dangin was eventually disbanded in favour of one central settlement at Quairading.

In 1908, the railway from York to Greenhills was extended through to Quairading. The railway link to Quairading made markets more accessible and operations more commercially viable for settlers. The wheat crop now only had to be transported as far as the closest siding and contractors found employment in carting and handling wheat. In 1932, two grain elevators, each fitted with an engine, were installed at the railway siding in the town of Quairading.

From 1910, the decline of the gold rushes freed manpower to develop the land and the idea of farming enticed prospective settlers to the area. With the return of men from World War One, the clearing of agricultural land proceeded at a solid pace.

During the depression years the Soldier Settlers with land acquired by the Repatriation Department, faced hard times. A lack of farming experience and capital meant they were among many settlers forced to abandon the land. The years of the Great Depression were also difficult for businesses. Many farmers bartered in exchange for goods and services. The Roads Board provided some services and contract works which helped keep the farmers operating, as well as government funded works to employ labour in the district.

Social activities were important in the depression years, as the Quairading district's settlers forged their communities. The Agricultural Hall held regular Saturday night dances and screened movies. Many sport gatherings were formalised into clubs and the Dangin – Quairading – South Caroling Branch of the Country Women's Association was formed.

After the Great Depression, the rural sector made a relatively fast recovery with improved prices for wool and wheat and by the late 1930s the Quairading district was experiencing real progress.

1940 – 2017: With the onset of World War Two and the resulting shortage of manpower, the rural sector once again faced decline, prompting the Road Board to request Prisoner of War labour allocation for the area.

Post World War Two Quairading regained its agricultural strength with abandoned farms being worked again and a new generation of soldier settlers farming the land. By the 1950s most of the district was being farmed and there was rapid expansion in production. Record wheat and wool prices were being achieved.

In 1957, the construction of the new Roads Board offices in Quairading, signalled a new era of prosperity for the Quairading town and district. In 1961, legislation changed the name and function of the local governing bodies from Roads Board to Shire Council with its responsibilities encompassing roads and infrastructure and the addition of community services.

The 1960s marked an increase in prosperity but a shift in social and recreational choices. Dances were declining in popularity and the screening of movies in the Hall ceased. A decline in the number of rail services reflected Quairading's declining patronage and led to the eventual closure of Quairading's railway station in 1994.

Since the early 1860's when Quairading was first recognised as an agricultural area, it has developed as a rural centre for the wheat and sheep industry, which continues to be the dominant industry today. Broadacre agriculture is the Shire's main economic contributor, accounting for 70% of business and some 189,393 ha of land (11% of the Avon's total area of agricultural land holdings). The Wheat and Sheep industry employs 33% of the population. Manufacturing, Transport and Logistics is a secondary industry in Quairading."

There are three places in the Shire are on the Heritage Council of Western Australia's State Register of Heritage Places. They are:

- P4914 Quairading State School & Quarters (fmr); 22 & 28 McLennan Street, Quairading.
- P24588 St Francis Xavier Catholic Church and Presbytery; 72 Coraling Street, Quairading.
- P4898 Toapin Weir; 70 Toapin Road, Quairading.

The Municipal Heritage Inventory (MHI) contains 209 places and sites of heritage value recognised by the communities in the Quairading Shire and was adopted in 1996. The MHI is earmarked for review and should include Indigenous heritage. It will be used as the basis to form a Heritage List for inclusion in the new local planning scheme to provide the most significant places with statutory protection. The MHI, now referred to as a Local Heritage Survey, will then become a valuable community resource for anyone interested in the built heritage of the Shire.

6.3 Shire of Tammin

The Shire of Tammin's Heritage Strategy (2017) provides a historical overview of the Shire as follows:

"Tammin is located 184km east of Perth on the Great Eastern Highway. The Shire of Tammin covers an area of 1,087 km² and is bounded by the Shires of Kellerberrin, Quairading, Cunderdin and Wyalkatchem.

European Wheatbelt explorer and well digger, Charles Cook Hunt, camped at Tammin Spring in 1864. The following year as he passed through the area, he had his men construct a well in order to obtain a supply of water for travelling purposes. Hunt's wells were of major importance in the opening up of the whole Wheatbelt area. He provided vital water holes for stockmen and for the gold prospectors who came through the area on their way to Southern Cross and the Goldfields.

Tammin was first settled in 1893 by John Packham, a Sussex farmer with more settlers arriving in the 1900's. The town of Tammin was gazetted in 1899.

European settlement continued in the area and the completion of the Goldfields Water Supply and the railway line to Kalgoorlie enabled the growth of the township and the expansion of agricultural activity. The arrival of the Coolgardie pipeline in 1902 was instrumental to the success of the town, addressing the need to improve the existing infrastructure for the supply of water for an increasing population.

Yorkrakine, 30km north of Tammin, became a small township with a post office, store and hall.

In 1932 the Wheat Pool of Western Australia announced that the town of Tammin would have two grain elevators, each fitted with an engine, installed at the railway siding.

In 1948 Tammin became a Road Board in its own right, having previously been part of the Meckering Road Boards and later the Cunderdin-Meckering-Tammin Road Boards. With the change in Local Government Act it became the Shire of Tammin in 1961.

In 1960, huge wheat silos, the first concrete silos in Australia, were constructed in Tammin, reflecting a highly productive wheat and wool industry in the area at the time. The silos were extended in 1996 to increase the capacity of stored grain.

In 1987 a Company known as Farmdale was formed with fifty shareholders from the Community purchasing the local hotel and a garage. This was done to retain both in the town. The garage and hotel have since been sold.

Today, the Shire of Tammin, including the settlements of Bungulla and Yorkrakine, has a total population of 400. The economy of the Shire is primarily agriculture based with surrounding areas producing wheat and cereal crops.

The Tammin Primary School services local students from Kindergarten to Year 7 with higher education facilities provided in the nearby Shire of Cunderdin.

The town is serviced daily by the Prospector Train and Avonlink rural train services with the Railway Station now in the centre of Tammin.

In April 2005 the Shire of Tammin officially opened "Kadjininy Kep" a working Hydrology Model and Amphitheatre. Regular shows and events are held in the Amphitheatre and Community Hall. The grassed grounds surrounded by running water and a water feature together with Memorial Park, provide a place to rest within the town site."

There are no places located in the Shire are on the Heritage Council of Western Australia's State Register of Heritage Places.

The draft Local Heritage Survey dated 2015 contains 52 places and sites of heritage value recognised by the communities in the Tammin Shire. The Heritage Survey is earmarked for review and should include Indigenous heritage. It will be used as the basis to form a Heritage List for inclusion in the new local planning scheme to provide the most significant places with statutory protection. The Local Heritage Survey could then become a valuable community resource for anyone interested in the built heritage of the Shire.

7. Infrastructure

7.1 Electricity

The Wheatbelt is supplied with energy by Western Power's South West Interconnected System and serviced by the North and East Country load areas. The East Country load area covers the eastern Wheatbelt region. Growth in power demand was slow prior to 2007 and then experienced a significant increase due to mining and resource development in the area. The North Country load area services the

northern area of the Wheatbelt, covering the coastal areas to 150 kilometres inland. The North Country network was designed to supply small distributed loads and as such, infrastructure limitations have resulted in insufficient capacity for large industrial customers to connect.¹⁴ Unfortunately this limitation was experienced firsthand in Quairading recently when AusPlow, a large rural manufacturing industry, recently proposed to relocate to the Strategy area.

The Wheatbelt offers an abundant source of renewable energy. The climatic and geographic conditions of the Wheatbelt are conducive to alternative energy generation such as wind, solar, geothermal and biomass generation. Renewable energy offers the capacity to reduce reliance on centrally distributed energy.¹⁵ A large 100MW Solar Farm Facility is proposed to be constructed in Cunderdin containing 330,000 solar panels, which will connect into Western Power's grid that will supplement the local power supply.

7.2 Water Supply

The Goldfields and Agricultural Water Supply Scheme (G&AWS), delivered by the Water Corporation, serves customers in WA's Wheatbelt and Goldfields communities which supplies water from Mundaring Weir. The main water conduit from Perth to Kalgoorlie runs through Cunderdin, where a series of pump stations and an unroofed, rock-lined storage reservoir are located.

A 75 million litre water storage facility is currently under construction on Water Corporation-owned land approximately 5km west of the Cunderdin town site to meet the long term needs of the G&AWS area. The Goldfields Water Supply scheme also supplies the town of Tammin with a reticulated water supply.

The Meckering town water supply is reticulated via a network of underground distribution mains directly connected to the Mundaring – Kalgoorlie pipeline.

Quairading's town water supply is provided via the State heritage listed Toapin Weir, which has a storage capacity of 22.7 million litres and has been connected to the Mundaring – Kalgoorlie pipeline since 1965. The town also supplements its water supply from groundwater sources.

The capacity and capability of further connections to existing water services is dependent upon existing pipeline infrastructure, which varies greatly between townsites, and topographic slopes to ensure there is sufficient water pressure along the system. For example, there may be physical slopes which prevent the water pressure necessary to service development above a certain height. Investigating connection requirements is the responsibility of developers which occurs when specific proposal details are known.

Figures 9 to 12, produced from data provided by the Water Corporation, show the water planning zones in Cunderdin, Meckering, Quairading and Tammin townsites. Generally speaking, it is likely that subdivision and development can be connected within these planning zones through infill connection and extension of existing water mains to the development site. Such connections may require pipeline upgrades and replacement feeding back to the network, such as increasing pipeline diameter, to ensure the correct water pressure is maintained.

¹⁴ Source: WAPC, Wheatbelt Land Use & Infrastructure Framework (2015)

¹⁵ Source: WAPC, Wheatbelt Land Use & Infrastructure Framework (2015)

Figure 9 Cunderdin Water Planning Zone

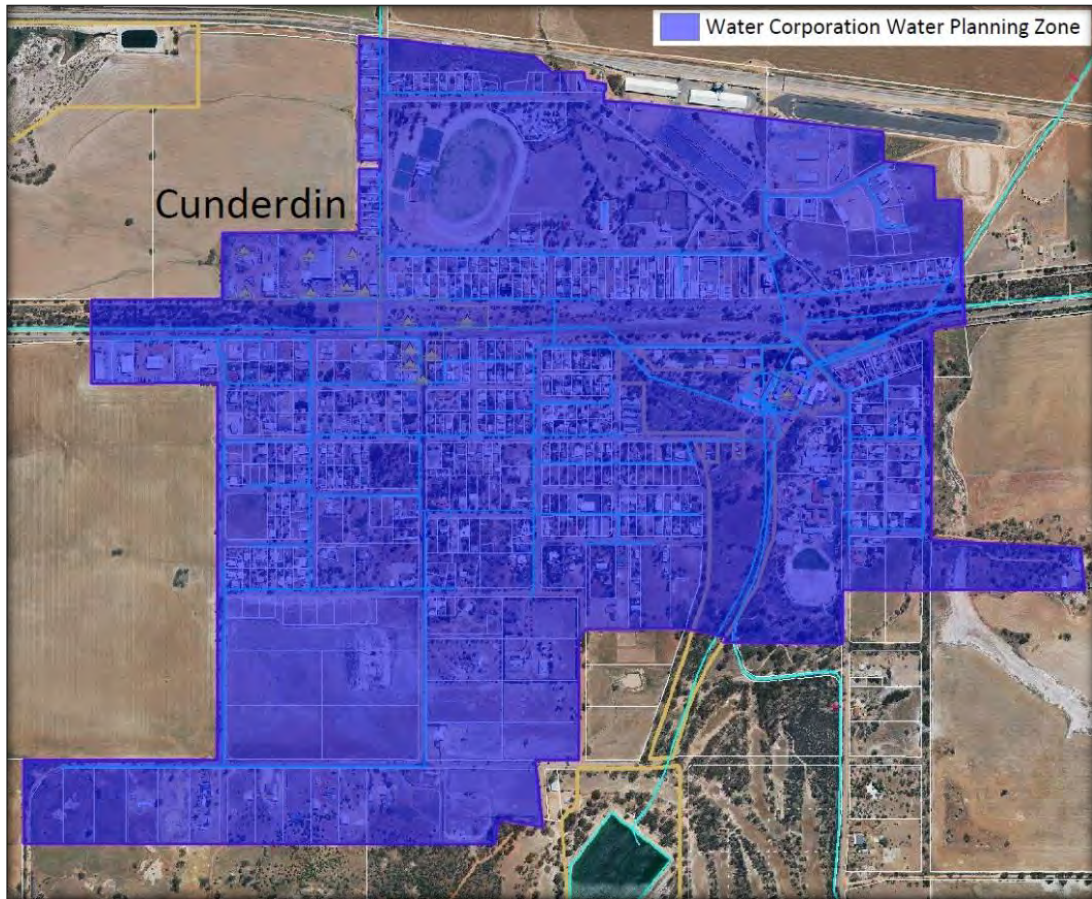


Figure 10 Meckering Water Planning Zone

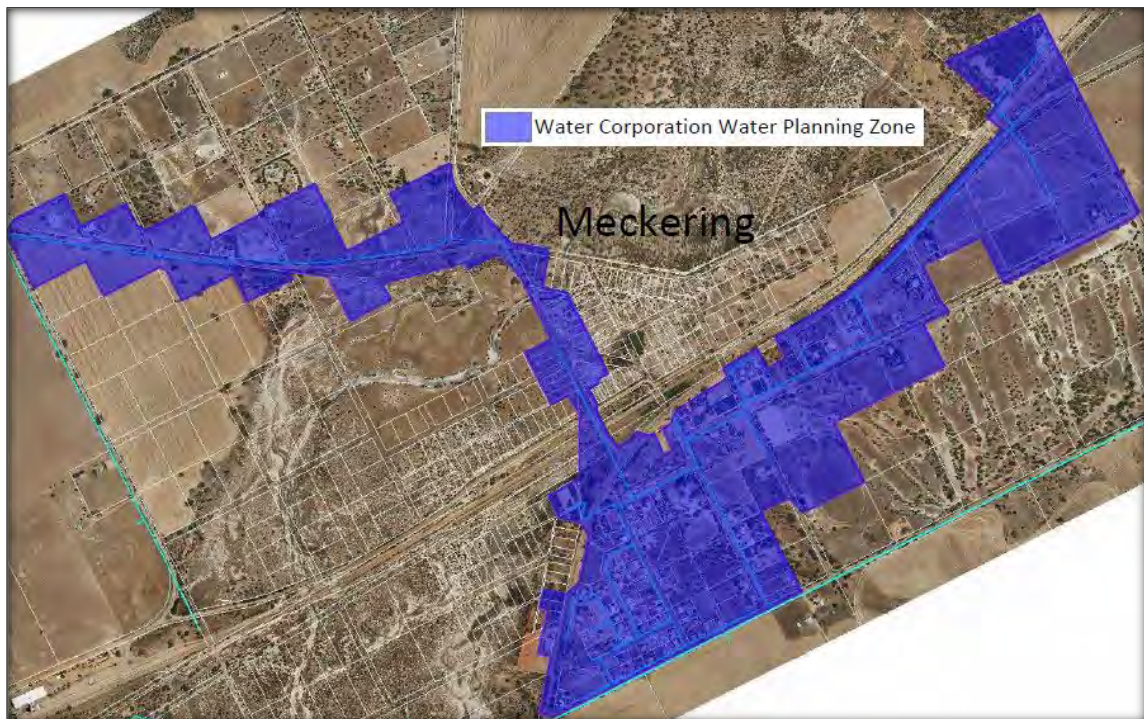


Figure 11 Quairading Water Planning Zone

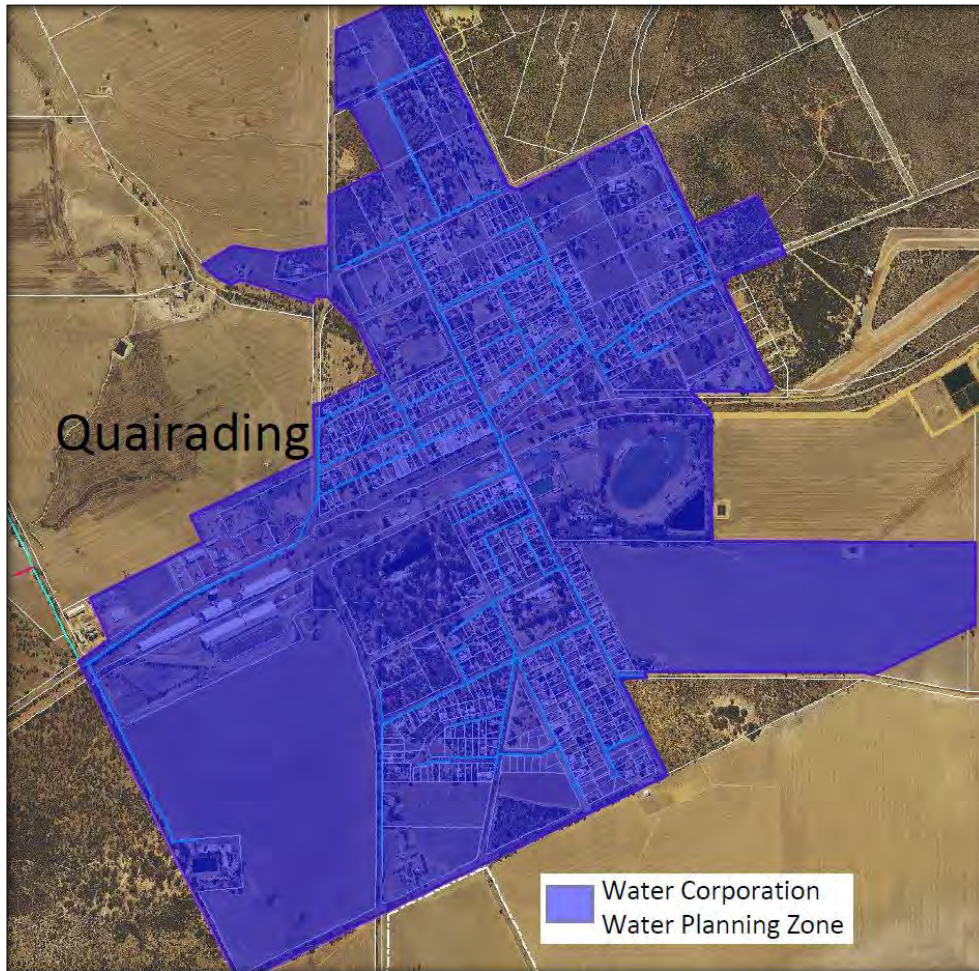
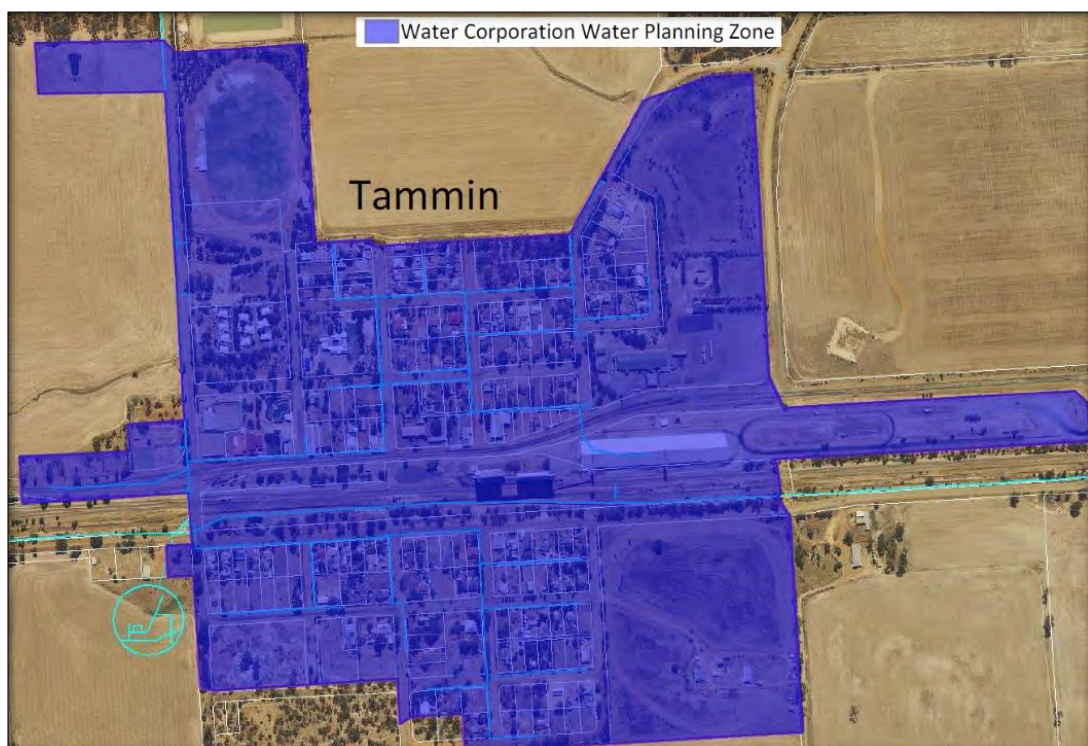


Figure 12 Tammin Water Planning Zone



Water supplies in those parts of the Strategy area not served by scheme water are generally provided by on-site storage tanks, farm dams and catchments. Water for rural properties is also regularly carted from numerous scheme water standpipes.

Due to the salinity of the groundwater in the Strategy area there are only a limited number of bores available to supplement existing water supply sources. Expensive treatment of this saline ground water is often required to enable its use. Information regarding the location of suitable underground sources is currently limited and requires further investigation.

7.3 Wastewater Disposal

Wastewater treatment in the Strategy area is by various means including conventional septic tanks, alternative on-site disposal systems and reticulated sewerage. Wastewater in the Strategy area's main settlements, with the exception of Tammin, is via comprehensive reticulated sewerage schemes. Similar to water services, further connections to existing schemes is dependent upon existing sewerage infrastructure and topographical slope. The Water Corporation has designated sewerage areas where it is likely subdivision and development can be connected subject to extending and upgrading sewer mains as necessary to maintain sewer pressure at the cost of developers. In unsewered areas of the Strategy area wastewater disposal is generally via conventional septic tanks or alternative treatment units.

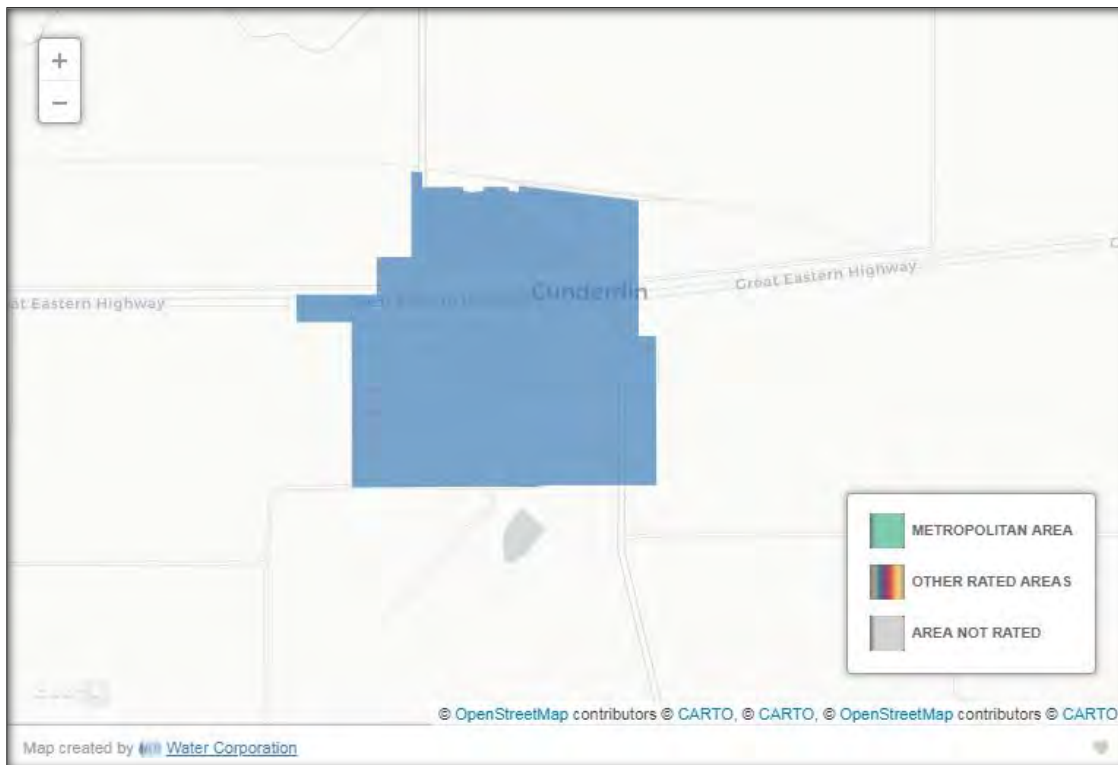
One of the strategies in the Wheatbelt Planning and Infrastructure Framework (2015) to address infrastructure constraints relating to wastewater disposal is to maximise the use of existing sewer infrastructure by encouraging higher density development in sewered locations. However, the WAPC also acknowledge that with changing technology, it is likely that the use of 'fit-for-purpose' infrastructure will be employed to provide solutions for small settlements where soil conditions are favourable. It is also acknowledged that there may also be opportunities for expanded local government and private sector involvement in sewerage treatment systems, including the possibility of smaller systems to service individual developments.

7.3.1 Cunderdin

Cunderdin has a comprehensive reticulated sewerage system which discharges to a wastewater treatment plant located approximately 400 metres north-west of the townsite. This system is operated by the Water Corporation with the treatment plant being constructed in the 1970s. Presently the system can support medium term growth but may need to be upgraded to cater for any significant growth in the long term. A 350 metre buffer is identified on the mapping to ensure that the impacts associated with its operations do not adversely affect adjoining land uses.

The following map produced by the Water Corporation shows the designated sewerage areas for the Cunderdin townsite that includes some 'planned' areas, which are not currently provided with sewerage services by Water Corporation, but which could potentially be serviced in the future. (Note: The inclusion of these planned areas should not be interpreted as a commitment by the Water Corporation to provide sewerage services to these areas in the future.)

Figure 13 Cunderdin Designated Sewerage Area¹⁶



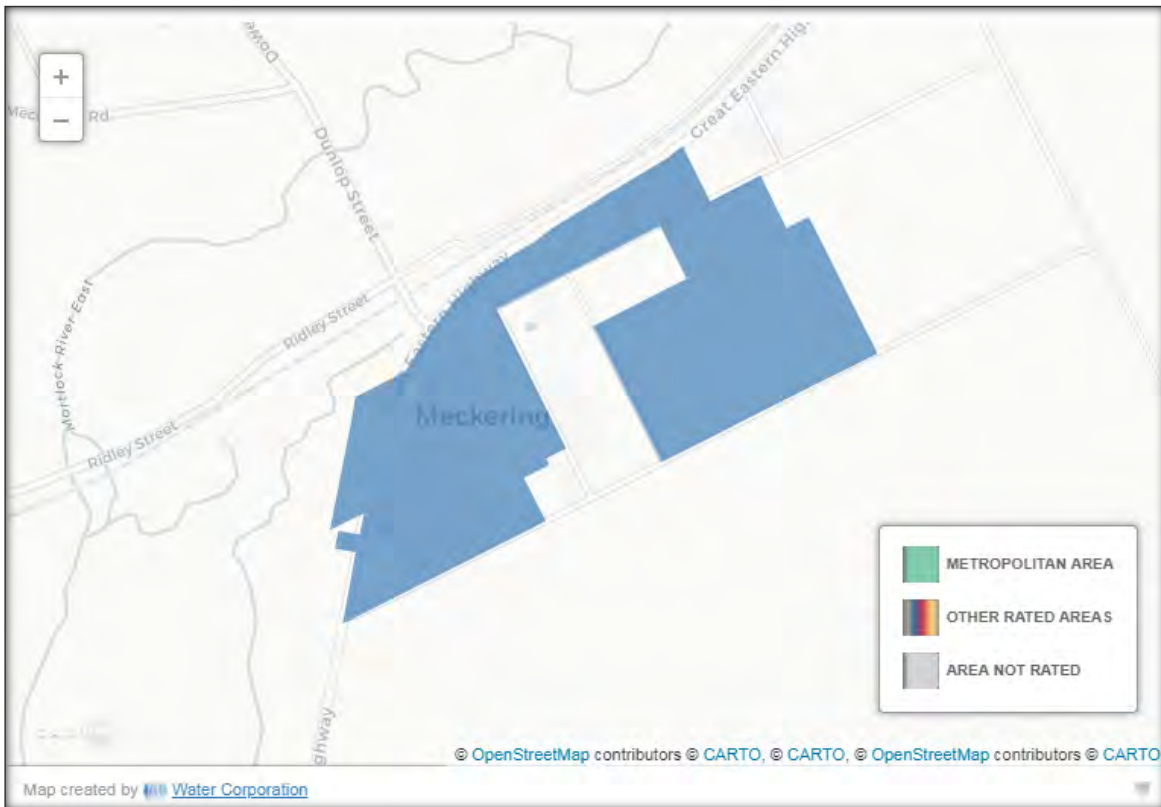
7.3.2 Meckering

Meckering also has a comprehensive reticulated sewerage system which discharges to a wastewater treatment plant located approximately 300 metres south of the townsite. This system is operated by the Water Corporation and is capable of supporting medium term growth within the town. The system may need to be upgraded to cater for any significant growth in the long term. A 300 metre buffer, as recommended by the Water Corporation, has been identified on the mapping to ensure that the impacts associated with its operations do not adversely affect adjoining land uses.

The following map produced by the Water Corporation shows the designated sewerage areas for the Meckering townsite that includes some 'planned' areas, which are not currently provided with sewerage services by Water Corporation, but which could potentially be serviced in the future. (Note: The inclusion of these planned areas should not be interpreted as a commitment by the Water Corporation to provide sewerage services to these areas in the future.)

¹⁶ Water Corporation, <https://www.watercorporation.com.au/water-supply/sewerage-and-drainage-services>.

Figure 14 Meckering Designated Sewerage Area



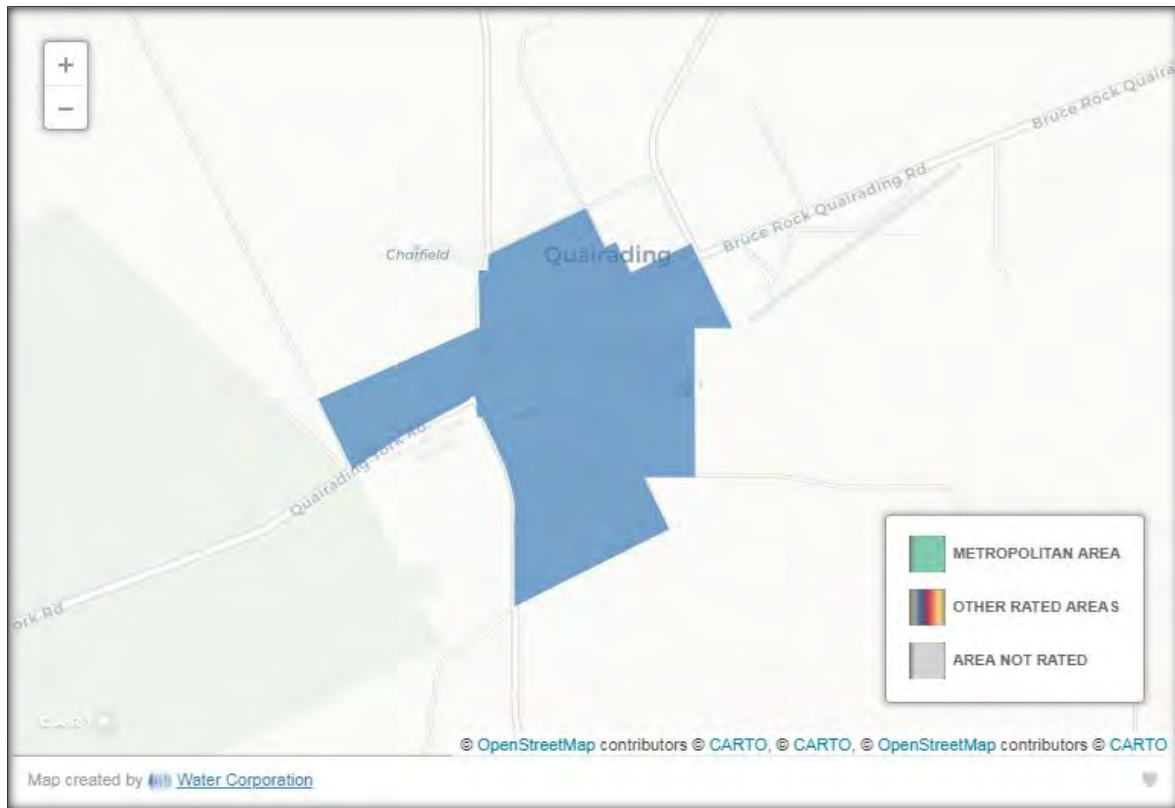
7.3.3 Quairading

Approval to construct the Quairading Sewerage Treatment Plan was granted in 1998 and services the vast majority of townsite area. The Plant has an input of approximately 130m³ per day.

Properties not connected to the reticulated sewerage system are serviced by individual on-site sewerage management systems. The systems range from traditional septic and leach drain systems to newer alternative treatment units.

The following map produced by the Water Corporation shows the designated sewerage areas for the Quairading townsite that includes some 'planned' areas, which are not currently provided with sewerage services by Water Corporation, but which could potentially be serviced in the future. (Note: The inclusion of these planned areas should not be interpreted as a commitment by the Water Corporation to provide sewerage services to these areas in the future.)

Figure 15 Quairading Designated Sewerage Area



7.3.4 Tammin

Tammin is not serviced by the Water Corporation in relation to wastewater disposal and therefore properties in the Shire must rely on individual on-site sewerage management systems. The systems range from traditional septic and leach drain systems to newer alternative treatment units. A site immediately north of the Townsite has been identified for the purpose of treating wastewater in the future, however this is considered a long-term prospect.

The lack of sewerage infrastructure may constrain future residential development, particularly within the townsite where minimum lot sizes must comply with the State Government’s Country Sewerage Policy.

7.4 Transport Infrastructure

The Shire of Cunderdin has an advantage in the Region due to its proximity to Northam and to Perth, its position on the Great Eastern Highway and its established and growing light industrial sector. The Shire of Tammin has a similar advantage due its position on the Great Eastern Highway, albeit a further half an hour’s travel.

The York-Merredin Road provides access to Quairading from York and the Great Southern Highway. The recent upgrades to this road provide improved road access following closure of the Tier 3 railway line.

Cunderdin also has the largest airstrip in the Region, and with recent private sector interest in upgrading and further utilisation of the airstrip, this will be a major focus for the town and will play an important role in terms of transport and logistics in the Strategy area.

7.4.1 Traffic and Transport

There are two major transport routes in the Strategy area, the Great Eastern Highway and the York-Merredin Road, which are controlled and maintained by Main Roads WA. The Great Eastern Highway is the main arterial East-West transport route and is the subject of high traffic loads varying from passenger vehicles to road trains to the eastern states for freight, business and tourism.

Many local roads are also designated heavy haulage and/or grain freight routes, some of which are unsealed, and are heavily utilised during peak farming times resulting in increased maintenance requirements.

The heavy vehicle movements in the Strategy area have increased significantly since the close of the Tier 3 rail network, which has impacted the Strategy area's roads. Use of local roads by heavy vehicles is a key issue for future land use planning in the Strategy area when determining the location of any future residential and industrial areas.

7.4.2 Transport and Industry

Strong drivers exist to support transport, logistics and light industry investment and activity in the Avon sub-region, with spatial analysis identifying a "ring" of industrial opportunities comprising Northam, York, Quairading, Cunderdin, Dowerin and Goomalling. Quairading's position as part of this "ring" provides it with the opportunity to further develop its transport and logistics sector, and to work in coordination with the other regions connected in the "ring".¹⁷

Quairading's large industrial zone landholdings (9% of the Avon's total) provide opportune conditions for the development of the transport and industry sector within the LGA. Recent interest in agricultural equipment manufacturing has created a focus for Quairading.

Opportunities to develop agricultural and logistics industries existing in all Shires, together with specific aviation industries supporting the Cunderdin Airfield.

8. Environment

8.1 Overview

The Shires of Cunderdin, Quairading and Tammin are located in the Wheatbelt in the Avon sub-region and collectively cover an area of 5,002km². The Strategy area has a Mediterranean climate characterised by warm/hot dry summers and cool, wet winters with an average rainfall of 357mm (1914-2012)¹⁸.

8.2 Geology

Geologically the Strategy area is part of the Great Plateau of Western Australia with elevations ranging from 200 to 360 metres above sea level and is situated on Yilgarn Block comprising two distinct physiographic zones (i.e. Zone of Rejuvenated Drainage and Zone of Ancient Drainage). As such, much of

¹⁷ WDC, Avon Sub-Regional Economic Strategy

¹⁸ Bureau of Meteorology, <http://www.bom.gov.au/climate/data/index.shtml>, Accessed 30/11/17.

the Strategy area is underlain by ancient granite rock covered by lateritic soils usually no more than a few metres thick with occasional granite outcrops at the surface.

Soils vary with location but can generally be described as having good drainage characteristics, good workability, poor to low nutrient levels, limited water availability and susceptibility to compaction, wind and water erosion, waterlogging and salinity. Higher grounds contain remnants of ancient laterite, deep yellow sands, sand over laterite and outcrops of granite. The sloping or middle lands are covered with yellow sand or granite. The valley areas generally have red barns except for areas of salt flats which contain large amounts of gypsum. In their virgin state the valley areas contain significant quantities of salt in subsoils. Following agricultural clearing, salinity levels have increased causing ongoing problems in many areas.

The Strategy area is contained within the Merredin Plateau Landscape Character sub-type and is dominated by expanses of cereal crops and open views over wide, shallow, undulating valleys of ancient drainage channels and expansive salt lakes. Lines of remnant vegetation can be found along roadsides, creek lines or property entrances. Isolated hills and granite outcrops are a distinct visual feature surrounded by the local topography.

There is a need to consider seismic risk, particularly in the Shire of Cunderdin given its location in the South West Seismic Zone. The Meckering Earthquake of 1968 is an example of a seismic event which caused extensive damage to buildings and infrastructure in the Region. Earthquakes in the magnitude of 4.0 or more occur approximately every 5 years in the Meckering Region.

The kaolin resource in Meckering is recognised as a significant mineral and geological resource in the Wheatbelt and for the State in the WAPC's Wheatbelt Planning and Infrastructure Framework.¹⁹ In addition, there are numerous smaller extractive industries throughout the Strategy area providing sand, clay and gravel resources for local building and road construction.

8.3 Vegetation

The Shire of Cunderdin is located within the Avon Botanical District of the South West Botanical Province and is characterised by native vegetation from the Goomalling and Meckering Vegetation Systems. These Vegetation Systems consist of a series of plant communities occurring in a mosaic pattern that are closely linked to topographic and soil features.

The Goomalling Vegetation System extends from Bolgart to Meckering through almost to Tammin. It is bounded on the north, south and east by salt flats of the Mortlock River East Branch and is an area of extensive sand plains. The native vegetation is scrub-heath or low woodland of Banksia with York and Salmon Gums prevalent lower in the landscape. North of Meckering and Cunderdin the woodland is predominantly York Gum. Major drainage lines comprising extensive salt flats are characterised by Tea Tree and Samphire.

The Meckering Vegetation System extends south from Mortlock River East Branch. It is typically undulating and comprises mixed woodland of York Gum and Wandoo with the occasional Salmon Gum. York Gum is found predominantly on the lower slopes whereas Wandoo is found on the ridges. Granite

¹⁹ WAPC, Wheatbelt Planning & Infrastructure Framework (2015), pg 25.

outcrops are common and support low woodland of Jam or Mixed Jam and Rock Sheoak. Grass Trees and Eucalyptus Macrocarpa are also found on areas comprising lateritic residuals.

With the advent of European settlement, a significant proportion of native vegetation in the Wheatbelt Region was cleared for broadacre agricultural production. As the Shire of Cunderdin was one of the earliest settled in the Avon Catchment it has been cleared more extensively than many other areas. It is now estimated that only 2.59% of the Shire's total land area remains covered by original native vegetation, 1.88% (i.e. 3,551.5 ha) of which is found on private land. The remaining 0.71% (i.e. 1,338.5 ha) is situated within Crown reserves, not all of which have a cover of native vegetation. It is significant to also note that three (3) species of Declared Rare Flora and a number of Priority Flora species have been found in the Shire.

Human disturbance of the natural environment in the Wheatbelt region since European settlement, including the broad scale clearing of vegetation, the introduction of stock and feral animals and alterations to fire regimes, has caused the local extinction of a significant amount of fauna with many others now facing extinction. As there have been no specific faunal surveys undertaken in the Shire no species of Threatened or Priority Fauna have been identified to date (AGWA, 1999).

Given the Strategy area has a limited extent of native vegetation coverage, those areas that remain are of significant importance. An opportunity therefore exists to strategically address the protection and management of not only native vegetation, but the wider biodiversity values of the Shire.

8.4 Water management

The Shire of Cunderdin is located within the Avon River Catchment and is drained by a branch of the Mortlock River East Branch now existing as salt flats. This catchment is part of an ancient drainage system on extremely low gradients comprising ancient playa lakes, most of which overflow as a result of large rainfall events or wet winters.

Drainage throughout the Shire of Cunderdin can generally be described as poor with only one major stream (i.e. Mortlock River East Branch). Local runoff comprises brackish water accumulating in expansive shallow salt lakes. The Shire contains numerous wetlands, many of which are located on private land and have suffered enormous changes as a result of clearing, soil salinization, run off, siltation and eutrophication.

Waterways and wetlands in the Strategy area are under considerable pressure from grazing of livestock, over clearing, mining and salinity. The drainage of salt land into waterways and wetlands (including saline lakes) is also a widespread farming practice that has potential to increase salinity, acidity and sediment loads in receiving water bodies. This has potential to adversely affect water quality and to reduce the capacity of lakes within the system. Given that many waterways and wetlands are located on private land, there is a need to control land use and development within and adjacent to these areas to prevent further degradation.

8.5 Flooding

The natural ecological and drainage functions of rivers, watercourses and floodplains needs to be protected and managed. Flooding can also present a significant risk to life and property.

State and local government have a responsibility to minimise the potential for flood damage resulting from decisions about the use and development of land within the floodplains of rivers, and landowners also have the right to expect that adjacent land use and development will not increase the risk and impact of major river flood on their lives or property.

Parts of the Strategy area, including portions of the Cunderdin and Meckering townships, are at a risk of flooding during a flood event with a 1 in 100 (1%) annual exceedance probability. There is however no flood risk mapping which has been prepared in the Strategy area.

The only viable means of minimising property damage caused by flooding and ensuring that development does not increase the risk of flood damage for new development and/or occurring on neighbouring properties, is to carefully control the development of land near rivers and watercourses within the floodplain.

8.6 Salinity

Salinisation has sterilised some land resources in the district. Salinity impacts agricultural productivity, degrades water resources, native vegetation, damages buildings and infrastructure and is detrimental to landscape qualities.

8.7 Bushfire

Reducing bushfire risk to people and property is a key issue and responsibility of State and local government agencies and the community.

The bushfire mapping produced by the Department of Fire and Emergency Services provides a broad-brush overview of the areas at most risk from bushfire, which is utilised to inform land use planning, including subdivision and development.

8.8 Recreation and open space

There are two nature reserves in the Shire of Cunderdin vested for the purposes of 'Conservation of Flora and Fauna' (i.e. Flowery Patch NR & Bulgin NR). These reserves cover an area of 20.23 and 23.91 hectares respectively and are managed by the Department of Biodiversity, Conservation and Attractions (DBCA) for conservation purposes.

In addition, there are 77 other Crown reserves covering an area of 360 hectares in the Shire of Cunderdin under the control of the local government and various other authorities. These reserves are utilised for a wide range of purposes including recreation, water supply, rubbish disposal, railways, tourism, religion, cemeteries, public utilities and gravel extraction.

The Quairading township is surrounded by farmlands and undulating natural bushland. There are 20 nature reserves in the Shire of Quairading covering an area of 2,632 hectares, or 1.3% of the Shire. In addition, there are another 29 protected areas with an area of 3,494 hectares.

Of significance is the Quairading Nature Reserve that borders on the western side of the town and straddles the York-Quairading Railway Line, which has an area of 527 hectares of remnant vegetation and incorporates the Quairading Golf Club. Other natural scenic attractions in the Shire of Quairading include Mount Stirling, Toapin Weir and the Pink Lake.

Tammin has 9 nature reserves and 9 protected areas with a total of 3,200 hectares. Charles Gardner Reserve is an area of 600 hectares of natural vegetation 14kms south of Tammin that contains a wide variety of wildflowers and understorey, some of which are unique to the Strategy area. Another significant environmental feature is Yorkrakine Rock, which is situated 26kms north of Tammin that is a solid granite outcrop 341m high and covering 160 hectares. A strip of native flora surrounds the outcrops, which is one of the largest of its kind in WA.

9. Community facilities

A wide range of community services and facilities are provided throughout the Strategy area by both public sector and non-government organisations. Most are located within or adjacent to the Strategy area's main settlements and include education, health, emergency, cultural and recreation services and facilities.

Community uses in Cunderdin include a hospital (transitioning to a primary health care centre), medical centre, aged persons accommodation, district high school, agricultural college, Brethren school, day care centre, caravan park, Shire administration centre and works depot, Water Corporation district office and depot, postal agency, fire station, St Johns ambulance depot, police station, community halls, churches, museum, railway station, airfield, community resource centre, library, recreation centre, playgrounds, playing fields, outdoor courts, swimming pool, bowling club, golf course and cemetery.

Meckering has a primary school, postal agency, community hall, churches, bowling club, golf course, cemetery and showground.

Quairading's community uses include a hospital, medical centre, aged persons accommodation, district high school, caravan park, Shire administration centre and works depot, postal agency, fire station, St Johns Ambulance depot, police station, community halls, churches, community resource centre, library, recreation centre, playgrounds, playing fields, outdoor courts, swimming pool, bowling club, golf course and cemetery.

Tammin's community uses include Shire administration centre and works depot, postal agency, fire station, railway station, community halls, churches, playgrounds, playing fields, outdoor courts, bowling club and cemetery.

The provision of community services and infrastructure in the Strategy area are directly influenced by demand. A declining population may result in existing services being withdrawn and new services are unlikely to be provided until the demand (population) rises. Planning is required to monitor changes in demand, facilitate the efficient provision and maintenance of an adequate range of services and facilities and provide improved coordination between public and private sector service providers.

The decline in the 0 to 14 years and 15 to 24 years groups affects education, training and employment opportunities in the Strategy area. Providing and maintaining access to a range of education and training services and facilities is an important issue that needs to be properly addressed to assist in reducing population decline in younger age groups.

The increase in the percentage of people in the older age groups has implications for the supply of various services and facilities, especially those related to housing and health. There is a need to ensure

that the provision of aged accommodation, health and care facilities are given a high priority in the Strategy to provide opportunities for families to stay in the Strategy area.

10. Implementation

The Shires have prepared new Local Planning Schemes in conjunction with the adoption of this Strategy to implement the Strategic Directions, Strategies and Actions in Part 1. The Local Planning Schemes will also introduce the model land use categories, zoning mechanisms and provisions provided by the *Planning and Development (Local Planning Schemes) Regulations 2015 Model Scheme Provisions*, and modification of any land use categories and/or introduction of non-standard land use categories where considered appropriate and approved by the Minister for Planning.

It is expected that upon endorsement of the LPS and the new Local Planning Schemes, several existing local planning policies will need to be reviewed and/or new policies formulated.

11. Monitoring and Review

The State Government requires that a comprehensive review of the LPS and Local Planning Scheme be undertaken at least every five years. In terms of the LPS, this will include updating information in response to the availability of information or changes which may not have been foreseen at the time of formulation. In addition, each Shire will monitor the performance of the current planning strategies and update them if necessary.

This local planning strategy should not be viewed as a fixed plan, but a living document. In this regard, it is recognised that new land use and development opportunities and challenges will arise over the life of the LPS which will not have been foreseen today. They may result from factors such as innovations in technology, restructuring of the economy and the workforce, outcomes of Native Title applications and diverse and changing community needs and aspirations.

It is essential that each Council and this strategy respond to change in a planned manner to ensure that benefits to the Cunderdin, Quairading and Tammin communities are maximised. This should reduce ad-hoc approaches and in turn potential negative impacts on the community.

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PART 3 – APPROVALS

Shires of Cunderdin, Quairading and Tammin

JOINT LOCAL PLANNING STRATEGY

CERTIFICATION FOR ADVERTISING

Certified for advertising by the Western Australian Planning Commission on the 18th of October 2019.

COUNCIL RECOMMENDED / SUBMITTED FOR APPROVAL

Supported for submission to the Western Australian Planning Commission for endorsement by resolution of the Shire of Cunderdin at the Ordinary Meeting of Council held on 17th September 2020



SHIRE PRESIDENT



CHIEF EXECUTIVE OFFICER

Supported for submission to the Western Australian Planning Commission for endorsement by resolution of the Shire of Quairading at the Ordinary Meeting of Council held on 24th September 2020_____.



SHIRE PRESIDENT

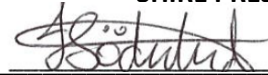


CHIEF EXECUTIVE OFFICER

Supported for submission to the Western Australian Planning Commission for endorsement by resolution of the Shire of Tammin at the Ordinary Meeting of Council held on 24th September 2020 _____.



SHIRE PRESIDENT



CHIEF EXECUTIVE OFFICER

ENDORSEMENT OF JOINT LOCAL PLANNING STRATEGY

Endorsed by the Western Australian Planning Commission on 10-May-2022.



**DELEGATED UNDER S.16 OF
THE PLANNING AND DEVELOPMENT ACT 2005**