

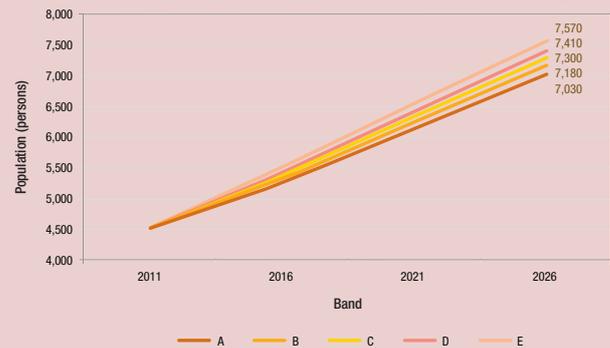
Chittering Regional Land Supply Assessment

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

Population

- The rate of population growth in the Shire of Chittering (average annual growth rate of 4.2 per cent) has been higher than the rates for Western Australia (2.2 per cent) and the Wheatbelt region (0.4 per cent) over the 2006-2016 period.
- The Shire accounted for 63 per cent of the Wheatbelt's total population growth over the 2006-2016 period. The Shire had an estimated resident population (ERP) of 5,535 at June 2016.
- The WA *Tomorrow* population forecast projects a population of 7,300 in 2026 under the median (Band C) forecast.
- Achieving this population from a 2011 baseline will require an average annual increase of 187 people, or an average annual growth rate of 3.2 per cent.

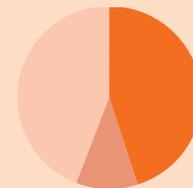
Forecast population growth – Shire of Chittering



Residential land and housing

- The Shire of Chittering draft Local Planning Strategy (2018) sets out a plan to consolidate growth in Bindoon, Chittering and Lower Chittering.
- There is limited capacity for residential expansion of the Muchea townsite due to environmental and servicing constraints.
- There is a sufficient stock of land identified to meet population growth into the long term. A hypothetical temporal land supply of 22 years (27 years including the stock of vacant lots) has been identified. This supply has the capacity to support a population of nearly 10,500.

Stock of land zoned for residential purposes – Shire of Chittering

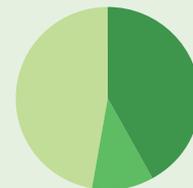


Developed	330 hectares
Undeveloped	80 hectares
Unrated	320 hectares

Rural living

- Rural living developments have been popular within the Shire, with approximately 7,420 hectares of land zoned for rural living purposes.
- The majority of subdivision activity in the Shire has taken place on land zoned for rural living purposes. Over the decade to June 2017, 367 rural living lots were created, compared to just 76 residential lots.
- The draft Local Planning Strategy identifies a sufficient amount of future rural living land to meet demand into the long term around Bindoon, Chittering and Lower Chittering.

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



Developed	3,150 hectares
Undeveloped	780 hectares
Unrated	3,490 hectares

Industrial

- Within the Shire, land zoned for industrial purposes covers approximately 170 hectares. The majority of this stock (150 hectares) forms part of the future Muchea Employment Node.
- The Muchea Employment Node covers approximately 1,396 hectares of land.
- It is envisaged that the site will accommodate large-scale freight/logistics and agribusiness operations, as well as service-based uses such as transport, livestock, fabrication, warehousing, wholesaling and general commercial use.

Stock of land zoned for industrial purposes – Shire of Chittering



Unrated	170 hectares
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Commercial

- The existing supply of 'Townsite' zoned land in the Shire is deemed sufficient to address the need for commercial land in the short to medium term.
- Commercial activity in the Shire is centred on the Bindoon town centre.
- The draft Local Planning Strategy proposes for the establishment of a minor centre for recreation, community and retail purposes at Maryville Estate, Lower Chittering.

Service infrastructure

- Plans for the proposed Great Northern Highway Bindoon Bypass are being progressed. The Bypass will comprise of 48 kilometres of new highway between the Chittering Roadhouse and Calingiri West Road.
- The Bypass is part of the broader NorthLink WA project, which will provide a transport link between Morley and Muchea. The NorthLink WA will link to the Gateway WA project, servicing regional traffic movements to commercial and industrial areas such as Malaga, Kewdale, Perth Airport and the Perth CBD.