

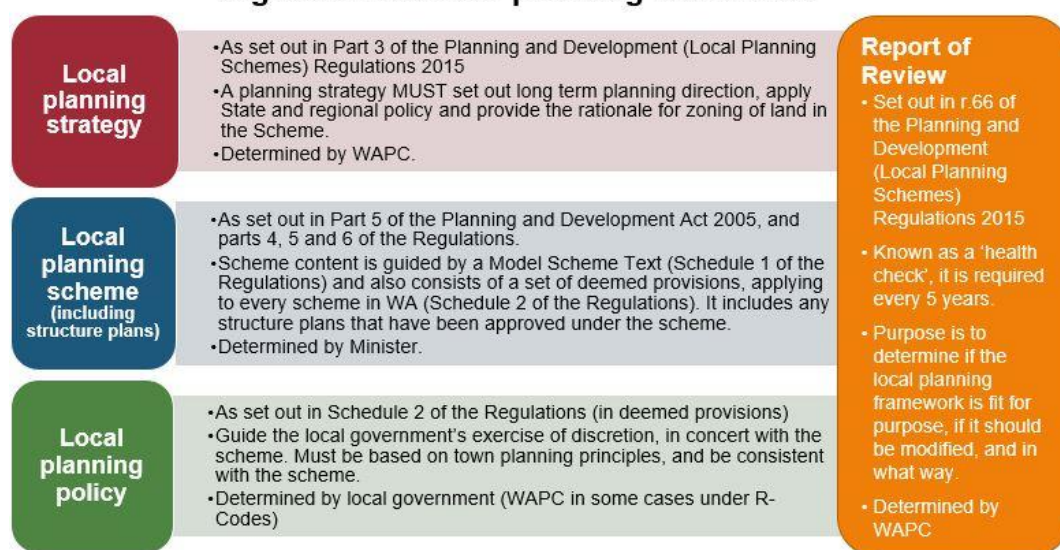
Shire of Broomehill Tambellup – Report of Review

PART 1 - BACKGROUND

About the WA planning system

The key decision-makers in the Western Australian Planning system are the Minister for Planning, Western Australian Planning Commission (Commission) and local governments. Their roles and responsibilities are set out in legislation and regulation, principally the *Planning and Development Act 2005* and the *Planning and Development (Local Planning Schemes) Regulations 2015* (Regulations). As shown in **Figure 1**, the local planning framework consists of three key components - a local planning strategy and scheme and local planning policies

Figure 1 - the local planning framework



What is a Report of Review?

A Report of Review (RoR) is a health-check for the local planning framework, which is required to be prepared every 5 years to assess how the framework is operating, and if adjustments need to be made. A RoR is required to consider whether a local government's local planning strategy and local planning scheme, and any structure plans approved under the scheme are:

1. Satisfactory in their existing form; or
2. Should be amended; or
3. Should be revoked and/or have a new one prepared.

It is also recommended that local planning policies be considered as part of this review, but this is at the local government's discretion.

This RoR will examine the Shire of Broomehill-Tambellup's local planning framework and make recommendations to the Commission.

About the Shire of Broomehill-Tambellup

The Shire of Broomehill-Tambellup (Shire) is a local government area in the State's Great Southern region. The Shire, which is located approximately 320km southeast of Perth, has an area of approximately 2,609km² (**Attachment 1 - Location plan**).

According to the Australian Bureau of Statistics (ABS), the Shire's Estimated Resident Population (ERP) was 1,095 persons in 2021. The key population centres are the Broomehill (211 persons) and Tambellup (281 persons) townsites. The remaining population live in the surrounding rural hinterland. The Shire's economy is based primarily on broadscale cropping and grazing activities.

PART 2 - EXISTING LOCAL PLANNING FRAMEWORK

The Shire's Local Planning Framework consists of:

Local Planning Strategy – the Shire's Local Planning Strategy (Strategy) was endorsed by the WAPC in 2015. The Strategy investigated key issues/opportunities influencing land use planning in the Shire such as: population and housing; environment; settlement/location; infrastructure; and economy and employment. For each issue/opportunity, the document identified key strategic directions/actions. The Strategy has not been updated since its release in 2015.

Local Planning Scheme – two local planning schemes are currently operating in the Shire. These are:

- Shire of Broomehill Town Planning Scheme No. 1 (Scheme 1). Scheme 1 was gazetted in 1997 and covers the area of the Shire of Broomehill before it was amalgamated with the Shire of Tambellup in 2008. The Scheme has been amended four times since it was gazetted (refer to **Attachment 2** for an overview of these amendments).
- Shire of Tambellup Local Planning Scheme No. 2 (Scheme 2). Scheme 2 was gazetted in 1997 and covers the area of the Shire of Tambellup before it was amalgamated with the Shire of Broomehill in 2008. The Scheme has been amended five times since it was gazetted (refer to **Attachment 2** for an overview of these amendments).

Structure Plans – There is an old Subdivision Guide Plan (now referred to as a Structure Plan) for Lot 301 Tie Line Road, Broomehill. This plan was supported by the Shire Council in August 2012. There was a subsequent subdivision proposal (WAPC Reference 146643) that was conditionally approved by the Commission on the 29 November 2012, however this has now expired. In accordance with the Regulations, this structure plan will expire in October 2025. Whilst there is scope for owners to request an extension of time for this structure plan, no such request has been lodged to date, and approval for any extension would be required from the Commission.

Local planning policies – the Shire currently has three local planning policies relating to: sea containers, wind farms and heritage places.

PART 3 - PLANNING CONTEXT

This section identifies some anticipated drivers of change that are currently, or anticipated to have, implications for the Shire over the next 10-15 years. Land use planning plays a role in addressing the impacts of these drivers.

3.1 Population

3.1.1 Historical trends and forecasts

Between 2001 and 2021, the Shire's Estimated Resident Population (ERP) decreased from 1,114 (2001) to 1,089 (2021) or by 15 persons in total. This slight decline can be attributed to various factors such as the aging population and changing economic activity/employment opportunities. This trend is generally consistent with what is being experienced by other inland local governments across the Great Southern region.

Population forecasts are published as part of the Commission's Western Australia Tomorrow (published by WAPC in 2025). These forecasts indicate that the number of people living in the Shire between 2021 and 2036 is expected to slightly decrease (Central Band - 30 fewer persons) or increase (Upper Band – an additional 250 persons) (refer to **Table 1** and **Figure 2**).

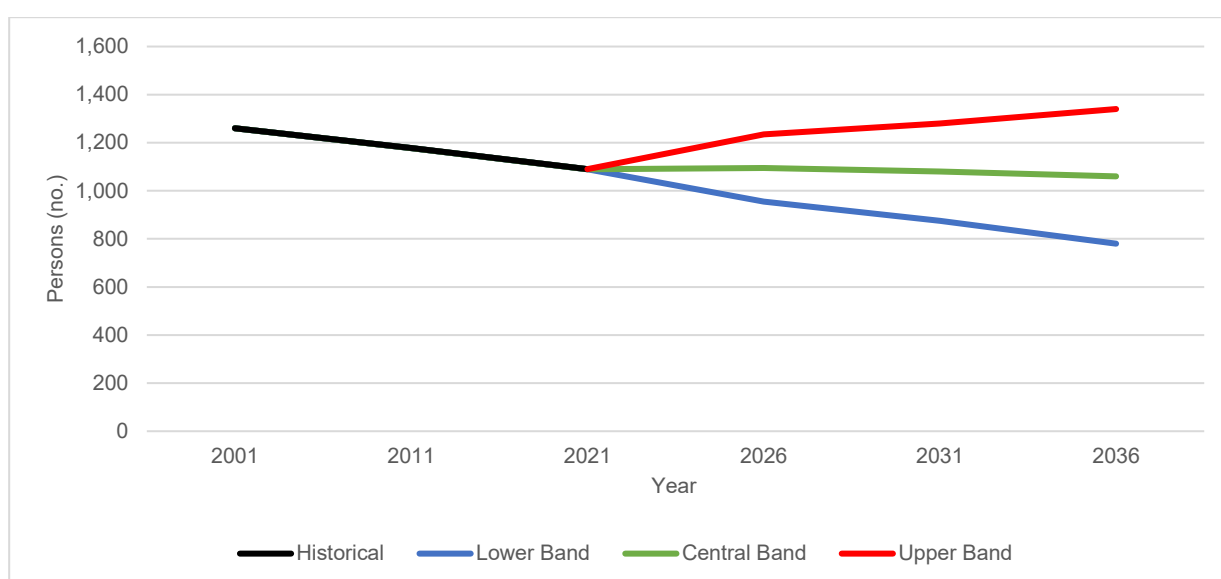
Table 1: Historical ERP (2001-2021) and population forecasts (2021-2036)

2001	2011	2021	WA Tomorrow Forecasts (2025)	2026	2031	2036
1,260 (ERP)	1,178 (ERP)	1,090 (ERP)	Lower (least optimistic)	955	875	780
1,114	1,139	1,056	Central (median)	1,095	1,080	1,060
(Census)	(Census)	(Census)	Upper (most optimistic)	1,235	1,280	1,340

Notes:

- Data for historic population was sourced from ABS Estimated Resident Population data and the ABS's Quickstats database ([2021 Australia, Census All persons QuickStats | Australian Bureau of Statistics](#))
- Population forecasts are based on the WAPC's WA Tomorrow Series 12 publication (WAPC, 2025). These forecasts are a series of possible population forecasts that are presented in bands. Lower Band is the least optimistic forecasts while Upper Band is the most optimistic. These forecasts are based on historical fertility, mortality and migration trends.

Source: ABS (2025); WAPC (2025); DPLH (2025)

Figure 2: Historical population change (ERP) (2001-2021) and population forecasts (2021-2036)

Source: ABS (2025); WAPC (2025); DPLH (2025)

Forecast population change is expected to generate demand for between 0 additional dwellings (~ 0 p.a. for Middle Band) and 100 additional dwellings (~ 13 p.a. Upper Band) (refer to **Table 2**). An analysis of past population trends and forecasts and future land supply requirements to service this demand is provided in **Part 4 - Land Supply**.

Table 2: Estimated population and dwelling requirements based on WA Tomorrow Forecasts (2021-2036)

Timeframe	Forecast population		Estimated additional dwelling	
	Central Band	Upper Band	Central Band	Upper Band
2021 base population/private dwellings	1,090 (ERP)		577 (2021 Census)	
Change 2021-2036	-30 (~ 0 persons p.a.)	+250(~ 16 persons p.a.)	+0 (~ 0 dwellings p.a.)	+100 (~ 7 dwellings p.a.)

Notes:

- Base population and dwellings reflect historic ABS Census and ERP data.
- The 2021 Census identified the Shire's household size as 2.5 persons per dwelling and 577 private dwellings.
- Almost all of the existing housing stock within the Shire is detached housing - none of the dwelling calculations in Table 2 contemplate medium (or higher) density housing typologies

Source: ABS (2025); WAPC (2025); DPLH (2025)

3.1.2 Population distribution

In 2021, the main population centres were the Tambellup townsite (281 persons or 26% of the Shire's total population) and the Broomehill Village townsite (211 persons or 19%). The remaining 55% of the population is distributed across Shire's rural hinterland in the localities of Broomehill West (173 persons), Broomehill East (109 persons), Lake Toolbrunup (76 persons), Wansbrough (60 persons), Bobalong (45 persons), and Moonies Hill (25 persons). It is expected that the Broomehill Village and Tambellup townsites will remain the focus for the residential population, commercial/retail services, industrial activities and community support facilities/activities.

3.1.3 Population retention

It is expected that the Broomehill Village and Tambellup townsites will continue to be the focus of the Shire's settlement pattern. Retaining population within existing townsites is a key consideration that requires intervention from local government across regional areas. This could include various strategies such as maintaining and developing community services (such as health and education), promoting flexibility to attract and retail services and business, and facilitating provision of a range of types, including for the ageing population. Strategies to address population loss and promoting retention/growth into the future should underpin land use planning within the Shire including the local planning strategy, providing a flexible and responsive local planning scheme and supporting decision making through preparation of relevant local planning policies.

3.1.4 Ageing population

Census data for the Shire indicates that the proportion of the population over 65 years of age has changed from 11.9% of the population in 2011 to 16.6% in 2021, which is slightly above the state's average of 16.1% (refer to **Table 3**). The number of persons within this cohort is expected to further increase to 20.7% by 2036.

Table 3: Proportion of population over 65 years of age (historical and forecast)

	Census		WA Tomorrow
	2011	2021	2036
Broomehill-Tambellup LGA	11.9%	16.6%	20.7%
Western Australia	12.4%	16.1%	19.4%

Source: ABS (2021), WAPC (2025)

The implications of an ageing population profile include the need to cater for the specific accommodation needs of this cohort, and to ensure adequate medical and support services are available. The anticipated growth of this cohort and their specific needs should continue to be monitored. It is considered appropriate that an update to the Strategy to investigate the current and potential impacts of this driver including definition of relevant strategic directions/actions and should also include any directions for changing the Scheme, such as incorporating model land uses and guidance for assessment of aged care proposals from the Commission's Planning Position Statement – Residential accommodation for ageing persons. Demand and supply of land for aged persons' accommodation will be addressed in Part 4 of this Report of Review.

3.1.5 Updating the local planning framework

As part of preparing a new local planning strategy for the Shire, it will be necessary to identify key issues and opportunities relating to population, including retention in the Shire's settlements, particularly retention of population in the Broomehill Village and Tambellup townsites, the need to provide accommodation options to cater for the ageing population, provision of workforce accommodation and release of land in response to demand (see Section 4 of this document). In response to these issues/opportunities the Strategy will define specific strategic directions and actions relevant to land use planning to respond to trends and issues. The Strategy will also investigate whether changes to the Scheme are required to address the population issues addressed above.

3.2 Economy

In 2021, the Shire's economic output was \$205.7.11 million. This equates to 1.79% of the total economic output of the Great Southern region. At this time, 357 persons were employed within the Shire, and this accounts for 1.33% of the region's employment. The key sectors in terms of output/employment were 'Agriculture, Forestry and Fishing' (\$164.228m/276 jobs) and 'Construction' (\$9.935m/11 jobs).

3.2.1 Agriculture/Rural

The agricultural sector is expected to remain as one of the Shire's primary economic activities. The sector's key commodities are cropping (wheat, canola, peas, lupins, barley and hay) and grazing (sheep). Cooperative Bulk Handling (CBH), which operates grain receival/storage/distribution facilities in Broomehill Village and Tambellup, maintains a presence across the district. This sector is also responsible for a wide range of agricultural services including merchandise sales, agronomy services, machinery sales/repairs, spraying and other contract services including shearing and animal husbandry/vet services that are present across the district.

Challenges to the agricultural sector include adoption of climate-resilient agriculture management practices, access to water resources, provision and adaptation of infrastructure and the need to provide and maintain road networks to a sufficient standard so agricultural produce can be moved effectively and efficiently. Traditionally the Shire's Rural lands have accommodated mostly broadscale agricultural activities. While this will remain the case, there is increasing demand for land in these areas for wide range of activities, such as various tourism attractions/accommodation and more intensive forms of agriculture.

The local planning framework can support the agricultural industry through the identification of issues/opportunities and by defining strategic directions/actions as part of updating the Strategy. This update should identify the requirement to limit fragmentation of agricultural land, incorporate guidance from contemporary Commission rural planning policies and position statements whilst also investigating emerging land uses that are impacting the Shire's rural lands. The directions/actions identified by the updated Strategy should also guide the preparation of the new, consolidated Scheme such as incorporating contemporary and model land uses, assigning suitable land use permissibility in the zoning table, and aligning development provisions with the current State Planning Framework.

3.2.2 Tourism

Tourism attraction within the Shire includes historical buildings, wineries, and seasonal wildflowers. Self-drive/non-motorised trails are also an important attraction, and the Shire has developed a Local Trails Master Plan (2024) that is seeking to increase visitor numbers. Visitors also have good access to attractions in neighbouring districts given the presence of significant road connections such as Great Southern Highway. The Shire is a participant in the Hidden Treasures of the Great Southern Treasures initiative, which aims to promote tourism attractions across eight participating local governments. There is also potential to establish new activities (including wineries) to be established.

Accommodation for tourists, particularly 'tourism and visitor accommodation' and 'hosted short-term accommodation', is mostly located in the Broomehill Village and Tambellup townsites as both towns are well-positioned on the Great Southern Highway, which is a major tourist route from Perth through to the Great Southern Region. There are some commercial operators in the Shire's rural areas that provide both 'hosted short-term rental accommodation' and 'unhosted short-term rental accommodation'. Increase the number of visitors to the Shire may require additional accommodation to be provided in the townsites and in Rural areas.

Updating the Strategy can assist with facilitating planning and development for both tourism attractions and accommodation. As part of formulating strategic directions/actions it will also be necessary to reflect the Shire's Strategic Community Plan, investigate changes that are required

such as identifying land for tourism purposes and determining what elements of the State Planning Framework need to be incorporated into a new Scheme. Changes to the Scheme will ensure it is contemporary and fit-for-purpose by incorporating model land uses, assigning suitable land use permissibility in the zoning table, and providing suitable provisions to guide development.

3.2.3 Renewable energy

Renewable energy projects are an emerging driver for local economies across regional Western Australia, including the Great Southern region, and, more generally, for the State as a whole.

In June 2013, a \$400 million renewable energy project known as Flat Rocks Wind Farm was approved by a Development Assessment Panel (DAP). The wind farm traverses land that falls under both Scheme 1 and Scheme 2, while also occupying some land in the neighbouring Shire of Kojonup. Stage 1 of the development has been constructed and is now operational. A new application for Stage 2, which was pursued through the Commission's significant development pathway, was approved in 2023 following assessment by the State Development Assessment Unit (SDAU). The Water Corporation purchased the development rights to Stage 2 of the project in 2022 and proposes to construct this component of the project to support the State Government's 2030 greenhouse gas emission reduction targets.

The project is controversial as it has attracted opposition from some local landowners. The proponents are pursuing a scheme amendment through the Minister for Planning to control development through the introduction of a Special Control Area. However, the amendment proposal is yet to be determined. The Shire does not support introduction of a special control area on land surrounding the site as it is concerned that this may (potentially) impose onerous planning requirements on surrounding landowners.

Renewable energy projects continue to present challenges for rural local governments, including the Shire. The key issues include determining the impacts of these projects on adjoining properties and, more generally, on local communities. A number of regional local governments, including the Shire, have vocalised that the Commission should develop a state planning policy on renewable energy as recommended by WA Local Government Association's position statement on planning for renewable energy ([Large Scale Renewable Energy | WALGA](#)). The Shire supports identified changes to the policy framework currently guiding renewable projects across the State to ensure the sector is fit for purpose, where land use planning principles and controls are consistently applied.

The Shire's view is that unless there is a State Planning Policy on renewable energy facilities, changes need to be considered to its local planning framework to provide more guidance when assessing these significant projects. A new local planning strategy is an appropriate starting place to identify issues/opportunities associated with these projects. A new, contemporary and fit-for-purpose Scheme should also address planning considerations for these projects. This could include work to achieve greater alignment with the State Planning Framework, such as the Commission's policy statement on renewable energy facilities, inserting the 'renewable energy facility' land use and providing greater guidance for assessment of these proposals into Part 4. There may also be opportunities to develop additional local planning policies to guide decision making in respect to this issue.

3.2.4 Commercial/Retail

The Broomehill Village and Tambellup townsites are the key centres for business and retail activities in the Shire. The commercial/retail activities within the commercial areas of each town support the needs of the local population and visitors. Key activities include shops, banking facilities, local government services, offices, delis/cafes, visitor and tourism accommodation, and civic/public and cultural activities.

However, there are also number of single houses within the existing commercial areas zoned Town Centre in both townsites. The Shire is concerned about the potential for new, sensitive Residential

land uses encroaching into established commercial areas. In 2024, the Shire received an application for a new dwelling near the Shire Depot and an established agricultural business in Bridge Street, Tambellup. The Shire refused the application due to concerns over land use compatibility, as well as recognition that commercial areas need to be available to cater for new commercial businesses to service the long-term needs of each town.

Additionally, the Shire currently does not have discretion to consider a dwelling in the Town Centre zone under Scheme 1 (in Broomehill) yet it does have discretion to consider a dwelling in the Town Centre zone under Scheme 2 (in Tambellup). These discrepancies between two Schemes should be resolved through preparation of a new consolidated new local planning scheme.

Preparing a new local planning strategy should investigate whether additional commercial/activities are required. Consideration should also be given to whether existing residential uses in the zone should be re-zoned, ways to better protect of existing businesses in the Town Centre zone from encroachment, and implementation of a Commercial zone that is consistent with the model provisions contained in the Regulations.

3.2.5 Industry

Tambellup – the Tambellup townsite has two industrial areas in the north of the town on either side of the Avon Yard-Albany Freight Rail Line. To the west are two land parcels (R22607 and R37612) that are currently zoned Industrial. Reserve 22607 is reserved for Trucking Saleyards and a holding paddock while R37612 is currently vacant. To the east are 12 lots that are zoned Light Industrial, but these lots are mostly vacant.

Broomehill Village – the Broomehill Village townsite has a small, five lot industrial area on Great Southern Highway that is owned in Freehold. There is also a larger industrial area consisting of 12 lots comprised mostly of UCL on the townsite's southeastern boundary adjacent to the Avon Yard-Albany Freight Rail Line and Great Southern Highway. CBH's grain receipt/storage/distribution facility, which abuts this area was expanded in 2018/2019 to a capacity of approximately 370,000 tonnes. In February 2025 the CBH Group announced completion of the Broomehill rapid rail, out-loading and siding project, comprised of a new rail siding adjacent to the main line to enable rapid loading of trains.

Preparing a new local planning strategy should investigate if additional industrial land is required and how barriers to the release of this land, such as connection to services and addressing environmental issues, can be addressed. As part of preparing a new Strategy there will also be an opportunity to investigate ways that the new, consolidated Scheme can be updated to ensure industrial land is adequately separated from sensitive land uses.

3.2.6 Updating the local planning framework

As part of preparing a new local planning strategy for the Shire, it will be necessary to identify key issues and opportunities relating to the Shire's key economic activities and define specific land strategic directions and actions relating to land uses such as broadscale agriculture, tree farms, renewable energy, tourism, mining/BRM, supporting industries and the town centre. It will also be necessary investigate whether changes to the Scheme are required to facilitate economic development, for example: including contemporary land use uses classes relating to agriculture, tourism, and renewable energy; incorporating additional zones and rezoning land (as may be required); reviewing permissibility relating to tourism, agriculture, mining and renewable energy in the zoning table and inserting relevant provisions to guide development in Part 3 and Part 4

3.3 Environment

The local planning framework is required to ensure that the environment and natural resources are integrated with broader land use planning and decision making; that the natural environment is protected, conserved and enhanced; and that natural resources are sustainably managed. The key environmental issues affecting the Shire are:

3.3.1 Vegetation

Much of the Shire's original vegetation has been cleared for agriculture and townsite growth with remnant bush now only occurring in isolated pockets. The most prolific species are Acacia and Eucalyptus, and the Shire contains 12 threatened or priority flora species including the Echidna Wattle and Swordfish Dryandra. Areas of remnant vegetation areas require protection and restoration, where possible.

3.3.2 Fauna

There are 14 threatened or priority species present in the Shire including Baudin's and Carnaby's Black Cockatoo's, Muir's Corella, Rosella and ground animals including the western quoll, numbat, bilby and wallabies. These fauna species and their habitats need to be protected, and where possible, maintain biodiversity values.

3.3.3 Hydrology/waterways/wetlands

The Shire has a varied hydrology that is influenced by the geology and landform of the main catchments areas that drain into the Blackwood, Frankland and Pallinup Rivers. The Shire's salt lake areas/wetlands are also are significant features in the local landscape.

3.3.4 Flooding/inundation

The lower-lying areas within the Shire are at risk or hazard of flooding and/or inundation risk. This is particularly the case within the Tambellup townsite, which is affected by flooding and/or inundation risk associated with Jam Creek and Gordon River. There was a significant flood event (>100-year ARI event) that occurred in 1982.

3.3.5 Bushfire

Large land areas, mostly those outside of the townsites, are designated as 'bushfire prone' by the Emergency Services Commissioner. Within these areas State Planning Policy 3.7 - Bushfire (and associated guidelines) (SPP 3.7) apply. The local government plays a key role in implementing SPP3.7 and seeks to avoid, manage and/or mitigate the risk from bushfires to the Shire's residents, property and infrastructure.

3.3.6 Updating the local planning framework

Updating the Strategy should identify specific land use actions and strategic directions relating to protection, conservation and management of the Shire's environmental assets. This could include integrating the directions for land use planning contained in key State Planning Policies, such as SPP 2.0, SPP 2.5, SPP 2.9 – Planning for water, SPP 3.7 and the Government Sewerage Policy. Some the Commission's development control policies and positions statements will also be relevant.

When reviewing the Scheme, consideration should be given as to whether new model zones, such as the Environmental Conservation zone, should be inserted into the Scheme and a review of zone-specific and general development provisions relating to environmental matters in Part 3 and Part 4 should be undertaken.

PART 4 - LAND SUPPLY

This section evaluates land supply requirements in response to the key drivers identified in **Part 3**.

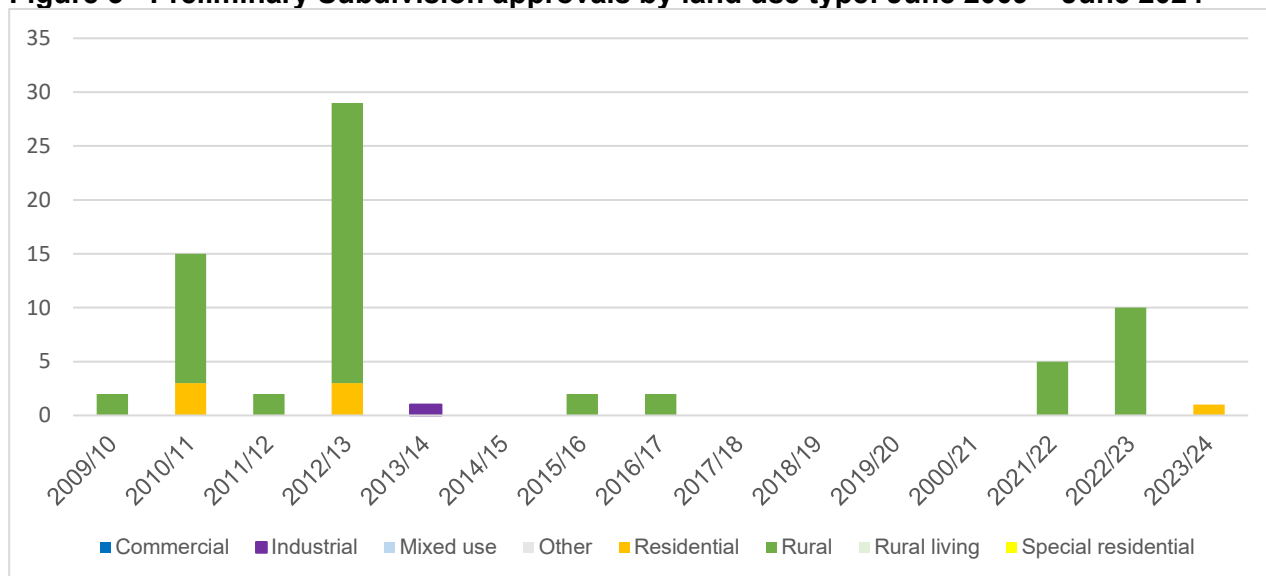
4.1 Subdivision activity

The Commission determines subdivision applications that are typically approved subject to conditions. When conditions have been fulfilled, applicants may then proceed to final approval, where new lot titles are issued.

4.1.1 Preliminary subdivision approvals

Between 2009 and 2024, 77 lots (~ 5 lots p.a.) have received Preliminary Approval across the Shire. Of the total lots given Preliminary Approval, 61 were for Rural purposes (80% ~ 4 lots p.a.) and two lots for Rural Residential purposes in the rural hinterland. Within the Tambellup and Broomehill Village townsites, seven lots were given Preliminary Approval on land zoned Residential, eight on land zoned Special Rural, and one on land zoned Industrial. As at 30 June 2024, 12 lots have an outstanding Preliminary Approval.

Figure 3 - Preliminary Subdivision approvals by land use type: June 2009 – June 2024

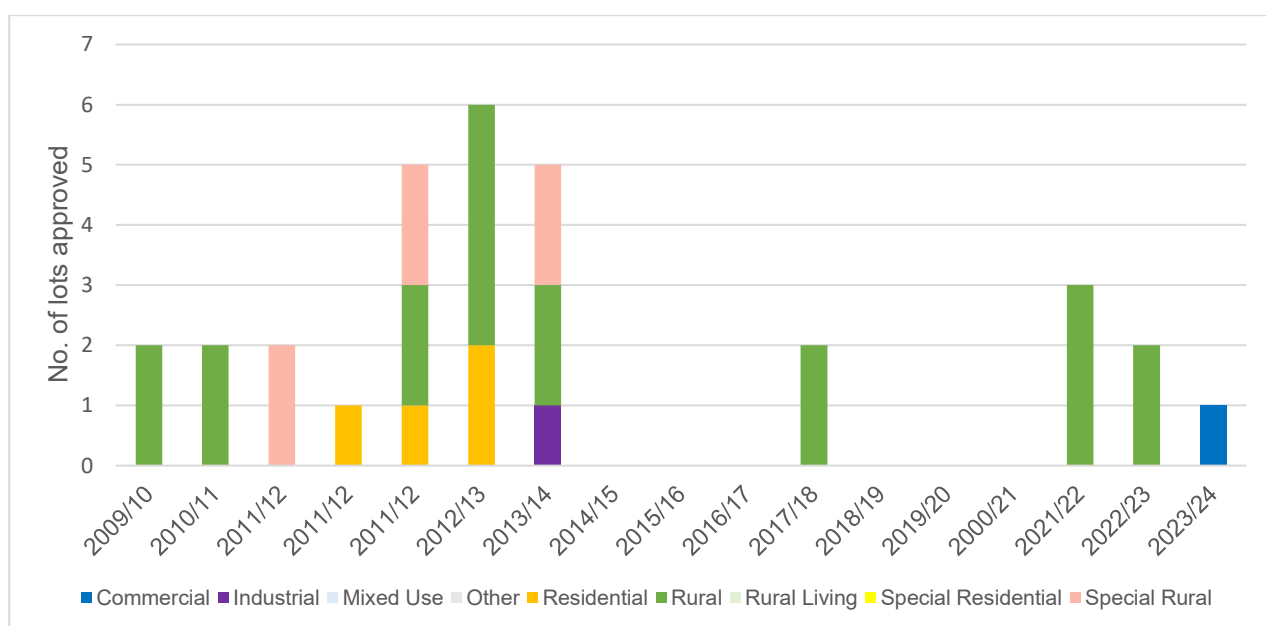


Source: DPLH (2025)

4.1.2 Final subdivision approvals

Since 2009 and 2014, 31 lots (~ 2 lots p.a.) have received Final Approval across the Shire. Of the lots that received Final Approval, 19 were for Rural purposes in the Shire's Rural hinterland. Within the Broomehill Village and Tambellup townsites, four lots received Final Approval on land zoned Residential, six on land zoned Special Rural, one on land zoned for industrial purposes, and one on land zoned for Commercial purposes.

Figure 4 – Final Subdivision Approvals by land use type (June 2004 – 2024)



Source: DPLH (2024)

4.2 Development activity

Development applications are typically determined by the Shire, Regional Development Assessment Panel or the Commission and where they are approved it is usually subject to conditions that must be complied with.

4.2.1 Building commencements

Since 2018/19, there have been 46 building approvals across the Shire – 36 for Residential purposes (~5 p.a.) and 10 for non-Residential purposes (~1 p.a.).

4.2.2 Regional Development Assessment Panel

As outlined above, Stage 1 of the Flat Rocks Wind Farm was approved by the Regional Development Assessment Panel (RDAP) in 2011. Several amendments to the proposal have also been approved. On 14 January 2022, the RDAP conditionally approved a rural-industry land use and associated rail siding for CBH on Lots 2, 553 and 535 Nardlah Road in Broomehill Village. The project had an estimated cost of \$24.9 million.

4.2.3 State Development Assessment Unit

A new application for the Flat Rocks Wind Farm was lodged with the SDAU and was conditionally approved by the Commission in April 2024.

4.3 Future land supply requirements

To evaluate future land supply, this analysis utilises data collated by the Valuer General's Office. This dataset provides a breakdown of land development status by classifying zoned land as 'developed', 'undeveloped' and 'unrated' (refer to **Attachment 3** for a description of these terms). **Table 5** provides an overview of the Shire's land development status.

4.3.1 Residential

The Shire is currently facing housing supply challenges similar to many other regional local governments such as the high costs of bringing serviced residential lots to market, supply and demand, a lack of local tradespersons, and availability of builders.

Broomehill Village townsite - there are 175 lots zoned Residential in the townsite. Of these, 111 are 'developed' with a further 24 lots that are 'undeveloped'. There are also 40 lots (62ha) that are zoned Residential and are 'unrated', which generally occur on the northern and southern outskirts of the town. The 2021 Census indicated that there were 114 private dwellings in the townsite and 31 of these were 'unoccupied' on Census night. The townsite is not connected to a reticulated sewer network so the Residential Density Codes are either R5 or R10. The lot sizes generally range between 1,000-4,000m² but there are some larger 'unrated' land parcels.

Tambellup townsite - there are approximately 342 lots that are zoned Residential. Of these, 107 are 'developed' with a further 26 lots that are 'undeveloped'. There are also a significant number of lots (209) that are zoned Residential on the eastern side of Great Southern Highway townsite that are currently 'unrated'. The 2021 Census indicated that there were 147 private dwellings in the Tambellup townsite and 43 of these were 'unoccupied' on Census night. Lot sizes within the zone generally range between 1,000-2,000m² but there are some larger lots (2,000-3,000m²). The townsite is connected to a reticulated sewer network so the split R10/30 Residential Density Code applies across most of the townsite. The remaining lots zoned Residential have a density code of either R5 or R10.

Adequacy of (residential) land supply

Responding to anticipated population and economic change (discussed in Part 3 of this Report of Review) over the next 15 years may require additional Residential land. At the present time, opportunities to release additional land/dwellings are comprised of:

- approximately 50 lots zoned Residential in both townsites are 'vacant';
- approximately 75 unoccupied private dwellings on the night of the 2021 Census;
- considerable amounts of land (approximately 105ha) that is zoned Residential and classified as 'unrated'. However, releasing this land will require constraints to be addressed and resolved; and
- there may be opportunities to re-subdivide at a higher density in Tambellup given that it has a reticulated sewer network.

Based on the Commission's population forecasts, this current situation may be adequate to meet demand for the Central band. However, should population growth occur in accordance with the Upper Band forecasts, as may occur if there is a significant new economic driver(s), there may be a need to release more land, which could require known constraints to be addressed/resolved .

4.3.2 Rural living

Broomehill Village townsite – there are 103 lots zoned for rural living purposes (Rural Residential) on the outskirts of the Broomehill Village townsite. Of these, 52 lots (64ha) are 'developed', 36 lots (154ha) are 'undeveloped' and five lots (6.26ha) are 'unrated'. These lots generally range in size from 2-4ha (in the south-eastern corner of the townsite) but in the southwestern corner the lots are generally bigger than 4ha.

Tambellup townsite - there 66 lots zoned for rural living purposes (Special Rural) on the southwestern corner of the Tambellup townsite. Of these, 39 lots (246ha) are 'developed', 20 lots (46ha) are 'undeveloped' and seven lots (8.31ha) are 'unrated'. These lots generally range in size from 1-3ha.

4.3.3 Commercial

Broomehill Village townsite – within the Broomehill Village townsite, there are 43 lots zoned for commercial purposes. Of these, nine are 'developed' with a further five lots are 'undeveloped'. There are approximately 29 lots (2.65ha) zoned Town Centre and are 'unrated'.

Tambellup townsite - within the Tambellup townsite, there are 46 lots zoned for commercial purposes. Of these, 27 are 'developed' with a further five lots that are 'undeveloped'. There are approximately 14 lots (2.45ha) zoned Town Centre that are 'unrated'.

As outlined in Section 3, there is a requirement to address current issues impacting the commercial areas within both townsites including the need to consider the extent of residential encroachment, and whether additional land for commercial purposes needs to be identified when reviewing the Strategy.

4.3.4 Industrial

Broomehill Village townsite – there are 17 lots within the Broomehill Village townsite that are zoned for industry purposes. Of these, there are no 'developed' lots but there four 'undeveloped' lots and 13 lots (16ha) that are 'unrated'.

Tambellup townsite - there are 13 lots within the Tambellup townsite that are zoned for industrial purposes. Of these, three are 'developed' with a further lot that is 'undeveloped' and approximately nine lots (8.32ha) that are 'unrated'.

4.3.5 Rural land

Localities outside of the Shire's townsites are predominantly zoned Farming with the land used for a variety of Rural purposes. The Shire is concerned about the long-term accumulative impact of new emerging land uses such as renewable energy facilities and tree farms (especially for carbon sequestration) on more traditional food growing agricultural farms in the Shire.

Table 5 - Land development status

Townsite	Zone (Land use)	Developed		Undeveloped		Unrated	
		Lots	Ha	Lots	Ha	Lots	Ha
Tambellup	Residential	107	16.59	26	4.12	209	45.13
	Town Centre	27	4.16	5	1.06	14	2.45
	Industrial	3	0.81	1	0.10	9	8.32
Broomehill Village	Residential	111	20.18	24	3.72	40	62.20
	Town Centre	9	1.06	5	0.54	29	2.65
	Industrial	0	0	4	0.75	13	16.26
Source: DPLH (2025)							

PART 5 - EVALUATION OF EXISTING LOCAL PLANNING FRAMEWORK

This part evaluates the Shire's existing local planning framework given the planning context presented in **Part 3** and the assessment of land supply and demand in **Part 4**. As required by the Regulations, this part of the report considers whether the Shire's Local Planning Strategy, Local Planning Scheme, Structure Plans and Local Planning Policies are satisfactory in their existing form, or should be amended, or revoked and new ones prepared.

5.1 Local Planning Strategy

The Shire's Local Planning Strategy, which was endorsed by the Commission in 2014, defines a land use plan for the Shire. The Strategy addressed key issues such as: population and housing; environment; settlement; infrastructure; and economy and employment. The strategy outlined key strategic directions/actions for land use planning in response to each of the identified issues. The document also considered whether the local planning schemes operating in the Shire were contemporary and fit-for-purpose.

Over the last 10 years there have been changes to key population, economic and environmental drivers that are impacting the Shire. Consequently, many contemporary and emerging issues are not adequately addressed in the current Strategy. Further, many of the changes that were previously identified in the Strategy that relate directly to the current local planning schemes have not been implemented despite many of these remaining relevant. The Shire commenced a review of the Strategy in 2020, but this has not progressed past the preliminary investigation phase.

It is recommended that the 2014 version of the Strategy be updated to:

- align the local planning framework with Shire of Broomehill-Tambellup Strategic Community Plan 2018-2028 ([Shire of Broomehill-Tambellup Strategic Community Plan 2018-2028](#))
- identify current land use planning issues and define strategic direction/actions for land use planning (as broadly identified in Part 3-4 of this Report of Review);
- apply the current State Land Use Planning Framework to effectively manage land use change and development across the Shire over the next 15 years;
- identify requirements for additional land for residential, rural living, industrial and commercial purposes; and
- provide the rationale for the zoning and classification of the land in a local planning scheme.

5.2 Local Planning Schemes

The local planning scheme and supporting local planning instruments (such as local planning policies) give effect to local strategic planning through statutory land use and development control.

Following the amalgamation of the Shire of Tambellup and the Shire of Broomehill in 2008 it was determined that the (then) operating local planning schemes would continue to provide the required statutory guidance for planning and development.

While both these schemes have continued to provide a statutory basis for decision making relating to land use planning since amalgamation, both instruments are now considered to be out-of-date and no longer fit for purpose as neither Scheme:

- addresses planning issues in a contemporary manner;
- applies the current State Land Use Planning Framework;
- aligns with the Regulations; and/or
- have been modified to implement directions contained within the 2014 Local Planning Strategy.

Therefore, to ensure the local planning framework is contemporary and fit-for-purpose it is recommended that Scheme 1 and Scheme 2 be combined into a new, consolidated Local Planning Scheme that will apply across the whole Shire. Preparing a new, consolidated Scheme that is consistent with the State Planning Framework, including the Regulations, will involve:

- aligning the Scheme provisions with the Model Scheme Template;
- including model land use terms and definitions;
- updating the zoning table with contemporary permissibility and ensuring it is consistent with the Shire's desire for development, protection of the environment and community expectations;
- converting non-model zones (i.e. Special Rural and Special Residential) to model zones and considering whether new zones should be included (such as Environmental Conservation and Rural Enterprise);
- providing contemporary guidance to address local planning issues, including:
 - promoting different and new forms of housing;
 - providing for workforce accommodation;
 - expanding tourism opportunities;
 - regulating short-term rental accommodation;
 - facilitating renewable energy proposals;
 - managing the use of rural land; and
 - providing protections for the agricultural sector.
- identifying development that, in the Shire's view, does not require development approval (in addition to that already provided by the Regulations and Schedule A of Scheme 1)
- undertaking any necessary modifications to the scheme maps to ensure these align with the new Scheme.

5.3 Structure Plans

Amendments to the deemed provisions in 2021 introduced the requirement for Reports of Review to consider whether structure plans prepared under the local planning framework are satisfactory in their existing form; or should be amended; or should have their approval revoked.

Scheme 1 and Scheme 2 currently provide that the Shire or the Commission may require the preparation of a structure plan prior to the considering a subdivision or development proposal in the Rural Residential zone. To date one structure plan has been prepared but this will expire in late 2025 unless the Commission approves an extension to its validity.

5.4 Local planning policies

It is recommended that the Shire's existing local planning policies be reviewed as part of preparing a new, consolidated Scheme. This review will ensure that each policy reflects contemporary guidance on specific issues relevant to land use planning. The Shire could also identify whether any new policies are required as part of updating the Strategy and/or preparing the new, consolidated Scheme.

5.5 Local planning framework review

5.5.1 Scope of work

It is recommended that the review of the Shire's Local Planning Framework should progress through three stages as outlined below:

Stage 1	The focus of Stage 1 is to combine Scheme 1 and Scheme 2 into one new, consolidated Local Planning Scheme consistent with the Model Scheme Text and the Deemed Provision. At this stage, the consolidation of Scheme 1 and Scheme 2 will be limited to: • removing provisions that are inconsistent with the Model Provisions and the Deemed Provisions as prescribed in the Regulations; • restructuring the new, consolidated Scheme to follow the format of the Model Scheme Text; • zoning and reserving land according to the model zones and reserves and their corresponding objectives, as set out in the model Scheme Text, on a like-for-like basis as is practicable; • applying model land use terms and definitions as set out in the Model Scheme Text; • carrying over existing development control provisions; • including provisions for development that does not require development approval; and • updating the Scheme maps accordingly
Stage 2	The focus of Stage 2 will be to prepare and finalise an update to the Shire's Local Planning Strategy in accordance with: (a) the WAPC's Local Planning Strategy Guidelines (WAPC, 2023); and (b) Part 3 of the Regulations
Stage 3	The focus of Stage 3 will be to progress subsequent local planning scheme amendments to align the new Local Planning Scheme with the updated Local Planning Strategy (as may be required).

5.5.2 Timing

It is anticipated that implementing the proposed scope of works will take approximately 24 months to complete.

Stage 1 - It is anticipated that Stage 1 will be expedited through 2025 culminating in the new consolidated Scheme being advertised in accordance with the requirements of the Regulations during 2026

Stage 2 – it is anticipated that Stage 2 will progress through 2026 with the updated Local Planning Strategy being advertised in accordance with the Regulations either in late 2026 or early 2027.

Stage 3 – the timing for implementation of Stage 3 is undetermined as the requirement to undertake further amendments to the new, consolidated Scheme will be known until the Strategy has been updated.

PART 6 – RECOMMENDATION

That Council:

1. Pursuant to Regulation 66(1)(b) and (c) of the *Planning and Development (Local Planning Schemes) Regulations 2015* approve the Report of Review and forward a copy of the Report of Review to the Western Australian Planning Commission.
2. Pursuant to Regulation 66(3) (a) and (b) of the *Planning and Development (Local Planning Schemes) Regulations 2015* recommend to the Western Australian Planning Commission that the Shire:
 - (a) update the Shire of Broomehill-Tambellup's Local Planning Framework utilising the following three-stage approach:
 - (i) Stage 1: combine the Shire of Tambellup Local Planning No. 2 and Shire of Broomehill Local Planning Scheme No. 1 into a new, consolidated Local Planning Scheme that covers the whole of the Shire by:
 - removing provisions that are inconsistent with the Model Provisions and the Deemed Provisions as prescribed in the Planning and Development (Local Planning Schemes) Regulations 2015;
 - restructuring the new, consolidated Scheme to follow the format of the Model Scheme Text;
 - zoning and reserving land according to the model zones and reserves and their corresponding objectives, as set out in the model Scheme Text, on a like-for-like basis as is practicable;
 - applying model land use terms and definitions as set out in the Model Scheme Text;
 - carrying over existing development control provisions;
 - including provisions for development that does not require development approval; and
 - updating the Scheme maps accordingly
 - (ii) Stage 2: update its Local Planning Strategy by:
 - identifying contemporary land use planning issues impacting the Shire and defining strategic directions/actions;
 - applying the current State Land Use Planning Framework to manage land use change and development across the Shire over the next 15 years; and
 - identifying additional land requirements as may be required to meet anticipated demand.
 - (iii) Stage 3: undertake further amend the new Local Planning Scheme as may be required to reflect the updated Local Planning Strategy.
 - (b) as part updating the Local Planning Strategy and preparing the new, consolidated Scheme assess the relevance of its existing local planning policies to determine which policies (if any) should be amended/revoked and if any new policies are required.

Attachment 2 – Amendments to Local Planning Schemes

- Shire of Broomehill Local Planning Scheme No. 1

No	Date	Details (summary)
1	04/02/2003	Contents - inserting "3.3 Special Use Zones" in numeric order. Part 3 - including "Special Use" in the list of zones in clause 3.1.1. Part 3 - including clause "3.3 Special Use Zones" after clause 3.2. Schedules - inserting new schedule "Schedule 3 - Special Use Zones" and Special Use Area No. 1 for Lots 150, 668, and 670 Indus Street, and portion of Iona Street Broomehill
2	19/08/2008	Schedule 2 - amending by adding Rural Residential area "Lot 301 Tie Line Road, Broomehill"
3	23/02/2010	Modifying Schedule 2 – point 2 Lot 301 Tie Line Road and adding a new point 12
5	15/06/2012	Replaced the interpretation 'Industry' within Schedule 1 – Interpretations

- Shire of Tambellup Local Planning Scheme No. 2

No	Date	Details (summary)
1	04/02/2003	Part 7 - deleting clause 7.5 and replace with new clause "7.5 Land Liable to River Flooding".
2	19/08/2008	Part 6 - deleting clause 6.1.4 and inserting "6.1.4 Special Application of Residential Planning Codes.
3	23/02/2010	Part 3 – renumbering Clause 3.3 as clause 3.4. Part 3 – deleting clause 3.2 and inserting new clause "3.2 Zoning Table". Table 1 – deleting existing zoning table and replacing with new table. Part 8 – inserting in clause 8.1.2 "(f) home office". Part 9 – deleting clause 9.7 and inserting "9.7 Delegation of Functions". Schedule 1 – deleting definitions for "home occupation", "rural pursuit", and "veterinary hospital". Schedule 1 – inserting definitions in alphabetical order "agriculture – extensive", "fast food outlet", "home business", "home occupation", "home office", "rural home business", "rural pursuit", "showroom", "telecommunications infrastructure", "veterinary centre" and "winery". NOTE: No instruction to delete existing definition for "Showroom".
5	15/06/2012	Replaced the current interpretation of 'industry'.
6	22/09/2023	Amend 'Schedule 2 – Special Use Zones: Delete the particulars of the land described as 'Lots 3 to 6 inclusive Crowden Street: Lot 19 Taylor Street; and right-off-way off Taylor Street adjacent to Lots 5, 6 and 19; Tambellup' Delete the Special Use associated with the subject site described as 'Private club including private recreation' Add the following wording to Schedule 2: There are no special use zones which apply to this Scheme. Rezone Lot 5 (No. 13) Crowden Street, Lot 6 (No. 11) Crowden Street, Lot 19 (No. 19) Taylor Street, Tambellup and the adjacent right-of-way (Lot 66 on D 11579) from 'Special Use' zone to 'Town Centre' zone and modifying the Scheme maps accordingly Delete the existing definition for 'camping area' and 'caravan park' from 'Schedule 1-Interpetations' and inserting new definitions for 'camping ground' and 'caravan park' in alphabetical order.

Attachment 3 - Explanation of Land Supply Data (Landgate Property Valuation Database)

The Landgate Property Valuation Database (PVD) gives each cadastral lot in the Residential, Industrial and Commercial zones one of three values (developed, undeveloped or unrated). These values are defined below.

Developed	Refers to lots that are zoned for development for the purposes of the specified primary land use category (Residential, Industrial and Commercial) for which premises valuation information is captured in Landgate's PVD.
Undeveloped	Refers to lots that are zoned for development for the purposes of the specified primary land use category (Residential, Industrial and Commercial) for that are recorded as vacant in Landgate's PVD.
Unrated	Refers to lots that are zoned for development for the purpose of the specified primary land use category (Residential, Industrial and Commercial) for which no vacant land or premises valuation information has been captured in Landgate's PVD. This may include State, or local government owned lots or premises exempt from rates, Crown allotments, common property within lots on survey, newly created lots on survey, land otherwise exempt from rates and some public roads which are zoned for the primary land use category (Residential, Industrial and Commercial) under the local planning scheme.