

# SHIRE OF BROOMEHILL-TAMBELLUP

## LOCAL PLANNING STRATEGY

Endorsed by the Western Australian Planning Commission

7 APRIL 2015

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# SHIRE OF BROOMEHILL-TAMBELLUP

## LOCAL PLANNING STRATEGY

2014



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# **LOCAL PLANNING STRATEGY 2013**

## **PARTS 1 - 2**

**PART 1 - LOCAL PLANNING STRATEGY (LPS)  
PART 2 - STRATEGIC LAND USE PLAN (SLUP)**

## PART 1 – LOCAL PLANNING STRATEGY (LPS)

### 1.1 Introduction

This Local Planning Strategy (LPS) consists of the strategy text (Part 1), the Strategic Land Use Plan (SLUP) (Part 2) and the Background Report (Parts 3 – 9).

### 1.2 Aims of the Local Planning Strategy (LPS)

The aims of the Broomehill-Tambellup Local Planning Strategy are:

#### Population and Housing Aims

- Provide sufficient designated land for housing to meet future needs.
- Encourage a wide range of housing types within residential areas including aged persons accommodation.

#### Environment Aims

- Support the protection, enhancement and sustainable use of the environment and all natural resources in the Shire.
- Identify and protect places of natural, historic, architectural, scientific and cultural significance to the community.

#### Settlement and Infrastructure Aims

- Provide for residential and rural residential growth in Broomehill and Tambellup.
- Provide safe, convenient and attractive commercial and recreational areas and public facilities to provide for the needs of residents and visitors.
- Ensure adequate servicing infrastructure is available to support developments in the Shire.

#### Economy and Employment Aims

- Recognise the importance of agriculture and related industries to the Shire of Broomehill-Tambellup economy and protect agriculture areas from inappropriate development such as urban uses.
- Promote the continued development of existing businesses and encourage new businesses that add to and strengthen the economic base of the Shire.
- Allow the development of tourism in conjunction with existing rural activities.

### 1.3 Implementation of the Local Planning Strategy (LPS)

The above aims will be used to guide the Council in considering planning developments within the Shire of Broomehill-Tambellup. It should be remembered that the LPS has been designed to be dynamic and able to respond to changes within the community over time.

The following table contain details on the aims, strategies and actions to be taken by the Shire of Broomehill-Tambellup to implement its land use planning initiatives through the LPS and the new Local Planning Scheme.

Should a proposal not be dealt with specifically in the Strategy, Council will consider the proposal against the aims and strategies of the LPS and may undertake consultation with the community in reaching a decision.

If a proposal is deemed by Council to not comply with the recommendations of the LPS, it will be refused. If Council considers that a particular proposal may have sufficient planning merit, Council may request a limited review of the relevant parts of the LPS be undertaken by the proponents to provide additional information and justification for the proposal proceeding.

1.0 Population and Housing Aims		
Aim (from 1.2)	LPS Strategies	New Local Planning Scheme Actions
Provide sufficient designated land for housing to meet future needs.	<ul style="list-style-type: none"> <li>• Residential and rural residential development shall only be supported in those areas designated for such uses on the SLUP.</li> <li>• A variety of residential lot sizes is to be provided within the Broomehill and Tambellup townsites.</li> <li>• Urban density increases shall be supported where deep sewer infrastructure is available for infill and the land is outside of the 1:100 year flood level.</li> <li>• All development shall be required to demonstrate land use capability for the intended use.</li> </ul>	<ol style="list-style-type: none"> <li>1) Retain the existing Residential zone for all land within Broomehill and Tambellup on the Scheme Maps and keep the existing density codes and bonuses unless the land is affected by a known hazard.</li> <li>2) Include the identified flood affected areas within a Special Control Area (SCA) in the new local planning scheme to : <ul style="list-style-type: none"> <li>• Include the objectives of preserving the ecological values and function of the river; preventing development which would negatively impact upon the qualities of the river and its ability to convey floodwaters; and minimising potential harm to the lives and property of people in the flood prone area.</li> <li>• Include scheme controls to require building developments or earthworks to obtain planning approval and include development requirements including minimum floor levels, measures to protect foundations, restrictions within the floodway, requirements for notifications on title and referral of applications to the Department of Water for comment as part of the assessment procedure.</li> </ul> </li> <li>3) Delete vacant flood-prone lots (that are owned/managed by the Shire or Crown) in Tambellup from Residential zone and include them within the Parks and Recreation Reserve.</li> <li>4) Retain the existing Special Rural/Rural Residential zoned areas for all land within Broomehill and Tambellup on the Scheme Maps.</li> </ol>

<b>1.0 Population and Housing Aims</b>		
<b>Aim (from 1.2)</b>	<b>LPS Strategies</b>	<b>New Local Planning Scheme Actions</b>
Encourage a wide range of housing types within residential areas including aged persons accommodation.	<ul style="list-style-type: none"> <li>• Promote alternative housing types such as single bedroom dwellings, ancillary accommodation, grouped dwellings and aged person's accommodation within areas designated Residential.</li> <li>• Continue to monitor Census data and household changes over time to respond to the Shire's changing demographic.</li> <li>• Liaise with the developers to encourage variety in housing choices being developed.</li> </ul>	5) Incorporate split-coding and prepare a Local Planning Policy to provide density and development bonuses for high quality residential developments such as grouped dwellings and aged persons accommodation that include a mix of housing types and achieve a minimum floor area.

<b>2.0 Environment Aims</b>		
<b>Aim (from 1.2)</b>	<b>LPS Strategies</b>	<b>New Local Planning Scheme Actions</b>
Support the protection, enhancement and sustainable use of the environment and all natural resources in the Shire.	<ul style="list-style-type: none"> <li>• Protect land with identified conservation of flora and fauna, water resources, landscape and cultural heritage values.</li> <li>• Retain remnant vegetation and promote revegetation within developments.</li> <li>• Incorporate natural resource management principles into planning decisions to promote the sustainable use of all land.</li> <li>• Seek data on climate change and evaluate its impact on the Shire and its natural and built environment.</li> <li>• Support the Federal and State government natural resource management initiatives.</li> <li>• Request and encourage Crown Land managers to prepare and implement management plans for conservation reserves.</li> <li>• Identify and protect raw materials including gravel and sand resources from inappropriate developments that would prevent their future use.</li> </ul>	<p>6) Retain the existing Park and Recreation reserved land for conservation purposes within Shire (with the exception of Lot 24 Broomehill Tambellup Road, Broomehill identified Possible Future Industrial and a western portion of Reserve 19757, Tambellup identified Possible Future Residential).</p> <p>7) Modify all of Reserve 48248 (Lot 300 Moulyerup Road/Lavarock Street) to be Parks and Recreation Reserve.</p> <p>8) Include Lots 150 – 152, 157 – 160, 165 – 167 and UCL pin 618644 Tambellup within the Parks and Recreation Local Scheme Reserve.</p> <p>9) Prepare a Local Planning Policy relating to retention of remnant vegetation, rehabilitation of degraded land, revegetation and landscaping utilising native species within developments and subdivisions.</p> <p>10) Prepare a Local Planning Policy to encourage incorporation of sustainable development principles including passive solar design, conserving energy,</p>

2.0 Environment Aims		
Aim (from 1.2)	LPS Strategies	New Local Planning Scheme Actions
	<ul style="list-style-type: none"> <li>• Identify existing and potential areas affected by natural hazards and/or land degradation including flood, salinity and groundwater or the like and facilitate measures to reduce its impacts.</li> <li>• Require incorporation of water sensitive urban design principles into developments.</li> <li>• Prepare a Local Water Management Plan to guide future stormwater management and disposal decisions.</li> <li>• Complete the preparation of land capability mapping and a natural resource management atlas which includes flooding, salinity, biodiversity, visual landscape protection etc.</li> </ul>	<p>building orientation/materials, reducing emissions, water use/recycling into new buildings.</p> <p>11) Include scheme controls to require land capability assessment to be undertaken to support development proposals.</p> <p>12) Include scheme controls to require appropriate effluent disposal and stormwater drainage systems are included within approved developments.</p> <p>13) Prepare a Local Planning Policy relating to raw materials and extractive industries.</p>
Identify and protect places of natural, historic, architectural, scientific and cultural significance to the community.	<ul style="list-style-type: none"> <li>• Value the contributions and places of Aboriginal and European cultural heritage to the area.</li> <li>• Identify land with natural, historic, architectural, scientific or cultural heritage values to the community.</li> <li>• Utilise Commonwealth and State databases including the Department of Sustainability, Environment, Water, Population and Communities, State Heritage Office, Department of Aboriginal Affairs and Municipal Inventory to identify places of significance when assessing planning proposals.</li> <li>• Include opportunity for public comment on proposals affecting places with natural, historic, architectural, scientific or cultural heritage values.</li> <li>• Maintain regular review of Municipal Inventory.</li> </ul>	<p>14) Include scheme controls relating to heritage protection and prepare a Heritage List when the Scheme is completed.</p>

<b>3.0 Settlement and Infrastructure Aims</b>		
<b>Aim (from 1.2)</b>	<b>LPS Strategies</b>	<b>New Local Planning Scheme Actions</b>
Provide for residential and rural residential growth in Broomehill and Tambellup.	<ul style="list-style-type: none"> <li>• Consolidate Broomehill and Tambellup as the major settlement and service centres within the district. Further development in and around Pootenup or Peringillup townsites shall not be supported.</li> <li>• Residential and rural residential development shall only be supported in those areas designated for such uses as shown on the SLUP.</li> <li>• Investigate the area immediately north of Tambellup, as shown on the Strategic Land Use Plan, for future residential growth.</li> <li>• Combine the existing special rural/rural residential zones into a single rural residential zone.</li> <li>• Promote the opportunity and benefits of the rural lifestyle available and attract additional residents to the Shire.</li> <li>• Public health needs to be considered in the early planning stages of all development in accordance with Department of Health guidelines.</li> </ul>	<p>15) Identify a portion of Reserve 19757 in Tambellup as Possible Future Residential Area on Scheme Maps and include scheme controls to require structure planning to be completed prior to the establishment of any residential use.</p> <p>16) Combine the existing Special Rural/Rural Residential zones into a single consolidated Rural Residential zone on the Scheme Maps, retain specific provisions, simplify the existing scheme controls and include all existing land use classes.</p> <p>17) Identify the Water Corporation wastewater treatment plant odour buffer on the Scheme Maps and include scheme controls to protect the buffer.</p> <p>18) Identify the Water Corporation 100m chlorine buffer around water treatment plants at Greenhills (Broomehill) and Jam Creek Dam (Tambellup) and include scheme controls to protect the buffer.</p>
Provide safe, convenient and attractive residential, commercial and recreational areas and public facilities to provide for the needs of residents and visitors.	<ul style="list-style-type: none"> <li>• Ensure adequate commercial and public facilities are available for resident and visitors.</li> <li>• Combine the existing Town Centre zones into a single Town Centre zone.</li> <li>• Maintain existing recreation and public facilities.</li> <li>• Maintain and progressively improve footpath and dual-use-paths to connect places within towns.</li> <li>• Continue to promote the healthy lifestyle benefits of the Shire.</li> <li>• Create an urban environment that supports physical activity.</li> <li>• Prepare a Public Health Strategy with assistance from the Department of Health.</li> <li>• Continue to seek business and community input on local improvement projects and pursue</li> </ul>	<p>19) Combine the existing Town Centre zones into a single consolidated Town Centre zone on the Scheme Maps to provide development standards for the commercial developments including building height, servicing access, parking and landscaping (using Tambellup TPS2 standards).</p> <p>20) Prepare a Local Planning Policy identifying a path network for development within the town areas to connect schools, recreation facilities, town centre areas etc.</p> <p>21) Include scheme provision to require the following matters to be considered at the time of planning approval: construction and design elements that minimise adverse impacts of noise, light, odour and other lifestyle activities of neighbours.</p>

3.0 Settlement and Infrastructure Aims		
Aim (from 1.2)	LPS Strategies	New Local Planning Scheme Actions
	<p>external funding/support to complete.</p> <ul style="list-style-type: none"> <li>• Continue redevelopment of existing community facilities and opportunities for collocation of new community facilities/services.</li> <li>• Continue the upgrading of public facilities and parklands for residents and visitors and seek matching funding through government programs.</li> <li>• Undertake Community Needs Survey to inform future decisions regarding recreation needs within the community.</li> <li>• Allow commercial activity only in land designated Town Centre.</li> </ul>	
<p>Ensure adequate servicing infrastructure is available to support developments in the Shire.</p>	<ul style="list-style-type: none"> <li>• Continue to liaise with the State Government to coordinate the provision of appropriate infrastructure to service developments.</li> <li>• Monitor and encourage improvements to telecommunications infrastructure and services (such the NBN).</li> </ul>	<p>22) Include scheme controls to require new development to connect to the reticulated sewer and water supply networks within licensed operating areas.</p> <p>23) Include scheme controls to require the provision and use of on-site waste water treatment systems and water supplies for lots not able to be connected to reticulated sewer and water supply networks.</p> <p>24) Prepare a Development Standards Manual to advise developers of the Shire's engineering standards and infrastructure provision policies for subdivision and development.</p>

4.0 Economy and Employment Aims		
Aim (from 1.2)	LPS Strategies	New Local Planning Scheme Actions
Recognise the importance of agriculture and related industries to the Broomehill-Tambellup economy.	<ul style="list-style-type: none"> <li>• Protect land designated General Agriculture for primary production purposes.</li> <li>• Acknowledge agriculture as the main economic driver in the Shire.</li> <li>• Allow for complimentary rural industries to be developed in conjunction with existing rural activities that add to the economic activity in the Shire.</li> <li>• Ensure planning proposals for changes in land use or developments on lots adjoining rural land do not impact on its continued use for agriculture.</li> <li>• Refuse to approve any activity that would prevent the continuation of agriculture on land zoned for that purpose.</li> <li>• Continue to monitor changes to the rural economy, including the impacts of climate change.</li> <li>• Promote the retention of all infrastructure associated with agriculture including CBH facilities.</li> <li>• Ensure purchasers of land adjoining or nearby to agricultural land are made aware of the existence and impacts of farming practices.</li> </ul>	<p>25) Combine the existing Farming zoned land within a single consolidated General Agriculture zone on the Scheme Maps and provide scheme controls for development and land use to ensure its protection for agriculture production (using Broomehill TPS1 standards).</p> <p>26) Combine all existing land use classes within the new General Agriculture Zone.</p> <p>27) Include scheme controls to require agricultural impact statements for development likely to cause land use conflicts with existing agricultural areas or practices.</p> <p>28) Include scheme controls and policies to allow for diversification and development of new rural industries.</p> <p>29) Prepare a Local Planning Policy to deal with the development of tree plantations for either wood/fibre production or environmental purposes (rehabilitation, carbon credits) within the General Agriculture zone.</p>
Promote the continued development of existing businesses and encourage new businesses that add to and strengthen the economic base of the Shire.	<ul style="list-style-type: none"> <li>• Promote Broomehill and Tambellup as the focus of commercial activity.</li> <li>• Encourage expansion of local businesses.</li> <li>• Continue to monitor opportunities to attract new businesses to the Shire and provide for additional new development.</li> <li>• Retain the existing Light Industrial and Industrial zoned areas within Broomehill and Tambellup</li> </ul>	<p>30) Retain the existing Industrial zoned areas within Broomehill and Tambellup on the Scheme Maps.</p> <p>31) Identify Possible Future Industrial Area in Broomehill on the Scheme Maps and include scheme controls to require structure planning to be completed prior to the establishment of any light industrial use.</p> <p>32) Combine the existing Light Industrial and Industrial scheme controls (including land uses) into a single consolidated Industry zone (using both Broomehill TPS1 and Tambellup TPS2 standards) to provide development standards for the industrial developments including setbacks, landscaping, planning approval, buffer requirements, building</p>

4.0 Economy and Employment Aims		
Aim (from 1.2)	LPS Strategies	New Local Planning Scheme Actions
		<p>materials, servicing access, parking and guide plans prior to subdivision. All industrial land uses shall control their activities to ensure impacts are retained on-site.</p> <p>33) Include the new CBH grain storage facility south of Broomehill in the Industrial zone</p> <p>34) Identify an industry buffer on the Scheme Maps and include scheme controls to require any impacts to be controlled within the buffer.</p> <p>35) Retain the truck parking and private club Special Use zones.</p>
<p>Allow the development of tourism in conjunction with existing rural activities.</p>	<ul style="list-style-type: none"> <li>• Allow for farmstay tourist accommodation.</li> <li>• Allow incidental and compatible tourism uses within the areas designated General Agriculture.</li> </ul>	<p>36) Include holiday accommodation and tourist activities as discretionary land uses within the General Agriculture zone where they are compatible and complementary to the farming use.</p> <p>37) Include holiday accommodation and tourist activities as discretionary land uses within the Residential and Rural Residential zones.</p> <p>38) Include scheme controls and a Local Planning Policy to allow for the development of holiday accommodation and tourist activities within the General Agriculture, Residential and Rural Residential zones.</p>

## PART 2 – STRATEGIC LAND USE PLAN (SLUP)

### 2.1 Intent of the Strategic Land Use Plan (SLUP)

This Part of the LPS contains the Strategic Land Use Plan (SLUP) to visually describe the broad strategic direction and future land use designations to be pursued through the completion of the new planning scheme and subsequent reviews.

The SLUP will guide the Council in considering planning developments within the Shire of Broomehill-Tambellup over the next 10 – 15 years. They provide generalised land use options only and should not be read or construed as formal zoning boundaries which will be determined through the preparation of the planning scheme.

The plans (Figure 1, 2, 3 and 4) show classifications for Parks and Recreation Reserves, Public Use Reserve, Railway, Major Roads, Residential, Rural Residential, Industrial and General Agriculture. There is also a Residential Investigation Area identified in Tambellup and Industrial Investigation Area identified in Broomehill for future assessment. The area in Tambellup that is identified as flood prone and the 500-metre odour buffer around the Water Corporation wastewater treatment plant is also shown.

### 2.2 Key Features of the Strategic Land Use Plan (SLUP)

The Key Features shown on the Strategic Land Use Plan (SLUP) are:

- Broomehill and Tambellup to remain the only townsites developed in the Shire.
- Existing residential areas in Broomehill and Tambellup, except those identified within the flood-prone areas, are included in the Residential designation.
- Future residential investigation areas to identify areas suitable for further assessment for urban growth to meet future needs are included in the Residential designation.
- Existing special rural/rural residential areas within the Rural Residential designation.
- Existing commercial and industrial areas within the Town Centre and Industrial designations respectively.
- Future industrial investigation areas to identify areas suitable for further assessment for industrial growth to meet future needs within the Industrial designation.
- Existing scheme reservations including Major Road, Parks and Recreation, Public Purposes, Railway and Roads are retained.
- Existing farming areas within the General Agriculture designation.
- Show the area in the Tambellup townsite identified as flood-prone from data supplied by the Department of Planning.

Shire of Broomehill-Tambellup Local Planning Strategy

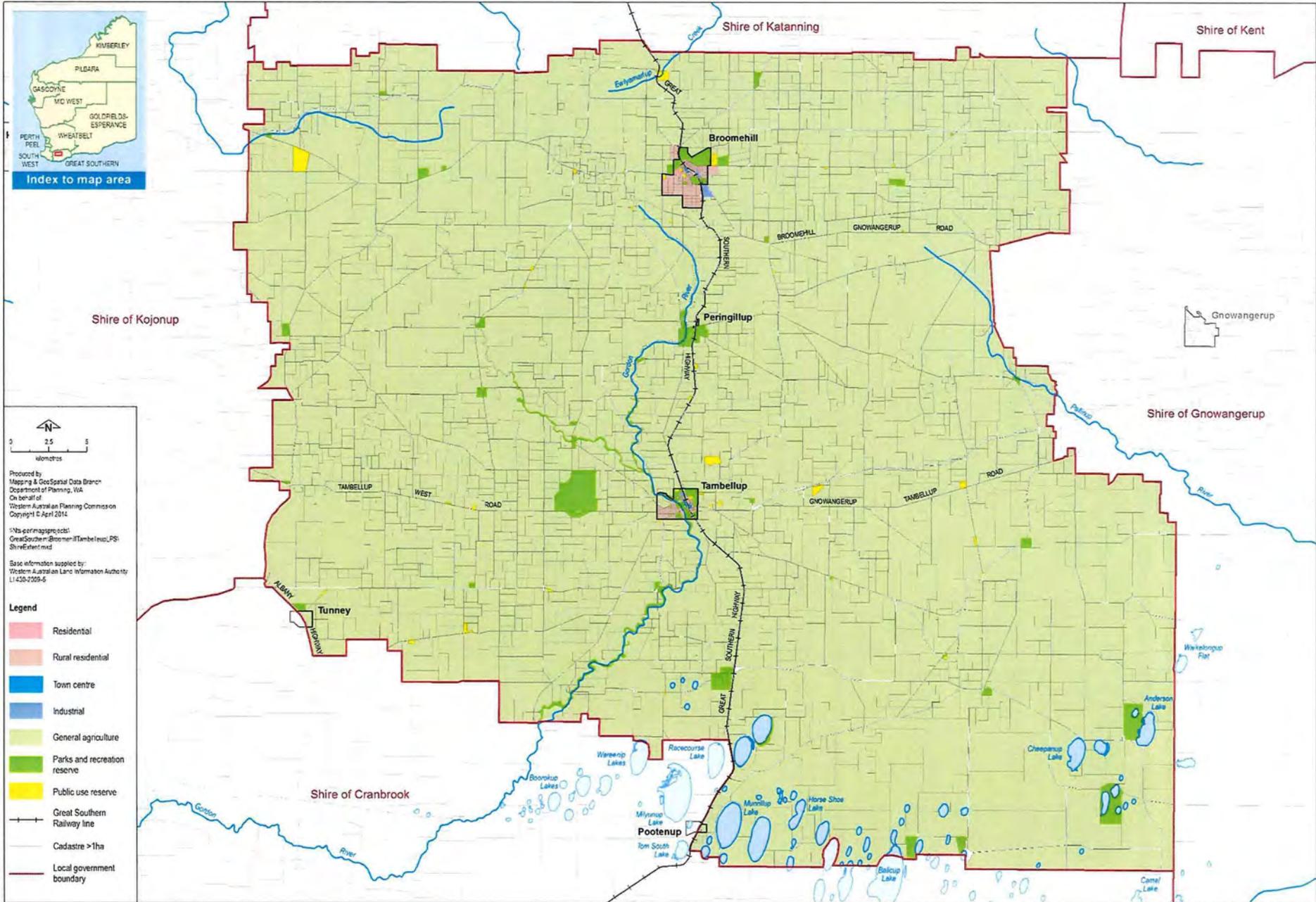


Figure 1: Shire of Broomehill-Tambellup Shire SLUP

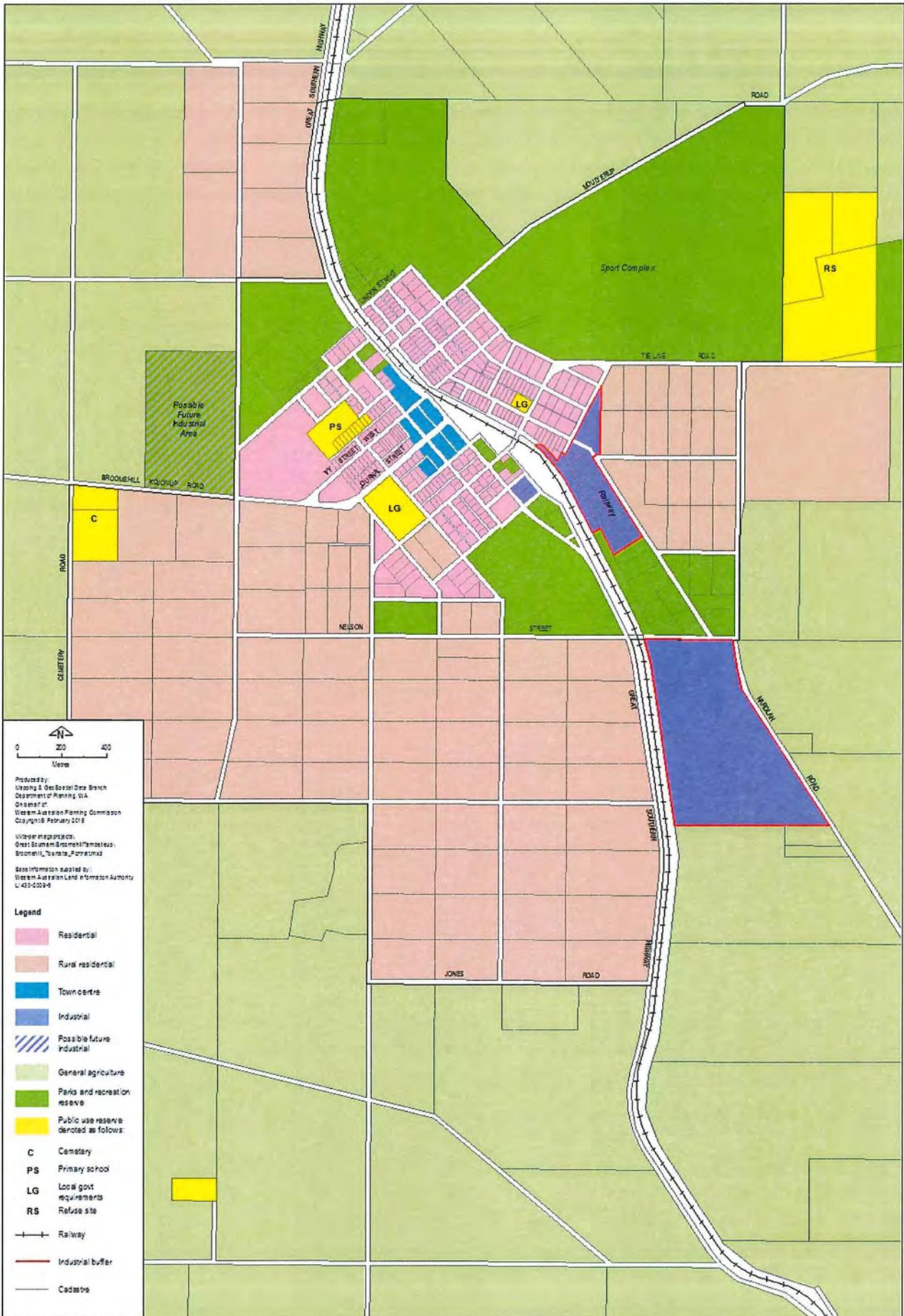
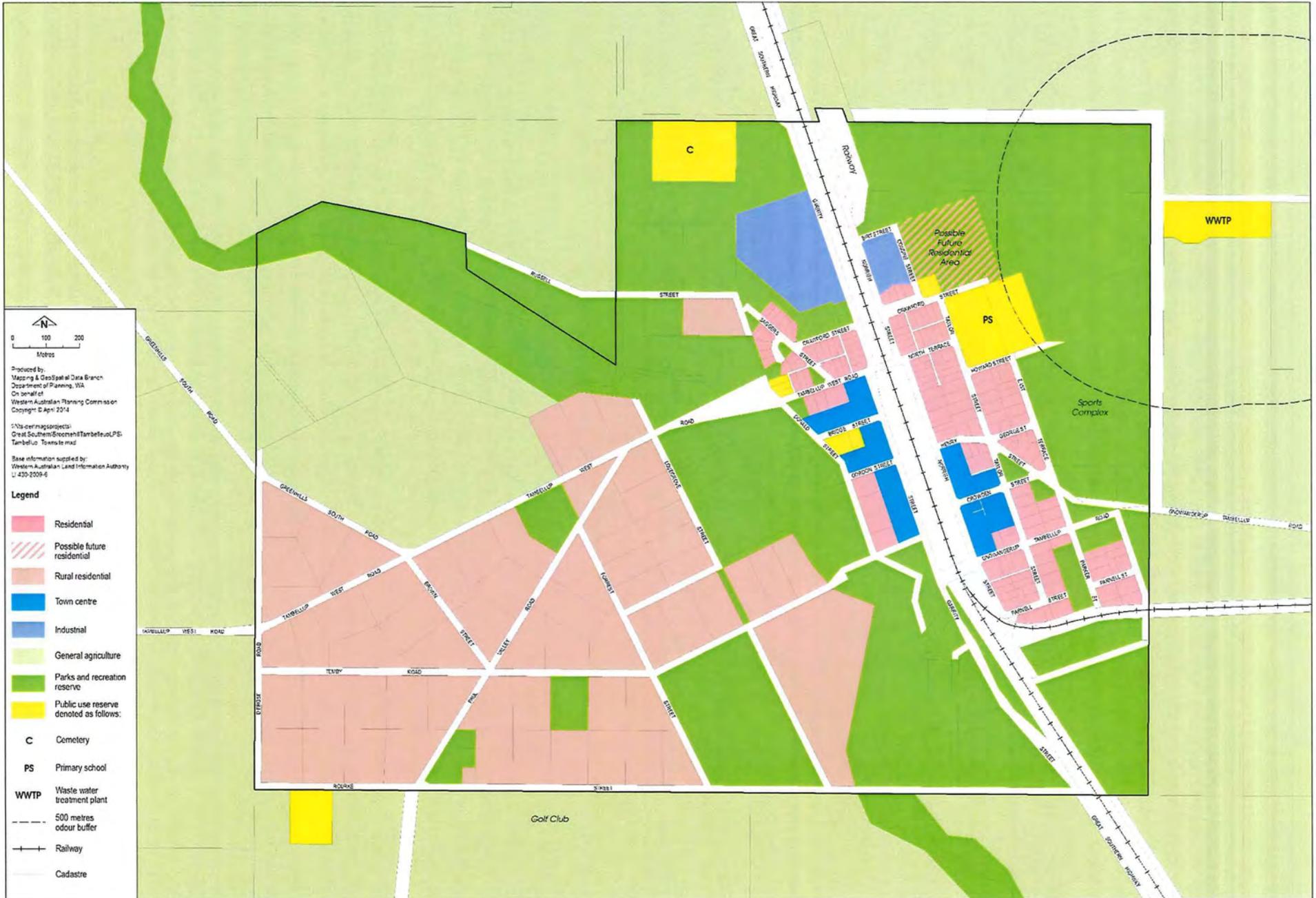


Figure 2: Broomehill Townsite SLUP



0 100 200  
Metres

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Department of Planning, WA  
On behalf of  
Western Australian Planning Commission  
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Tambellup Townsite.mxd

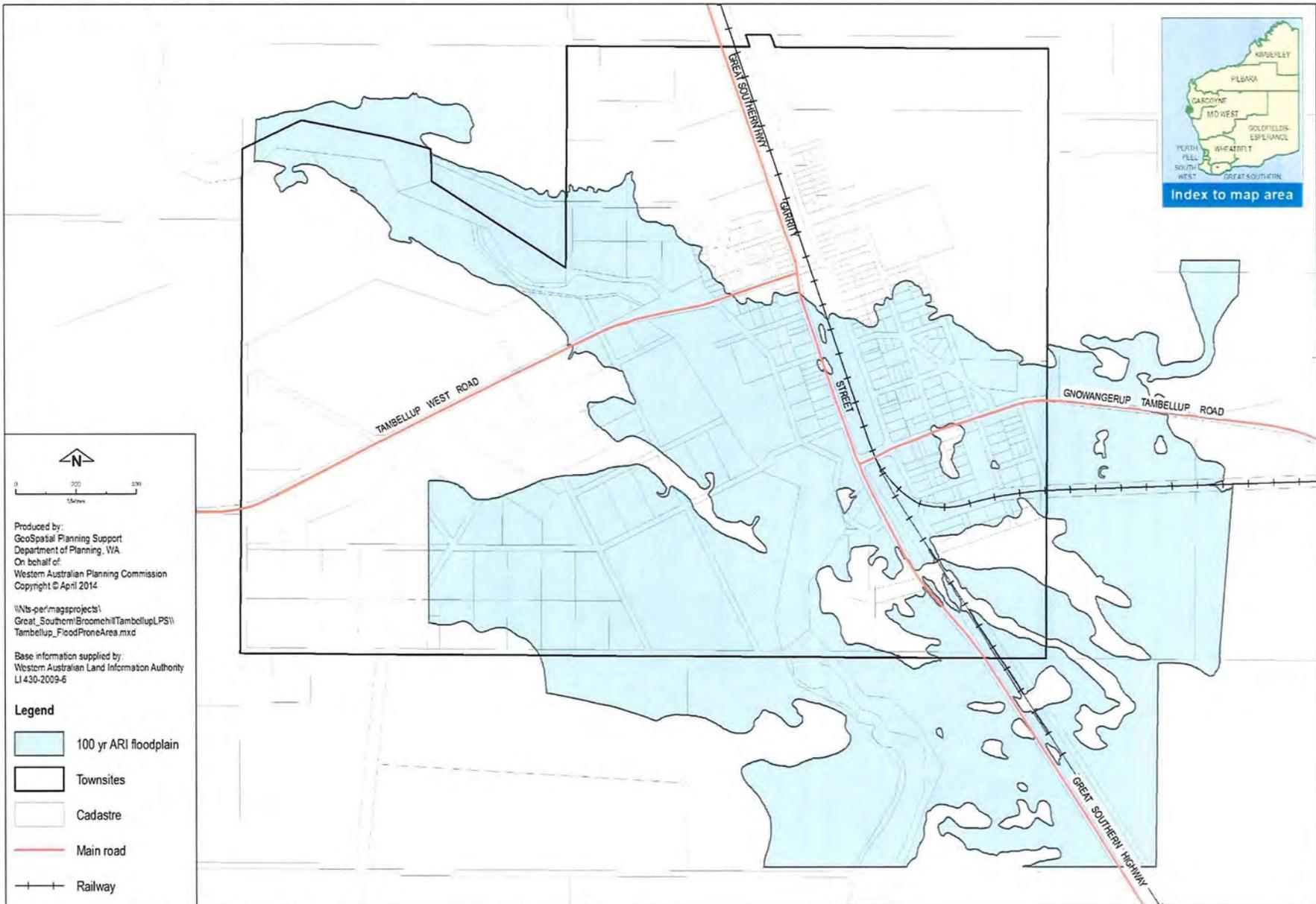
Base information supplied by:  
Western Australian Land Information Authority  
(1430-2009-6)

**Legend**

- Residential
- Possible future residential
- Rural residential
- Town centre
- Industrial
- General agriculture
- Parks and recreation reserve
- Public use reserve denoted as follows:
- C Cemetery
- PS Primary school
- WWTP Waste water treatment plant
- 500 metres odour buffer
- Railway
- Cadastre

Tambellup Townsite

Figure 3: Tambellup Townsite SLUP  
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**Tambellup 100 yr ARI floodplain**

Figure 4: Floodplain Area in Tambellup (source: Department of Planning)

# **LOCAL PLANNING STRATEGY 2013**

## **BACKGROUND REPORT**

### **PARTS 3 - 8**

**PART 3 – INTRODUCTION**

**PART 4 - STATE AND REGIONAL CONTEXT**

**PART 5 – SHIRE OF BROOMEHILL-TAMBELLUP CORPORATE PLAN**

**PART 6 – SHIRE PROFILE AND KEY PLANNING ISSUES**

**PART 7 - MONITORING AND REVIEW**

**PART 8 - ADVERTISING AND ENDORSEMENT**

## PART 3 - INTRODUCTION

### 3.1 Background and Purpose

The Shire of Broomehill-Tambellup was formed on 1 July 2008. The Shire administers the following local planning schemes:

Shire of Broomehill Town Planning Scheme No. 1	Gazetted 29 August 1997 4 scheme amendments completed till June 2012
Shire of Tambellup Town Planning Scheme No. 2	Gazetted 29 August 1997 4 scheme amendments completed till June 2012

These schemes have been in operation for over 15 years. The Council recognised that the amalgamation provided the opportunity to undertake a comprehensive review of the scheme and commence the process of preparing a new Local Planning Strategy and Local Planning Scheme.

The *Planning and Development Act 2005* requires that planning schemes be reviewed every 5 years. All Local Government's within Western Australia are required by the *Town Planning Regulations 1967* to prepare a Local Planning Strategy (LPS) when reviewing their Local Planning Scheme.

The purpose of a LPS is to:

- 1) Set out the long-term planning direction for the Shire of Broomehill-Tambellup;
- 2) Apply applicable State and regional planning policies and strategies; and
- 3) Provide the planning rationale for the zonings/reservations and provisions for the new Local Planning Scheme.

The Shire of Broomehill-Tambellup will utilise the LPS to establish the future direction for growth and development of the district over the next 10 – 15 years. The LPS will incorporate those relevant parts of WA Planning Commission State Planning Strategy and other adopted relevant policies and regional strategies. It provides the background and requirements in relation to zoning, land use and development controls for the new Local Planning Scheme.

The LPS should be considered a dynamic document that is able to respond to changes within the community over time. All proposals need to be considered in the overall context of the strategy within the established decision making frameworks to ensure land use planning is undertaken in a sustainable manner that incorporates economic, environmental and social considerations.

### 3.2 Contents of Local Planning Strategy (LPS)

The LPS includes:

Part 1 & 2

The Local Planning Strategy (LPS) and Strategic Land Use Plan (SLUP) including actions to address key land use planning and development issues affecting the Shire.

Parts 3 - 8

Background information to the strategy including Introduction, State and Regional Planning Context, Shire's Corporate Plan, Shire Profile and Key Planning Issues, Monitoring and Review, and Advertising/Endorsement.

The LPS has been prepared in accordance with the requirements of the *Town Planning Regulations 1967* and WA Planning Commission's 'Guidance on the Format of Local Planning Strategies' guidelines from the Planning Schemes Manual.

### 3.3 Preparation of Local Planning Strategy (LPS)

The Council has undertaken community consultation, discussion workshops and consulted with a wide range of government and non-government agencies in preparing the LPS. These consultations provided valuable feedback particularly in advising of those land use planning matters required to be addressed within the Shire.

The LPS is seen by the Council as the first step in completing the preparation of the new Local Planning Scheme. The new scheme will provide the statutory framework to achieve the outcomes of the LPS. These documents provide clear guidance for the types of development and land uses that will be permitted within the Shire.

The Council appreciates all of the assistance and input provided by the community and government agencies during the preparation of the LPS.

## PART 4 – STATE AND REGIONAL PLANNING CONTEXT

The following section of the LPS discusses and incorporates relevant State and Regional planning policies and strategies applicable to the Shire of Broomehill-Tambellup. The relevant parts will be incorporated into the LPS and new Local Planning Scheme.

### 4.1 State Planning Strategy

The WA Planning Commission's (WAPC) State Planning Strategy 2050, (June 2014), provides the strategic context for planning and development decisions throughout the State. The Strategy supports the Government's intention to undertake a collaborative approach to planning for the State's land availability, physical and social infrastructure, environment, economic development and security. It will guide and inform: local community plans, growth plans and local planning schemes and strategies with structure planning and development assessments; project approvals through the Government's Lead Agency Framework; planning for the coordination of physical and community infrastructure; region scheme amendments, regional planning and infrastructure frameworks, regional investments and service delivery programs; and investment proposals into areas and sectors of the State most likely to generate a return in the public interest. It has been prepared to provide strategic development guidance within the specified regions of the State till 2050.

The Shire of Broomehill-Tambellup is contained within the Great Southern region of the SPS. The identified visions, strategies and actions for the Great Southern region and relevant to the Shire of Broomehill-Tambellup include:

#### 4.1.1 Great Southern Region Vision Statement

The Vision for the Great Southern within the SPS is:

*"In the next three decades the Great Southern Region will become a major alternative residential and niche business location by capitalising upon a contrasting climate and the achievement of a very high standard of environmental quality. The region will have achieved a high level of sustainable resource management and the protection of coastal, forest and mountain range environments. There will be a number of expanded towns offering an array of residential lifestyles, tourist experiences and economic opportunities. The region will have become an area of innovation in agriculture, and will have developed a more intensive agricultural base and a greater range of downstream processing from agricultural production. It will also have developed stronger inter-regional transport linkages for road, rail and air.*

The SPS summarises the Regional Statement to:

- *As an alternative residential location which will accommodate growth through a range of expanded towns and range of lifestyles.*
- *Development of intensive agriculture production and processing, timber production and processing, tourism and niche businesses.*
- *Sustainable resource management and protection of coastal, forest and mountain range environments.*
- *Development of stronger inter-regional air, road and rail transport links.*

#### 4.1.2 Principles, Strategies and Actions for Great Southern Region

The SPS contains a number of Principles, Strategies and Actions relating to the Great Southern region. Many of these relate to regional planning rather than local planning. Those relevant to the Local Government's and therefore the Shire of Broomehill-Tambellup are as follows:

Environmental and Resources Principle	
Strategies	Actions
Protect sensitive and significant environmental areas.	<ul style="list-style-type: none"> <li>• Identify environmentally significant areas which should have restricted surrounding land uses reflected in town planning schemes (DEC, WAPC, DEP, LG, WC/DOW)</li> </ul>
Protect natural resources (especially water resources) and prime agricultural land from incompatible	<ul style="list-style-type: none"> <li>• Protect prime agricultural land of State and regional importance suitable for intensive and/or irrigated uses (DAFWA, WAPC, LG)</li> <li>• Ensure that prime agricultural areas are protected from rural-residential uses (WAPC, DAFWA, LG)</li> </ul>

<b>Environmental and Resources Principle</b>	
<b>Strategies</b>	<b>Actions</b>
development.	<ul style="list-style-type: none"> <li>• Priority groundwater areas and surface catchment areas to be protected by catchment gazettal and if necessary town planning schemes (WC/DOW, LG)</li> <li>• Protect in regional and local plans, basic raw materials near regional centres (WAPC, LG)</li> <li>• Implement the State Salinity Action Plan (DAFWA, DEC, WC/DOW, DEP, LG)</li> </ul>
Support the continuation of Landcare programs to improve soils salinity and riparian and estuarine water quality.	<ul style="list-style-type: none"> <li>• Introduce policies requiring rehabilitation of degraded land on change of land use (WAPC)</li> <li>• Encourage farm forestry, where appropriate, to improve land and water quality as well as to provide a sustainable resource crop (FPC/DEC, DAFWA, LG)</li> </ul>
Protect landscape and cultural heritage values.	<ul style="list-style-type: none"> <li>• Protect culturally significant places through town planning schemes (HCWA, LG)</li> </ul>

<b>Community Principle</b>	
<b>Strategies</b>	<b>Actions</b>
Provide a sense of community.	<ul style="list-style-type: none"> <li>• Promote nodal rural settlement patterns in agricultural areas separated by agricultural/green belts (WAPC)</li> </ul>

<b>Economy Principle</b>	
<b>Strategies</b>	<b>Actions</b>
Prevent land use conflict between rural and tourism industries.	<ul style="list-style-type: none"> <li>• Recognise tourism as a legitimate land use compatible with a range of existing land uses and incorporate into future regional planning strategies and town planning schemes (WAPC, LG)</li> </ul>

<b>Infrastructure Principle</b>	
<b>Strategies</b>	<b>Actions</b>
Provide a strategic transport network within and to the Great Southern Region.	<p>Implement transport initiatives such as the Southern Province Transport Strategy (Transport, GSDC), Roads 2020 Strategies and the Additional Funding for Roads, including the following specific proposals:</p> <ul style="list-style-type: none"> <li>• Secure both road and rail transport linkages to the Port of Albany form the regional transport network (WAPC, MRWA, Westrail, APA)</li> <li>• Investigate providing strategic freight bypasses around growing urban centres in the region, especially Albany, Mt Barker, Denmark and Broomehill-Tambellup (WAPC, MRWA)</li> </ul>
Address the concerns arising from the decline of small rural settlements, leading to the loss of services and infrastructure through both government and private companies rationalising services.	<ul style="list-style-type: none"> <li>• Facilitate the development of 'one-stop' shared/common government offices in small centres (GSDC)</li> <li>• Investigate methods to provide service provision to small settlements (WAPC, GSDC)</li> <li>• Identify essential infrastructure needs and funding options (DOCAT, GSDC, WC)</li> </ul>

The principles and strategies in the SPS for the Great Southern region provide the state planning context within which the LPS must be consistent. The above actions where relevant to Local Government have been addressed and incorporated into the LPS by the Shire of Broomehill-Tambellup.

The SPS notes that the Great Southern Region's focus is cropping and livestock grazing with development of complimentary industries such as tourism. It identifies key transport infrastructure such as the railway and Great Southern Highway and identifies Katanning (which adjoins the Shire to the north) as a Supertown under the program administered by the Department of Regional Development.

#### 4.2 WAPC Statements of Planning Policy (SPP)

The Shire of Broomehill-Tambellup is required to have due regard to adopted policies of the WAPC, including the provisions of State Planning Policies, in preparing the LPS and new Local Planning Scheme. The WAPC will assess the LPS and scheme to ensure consistency with State and regional policies.

A full list of all the WAPC/Department of Planning's strategic policies, plans, guidelines and bulletins can be found at <http://www.planning.wa.gov.au>.

Those which are relevant to the Shire are discussed below:

Statements of Planning Policy	
SPP 1	<p>State Planning Framework</p> <p>SPP 1 brings together adopted State and regional strategies, plans and policies within a central planning framework to guide decision making in relation to sustainable land use and development across the State.</p> <p>The Policy establishes state-wide key land use planning principles, informs the Commission, Local Government and others involved in the planning process and is designed to ensure there is coordination and integrated decision-making across all spheres of planning.</p> <p>SPP 1 contains the general provisions and various adopted policies and strategies of the WAPC that apply across the State.</p>
SPP 2	<p>Environment and Natural Resources</p> <p>SPP 2 refines the principles for environmental and natural resource planning in the SPS and incorporates the recommendations of the <i>Western Australian State Sustainability Strategy (2002)</i> to ensure that planning decisions meet the needs of current and future generations through simultaneous environmental, social and economic improvements through the integration of land use planning and natural resource management.</p> <p>The Policy advises that:</p> <p><i>"Integrated land use planning and management is a practical way to achieve effective and efficient use of the natural resources of the State. There is clear and explicit need to incorporate environmental considerations and resource management into the planning process to ensure decisions are made in the context of potential impacts on the environment and our natural resources. In the same way, it is possible for more use to be made of the planning system in managing these issues. It is possible to achieve land use change and development that have positive environmental outcomes or that reduce the degree of negative impact on the environment."</i></p> <p>The objectives of SPP 2 are:</p> <ul style="list-style-type: none"> <li>• To integrate environment and natural resource management within broader land use planning and decision-making;</li> <li>• To protect, conserve and enhance the natural environment; and</li> <li>• To promote and assist in the wise and sustainable use and management of natural resources.</li> </ul>

Statements of Planning Policy	
SPP 2.4	<p><b>Basic Raw Materials</b></p> <p>Whilst SPP 2.4 is confined to the metropolitan region and does not directly relate to the Shire of Broomehill-Tambellup, it contains relevant planning considerations and controls for the protection and operation of basic raw material extractive industries for sand, hard rock or gravels. Approval for these activities, dependent on the size of the operation, may also require approval from other State agencies including the Department of Mines and Petroleum (DMP), EPA/DEC and DoW.</p>
SPP 2.5	<p><b>Agriculture and Rural Land Use Planning</b></p> <p>SPP 2.5 guides the planning of rural areas throughout the State. There are no identified Agricultural Priority Management Areas or land considered to be of State or regional agricultural significance within the Shire of Broomehill-Tambellup.</p> <p>The Policy advises that:</p> <p><i>"Agricultural production from rural areas is a significant part of the Western Australian economy. It provides essential food and fibre products, and employment and value adding opportunities. Agricultural production in Western Australia is worth nearly \$5 billion per annum. Careful planning is required to maintain these benefits to regional economies and to encourage ongoing investment in agriculture and the supporting resource base."</i></p> <p>The 4 key objectives of SPP 2.5 are summarised as:</p> <ul style="list-style-type: none"> <li>• Protect significant agricultural resources within the State from inappropriate land use and development;</li> <li>• Provide for sustainable rural settlement growth within community expectations and ensure adequate community service and infrastructure is available to support the growth;</li> <li>• Minimise potential land use conflicts between incompatible land uses; and</li> <li>• Manage natural resources and prevent land degradation.</li> </ul>
SPP 2.7	<p><b>Public Drinking Water Source</b></p> <p>SPP 2.7 has been prepared to ensure that the planning strategies and schemes will identify and where appropriate include provisions to ensure that existing and future water supplies (surface and groundwater) for public drinking water supplies are protected.</p>
SPP 2.9	<p><b>Water Resources</b></p> <p>SPP 2.9 provides guidance for planning, protection and management of surface and groundwater catchments, including water availability, waterways management, wetlands, estuaries, buffers and the implementation of total water cycle management principles in the land use planning system.</p> <p>The objectives of SPP 2.9 are:</p> <ul style="list-style-type: none"> <li>• To protect, conserve and enhance water resources that are identified as having significant economic, social, cultural and/or environmental values;</li> <li>• To assist in ensuring the availability of suitable water resources to maintain essential requirements for human and all other biological life with attention to maintaining or improving the quality and quantity of water resources; and</li> <li>• To promote and assist in the management and sustainable use of water resources.</li> </ul>
SPP 3	<p><b>Urban Growth and Settlement</b></p> <p>SPP 3 sets out the principles and planning considerations that apply to planning for urban growth and expansion of settlements in the State.</p> <p>The key policy measures that apply to the Shire of Broomehill-Tambellup include:</p> <ul style="list-style-type: none"> <li>• Creating sustainable communities.</li> <li>• Managing urban growth and settlement.</li> <li>• Planning for liveable neighbourhoods.</li> <li>• Coordination of services and infrastructure to support the growth of communities.</li> <li>• Managing rural residential growth.</li> </ul>

Statements of Planning Policy	
SPP 3.1	<p><b>Residential Design Codes (R-Codes)</b></p> <p>The R-Codes provide for the control, through local government, of residential development throughout Western Australia. They cover all requirements and development controls for residential zones and dwellings.</p> <p>The R-Codes do not address the physical construction requirements or internal arrangements of residential buildings which are dealt with by the Building Codes of Australia.</p>
SPP 3.4	<p><b>Natural Hazards and Disasters</b></p> <p>SPP 3.4 sets out the planning considerations that apply to preparation of planning strategies and schemes in relation to natural hazards including flood, storms, bushfire, landslides and earthquakes. The policy encourages Council to address in a systematic way the likely impacts of natural hazards and disasters on the community, infrastructure/economy and environment.</p> <p>The objectives of the policy include:</p> <ul style="list-style-type: none"> <li>• To include planning for natural disasters as a fundamental element in the preparation of all statutory and non-statutory planning documents, specifically town planning schemes and amendments and local planning strategies; and</li> <li>• Through the use of these planning instruments, to minimise the adverse impacts of natural disasters on communities the economy and the environment.</li> </ul>
SPP 3.5	<p><b>Historic Heritage Conservation</b></p> <p>SPP 3.5 sets out the principles of sound and responsible planning for the conservation and protection of WA's historic heritage. The policy is principally designed to address historic cultural heritage including heritage areas, buildings and structures, historic cemeteries and gardens, man-made landscapes and historic or archaeological sites with or without built features and applies to places at both the state and local level. The policy does not specifically address Aboriginal or natural heritage which are protected under separate legislation.</p> <p>The objectives of the policy are:</p> <ul style="list-style-type: none"> <li>• To conserve places and areas of historic heritage significance.</li> <li>• To ensure that development does not adversely affect the significance of heritage places and areas.</li> <li>• To ensure heritage significance at both the state and local levels is given due weight in planning decision-making.</li> <li>• To provide improved certainty to landowners and the community about the planning processes for heritage identification, conservation and protection.</li> </ul>
SPP 3.6	<p><b>Development Contributions for Infrastructure</b></p> <p>SPP 3.6 sets out the principles and considerations that apply to development contributions for the provision of infrastructure in new and established urban areas. The policy advises that local government faces increasing pressures on the services they provide arising from population and economic growth and the increasing expectations of the community for new and improved infrastructure.</p> <p>The objectives of the policy are:</p> <ul style="list-style-type: none"> <li>• To promote the efficient and effective provision of public infrastructure and facilities to meet the demands arising from new growth and development;</li> <li>• To ensure that development contributions are necessary and relevant to the development to be permitted and are charged equitably among those benefitting from the infrastructure and facilities to be provided;</li> <li>• To ensure consistency and transparency in the system for apportioning, collecting and spending development contributions;</li> <li>• To ensure the social well-being of communities arising from, or affected by, development.</li> </ul>

## Statements of Planning Policy

SPP 4.1	<p><b>State Industrial Buffer Policy</b></p> <p>SPP 4.1 has been prepared to ensure a consistent state-wide approach for the protection and long-term security of industrial zones, infrastructure (such as waste water treatment plants, water treatment plants, power distribution terminals/substations, waste disposal sites and airports) and other utilities and special uses (such as speedway or sporting complex). It provides for the safety and amenity of surrounding land uses whilst having regard to the rights of landowners who may be affected by residual emissions and risk.</p> <p>The policy applies to all types of industrial land uses including resource processing, general, hazardous, noxious, extractive, rural, light, service industries, technology parks and those types of infrastructure mentioned above. The imposition of a buffer area ensures that there is adequate separation to sensitive uses to ensure that the amenity (environmental quality, health and safety standards) is maintained at acceptable levels.</p> <p>The objectives of the policy are:</p> <ul style="list-style-type: none"> <li>• To provide a consistent state-wide approach for the definition and securing of buffer areas around industry, infrastructure and some special uses.</li> <li>• To protect industry, infrastructure and special uses from encroachment of incompatible land uses.</li> <li>• To provide for the safety and amenity of land uses surrounding industry, infrastructure and special uses.</li> <li>• To recognise the interests of existing landowners within buffer areas who may be affected by residual emissions and risks, as well as the interests, needs and economic benefits of existing industry and infrastructure which may be affected by encroaching incompatible land uses.</li> </ul> <p>A revised draft of SPP 4.1 has been prepared but has not been finalised by the WAPC to date.</p>
SPP 5.2	<p><b>Telecommunications Infrastructure</b></p> <p>SPP 5.2 provides a framework for the preparation, assessment and determination of applications for planning approval of telecommunications facilities. Separate approval may be required from other government agencies under other legislation.</p> <p>The objectives of this policy are to:</p> <ul style="list-style-type: none"> <li>• Facilitate the provision of telecommunications infrastructure in an efficient, cost-effective and environmentally responsible manner to meet community needs;</li> <li>• Facilitate the development of an effective state-wide telecommunications network in a manner consistent with the economic, environmental and social objectives of planning in Western Australia as set out in the Planning Act and SPS;</li> <li>• Assist community understanding of the issues involved in the design and installation of telecommunications infrastructure and provide opportunities for community input to decision-making;</li> <li>• Promote a consistent approach in the preparation, assessment and determination of applications for planning approval of telecommunications infrastructure;</li> <li>• Minimise disturbance to the environment and loss of amenity in the provision of telecommunications infrastructure; and</li> <li>• Ensure compliance with all relevant health and safety standards in the provision of telecommunications infrastructure.</li> </ul>
SPP 5.4	<p><b>Road And Rail Transport Noise And Freight Considerations In Land Use Planning</b></p> <p>SPP 5.4 aims to promote land use and transport compatibility.</p> <p>The objectives of this policy are to:</p> <ul style="list-style-type: none"> <li>• Protect people from unreasonable levels of transport noise by establishing a standardised set of criteria to be used in the assessment of proposals;</li> <li>• Protect major transport corridors and freight operations from incompatible urban encroachment;</li> <li>• Encourage best-practice design and construction standards for new development proposals and</li> </ul>

Statements of Planning Policy	
	<p>new or redeveloped transport infrastructure proposals;</p> <ul style="list-style-type: none"> <li>• Facilitate the development and operation of an efficient freight network; and</li> <li>• Facilitate the strategic co-location of freight handling facilities.</li> </ul> <p>It should be noted that the policy and these guidelines apply to proposals for new noise-sensitive developments, new railways or major roads, major redevelopments of existing railways or major roads, and new freight handling facilities. The policy and guidelines do not apply to noise from existing railways or major roads in the vicinity of an existing noise-sensitive land use, or an increase in traffic along an existing railway or major road in the absence of a major redevelopment.</p>

#### 4.3 WAPC Regional Planning Strategies

There are no WAPC endorsed Regional Plans or Strategies operating within the Shire of Broomehill-Tambellup. The Shire is partly shown within the WAPC's Lower Great Southern Strategy for rural purposes with the townsite of Tambellup and railway and Great Southern Highway included.

#### 4.4 WAPC Strategic Policies

The WAPC develops specific strategic planning policies to deal with strategic planning issues and often to refine or expand the outcomes in an adopted Regional Strategy.

Those which are relevant to the Shire are:

Strategic Policies
Liveable Neighbourhoods

#### 4.5 WAPC Operational Policies

The WAPC has adopted various policies to deal with subdivision and development control matters and use them to guide decision-making.

Those which are relevant to the Shire are:

Operational Policies	
<b>General</b>	
DC 1.1	<p>Subdivision of Land – General Principles</p> <p>This policy sets out the general principles used by the WAPC to determine subdivision applications. It outlines the WAPC's basic requirements for the creation of new lots as well as the procedures it will follow in processing subdivision applications.</p>
DC 1.3	<p>Strata Titles</p> <p>This policy outlines those classes of strata title proposals required to be approved by the WAPC and sets out the criteria to be used in the determination of applications for that approval.</p>
DC 1.7	<p>General Road Planning</p> <p>This policy brings together in one document all those policies of the WAPC which are not included in the residential road planning policy and apply generally to the planning of all roads.</p> <p>Consistent with the approach taken in the residential road planning policy, this policy also refers to the functional road classification system established in functional road classification for planning.</p>
<b>Residential</b>	
DC 2.2	<p>Residential Subdivision</p> <p>This policy establishes the WAPC's position regarding residential subdivision. The policy has been developed and refined over many years taking into account the adoption and subsequent amendments to the Residential Design Codes and the government's policies on sewerage and underground power.</p>

<b>Operational Policies</b>	
DC 2.3	<p><b>Public Open Space in Residential Areas</b></p> <p>The Policy requires that 10 per cent of the gross subdivisible area of a residential area shall be given up free of cost by the subdivider for public open space.</p>
DC 2.5	<p><b>Special Residential Zones</b></p> <p>This policy sets out the requirements of the WAPC for the creation of special residential zones in terms of location, internal design and servicing, and statutory provisions.</p> <p>The purpose of special residential zones is to allow for lots of a size which will offer a style of spacious living at densities lower than those characteristic of traditional single residential developments but higher than those found in special rural zones.</p>
DC 2.6	<p><b>Residential Road Planning</b></p> <p>This policy sets out the WAPC's requirements for the planning and design of roads in residential areas and provides guidelines for the design and layout of residential roads.</p>
<b>Rural</b>	
DC 3.4	<p><b>Subdivision of Rural Land</b></p> <p>This policy sets out the principles used by the WAPC in determining applications for rural subdivisions. This operational policy guides the subdivision of rural land to achieve the four key objectives of State Planning Policy 2.5 Agriculture and Rural Land Use Planning to protect agricultural land, plan for rural settlement, minimise land use conflict and manage natural resources.</p>
<b>Industrial and Commercial</b>	
DC 4.1	<p><b>Industrial Subdivision</b></p> <p>This policy guides the WAPC when determining applications for industrial subdivisions throughout the state. These include such matters as the design and shape of industrial lots, road layout, servicing and open space requirements.</p>
DC 4.2	<p><b>Planning for Hazards and Safety</b></p> <p>The main objective of this policy is to ensure that the planning process addresses exposure of the public to risk from man-made and natural events. It advises that the risk implications of a proposed development should be taken account of and weighed against factors which need to be considered in land use planning.</p>
<b>Land Reserved</b>	
DC 5.1	<p><b>Regional Roads (Vehicular Access)</b></p> <p>This policy sets out the principles to be applied when considering proposals for vehicle access to or from developments abutting regional roads and is intended to inform government agencies, local governments and prospective developers of these principles and to act as guidelines for the exercise of development control powers in this regard.</p>

#### 4.6 WAPC/DoP Planning Bulletins

The Department of Planning (DoP) and WAPC has adopted over 100 Planning Bulletins that canvass proposed policy changes or highlight information about WAPC and Department of Planning practices on a variety of planning matters. These are used when the Shire is considering a relevant application for land use and/or development that is covered by a particular Bulletin.

#### **4.7 Other Relevant Shire of Broomehill-Tambellup Documents**

The Shire has received a number of specialist reports that affect land use planning including:

*Gordon River Tambellup Flood Study (January 1983, Sinclair Knight and Partners)*

The report details the effects of the 1982 flood event on Tambellup which was considered in excess of a 1:100 year flood. As part of the flood management strategy, the report recommends controlling development on flood prone land to prevent future incompatible land uses. The report identifies the areas in Tambellup where development should be controlled.

*The Salinity and Hydrology of the Tambellup Townsite and Jam Creek Catchment (1998 – Agriculture WA)*

The report defines the extent and status of salinity in the catchment and Tambellup townsite. The report identifies those existing and potential saline areas and includes a number of management options to address salinity by decreasing the rate of groundwater recharge in areas around Tambellup.

*Groundwater Study of the Tambellup Townsite (November 2001 – Department of Agriculture WA)*

The report includes hydrogeological and flood risk assessments and recommends a number of steps for managing salinity in Tambellup. It identifies the existing shallow groundwater levels in Tambellup townsite and concludes that reducing recharge and groundwater pumping as the most effective approaches to be pursued.

*Southern Prospects 2012 – 2016 (2011 – South Coast NRM)*

The report details the natural resource management strategy for the south coast region of WA including Broomehill and Tambellup. The strategy includes aspirations, goals and outcomes for areas of interest including regional capacity, land, biodiversity, water and cultural heritage. The organisation administers Commonwealth funding and operates in partnership with stakeholders including landcare groups and Local Government to deliver programmes and implement projects throughout the region.

## PART 5 – SHIRE OF BROOMEHILL-TAMBELLUP CORPORATE PLAN

### 5.1 Shire of Broomehill-Tambellup Community Strategic Plan 2012 -2022

In accordance with the requirements of the *Local Government Act 1995*, the Shire has prepared the Community Strategic Plan (361 Degrees Stakeholder Engagement Services – Revised June 2013). This complements the Corporate Business Plan which is informed by the Strategic Plan as outlined in the Department of Local Government's Integrated Planning and Reporting Framework.

The shared vision that was articulated through the engagement process is:

*"Building prosperity, through individual commitment, partnerships and community spirit to enhance our way of life."*

The Community Strategic Plan contains 6 overall themes and includes community aspirations and timeframe for implementation. The parts that influence the LPS and new Local Planning Scheme are discussed below.

### 5.2 Shire of Broomehill-Tambellup Corporate Plan

The Shire completed the Strategic Directions 'A Plan for the Future' Corporate Plan in 2009 to provide strategic direction to Council. The parts that influence the LPS and new Local Planning Scheme are detailed below.

#### ***Community Aspiration: Strengthening community spirit***

- Advocate for enhanced service provision from government and community agencies to enhance the support services available to local families and individuals.
- Identify and support a community organisation that has the ability to give local youth a voice on youth issues.
- Favourably consider an approach from the community to support the establishment of community gardens in the Shire.
- Favourably consider an approach from the community to participate in the annual Clean-up Australia Day initiative.
- Favourably consider an approach from the community to support the establishment of "Men's Sheds" within the Shire.
- Partner with the community to support the creation of community driven progress associations in Broomehill and Tambellup.

#### ***Community Aspiration: Maintaining a country lifestyle***

- Engage with the Department of Health to include Broomehill in the existing Katanning to Tambellup HACC bus service for Broomehill seniors.
- Implement Shire of Broomehill-Tambellup Removal of Refuse, Rubbish and Disused Materials Local Law 2012 to improve the aesthetic appeal of Tambellup and Broomehill.
- Encourage the retention of remnant vegetation in the Shire.
- Provide leadership on the use of renewable energy by maximising the Shire's use of renewable energy in its operations.
- Encourage the installation of renewable energy generation technologies in the Shire.

#### ***Community Aspiration: Living in a safer community***

- Encourage greater community support and participation in the Roadwise Community Committee to provide advice to the Shire on road safety.
- Review existing and future recreation venues, particularly those used by youth, to maximise safe access to and from each facility.
- Source internal and external funding to increase the implementation of the footpath plan for Tambellup and Broomehill.
- Provide monthly updates to the community on road maintenance undertaken in the previous month.
- Advocate for the installation of warning signals at railway crossings in Broomehill.

#### ***Community Aspiration: Staying active and being entertained***

- Undertake a feasibility study to upgrade the sporting pavilion in Tambellup as a multipurpose building with private function and meeting facilities.

- Review the location, design and amenity of the existing skate park facility in Broomehill.
- Explore options with private bus contractors to establish a user-pay charter bus service within the Shire.
- Refurbish the Broomehill shire office to provide enhanced library services, customer service and space for a local government archive.
- Create a process for the local community to explore and present to the Shire suggestions for new or enhanced local recreation and entertainment events and / or facilities.

**Community Aspiration: Being healthy**

- Advocate for enhanced service provision from government and community health providers to enhance health services available to local families and individuals.
- Construct six independent living units in Tambellup to meet local community need.
- Develop and implement a region wide Total Waste Management Plan as a part of the Southern Link VROC group.
- Investigate strategies to increase the volume and water pressure in the Broomehill townsite.
- Monitor local community demand for additional independent living units.
- Advocate for the reinstatement of a small town sewerage system funding program while investigating alternative funding solutions to install sewerage in Broomehill.

**Community Aspiration: Building prosperity**

- Develop and implement a buy local policy to support local businesses where ever practicable.
- Support the Tambellup Business Centre to enhance local business access to professional business services and advice.
- Participate and support *Hidden Treasures of the Great Southern* to increase local tourism.
- Develop a strategy to attract and retain skilled people in the local area.
- Encourage the establishment of a local light industrial base by favourably considering approaches from existing or new businesses that wish to build on the existing underutilised industrial blocks in the Shire.
- Advocate on behalf of the businesses and residents with government and telecommunications providers to ensure the community benefits from advances in technology.

These themes adopted in the Community Strategic Plan repeat similar initiatives and actions flowing from previous strategic planning activities undertaken in the Shire. They also mirror the outcomes of the initial consultations undertaken during the preparation of the LPS in September 2012.

**5.2 Shire of Broomehill-Tambellup Corporate Plan**

The Shire completed the Strategic Directions ‘A Plan for the Future’ Corporate Plan in 2009 to provide strategic direction to Council. The parts that influence the LPS and new Local Planning Scheme are detailed below.

Vision of the Shire is:

*“A place where all people can live and work together in a safe, vibrant and proud community”.*

Our community is built on strong traditions.

- *A great place to raise children.*
- *Clean, green and prosperous.*
- *A tradition of innovation – readily embracing new people and new ideas.*
- *A strong sense of hospitality and tolerance.*
- *Pride in our towns.*

*To achieve a better quality of living for the people of our district. We will be a strong and vibrant community. Our district will be a great place to live, work, raise children and visit, which will encourage a range of lifestyles and opportunities in a sustainable manner.*

*We will be characterised by offering an attractive, clean, friendly and safe environment for our community. The Shire’s physical infrastructure will be of a high standard. We will also have an outstanding reputation for caring for our natural environment, cultural diversity and heritage.*

The Shire identified the following challenges to the future of the towns and district:

#### **Population**

- Stable long-term population growth has been forecast by the WAPC.
- The average age of the Shire's population will rise as will the percentage of persons over 60yo.
- The ageing of the community will affect the volunteers available for services including fire, ambulance, sporting and community groups.
- Farm businesses continue to employ more technology and in due course less labour.
- Land needs to be provided to meet rural lifestyle living demands should be provided in Broomehill and Tambellup close to the towns.
- All development shall be structured to enhance existing community facilities.

#### **Rural Economy**

- Threats that underline the Shire's rural economy include:
  - Climate change
  - Changing rainfall patterns
  - Transport network
  - Support services
  - Continuing changes in farm management
  - Changes to rural production including labour force, 'global' servicing, crop diversification, hub suppliers and distribution.
- These threats have reduced the number of local suppliers, reduced the local workforce and subsequently led to a reduction in the Shire's population.
- The Shire's role is to maintain roads and transport links and facilitate economic development in the district.
- Tourism is important to the future economic prosperity of the district.
- Current interest in carbon offsets is likely to increase pressure on farmers to use land for large-scale tree planting. The reduction of agricultural land could lead to a reduction in rural economic output and in turn effect employment and service delivery.

#### **Structural Reform**

- The Shire has considered the pros/cons regarding voluntary amalgamation and has partnered with Voluntary Regional Organisation of Councils (VROC) with Plantagenet, Cranbrook and Kojonup to exchange knowledge and work practices to achieve better service and benefits from economies of scale.
- Any forced amalgamation is considered a threat to the district and the resultant centralisation of services/administration in regional centres will affect the community by:
  - Loss of employment opportunities
  - Loss of population
  - Knock on effect to town businesses
  - Shifting of services to regional centres
  - Reduction in volunteering
  - Increased real risk to emergency service delivery with reduction in volunteers
  - Loss of electoral representation to large populated regional centres

The Strategic Plan 2009 – 2019 contains 5 Strategic Objectives:

- Strategic Objective 1 – Structural Reform.
- Strategic Objective 2 – People and Community.
- Strategic Objective 3 – Managing the Built and Natural Environment.
- Strategic Objective 4 – Promote and Support Sustainable Development.
- Strategic Objective 5 – Corporate Governance.

The plan includes a definition for each objective and includes actions, performance management measures and a timetable for implementation of the actions.

Strategic Objective 2 - People and Community, Strategic Objective 3 - Managing the Built and Natural Environment and Strategic Objective 4 – Promote and Support Sustainable Development contain the following result areas and actions:

### Strategic Objective 2 – People and Community

The scope of the community well-being key result area is library and information services, local history, cultural and community development, celebrating diversity, community services and facilities, community safety and leisure options.

#### Actions

- Encourage participation on Committees and in Council's decision-making processes.
- Maintain and improve communication within the community through district newsletters and ecommerce.
- Liaise with State Agencies and develop processes on issues of public safety (preventative and proactive).
- Ensure public spaces and assets are safe and accessible.
- Develop partnerships to improve aged care facilities and services.
- Develop and implement a facilities plan to meet community recreation needs and access.
- Ensure recreation and sporting opportunities and groups are available and supported.
- Build and develop partnerships that will enhance delivery and provision for youth.
- Maintain and enhance volunteer availability and management.
- Improve volunteer's services, such as transport and information.
- Survey community members on services/facilities and future community needs.

### Strategic Objective 3 – Managing the Built and Natural Environment

The scope of this key result area is environmental management, enhancing our natural and built environment, town planning, townscape, infill sewerage, water quality and storm water drainage, waste minimization and accessibility.

#### Actions

- Develop partnerships, which will enhance our approach to sustainability.
- Facilitate and implement the exchange of knowledge and work practices with a view to achieving a better level of service and gain benefits from economies of scale through the VROC.
- Improve facilities and assets in our ovals, parks and reserves.
- Ensure waste collection is efficient and effective for our community.
- Ensure the efficiency of the water and drainage system.
- Develop partnerships that will enhance Town growth through the provision of suitable land.
- Protect, manage and enhance the community's environment.
- Develop and implement best practice principles in regards to preservation of our transport network. Identify and maximize our transport funding from State and Federal Governments, and other funding agencies.
- Review our road building practices and resources to ensure environmental sustainability and ongoing economical supply of natural resources.
- Review our Regional Road network in relationship to roads within adjoin Shire's to ensure the standards of our regionally significant roads and priority for funding is equal, and maintains this equality, to that of the State Road Network.
- Ensure our roads, footpaths and tracks are accessible and safe.

### Strategic Objective 4 – Promote and Support Sustainable Development

The development of the local economy is integral to maintaining the health of the towns and community into the future. The Council will attract and encourage the growth of industries and commercial activities (including tourism, alternative energy sources, info-technology etc).

#### Actions

- Promote and support local employment. Encourage employment within the Shire through policies, which facilitate free enterprise and cooperation with agencies, and organisations who promote job creation.

#### Strategic Objective 4 – Promote and Support Sustainable Development

- Encourage regional economic development initiatives.
- Develop and review existing and potential local tourist attractions.
- Foster and support business and economic development through Council and community partnerships.
- Provide public infrastructure in our own towns through the appropriate partnerships with government and private sector as required.
- To provide and maintain the local transport network in order to ensure equity of access across the community to a safe standard that the community can afford.

The actions, resources and measures/targets in the plan are reviewed annually by Council through budget and policy reviews. Many of the actions have already been completed. This table highlights the priority being given by Council to the completion of the local planning strategy and new local planning scheme and the relevant actions will be incorporated through the strategy and new Local Planning Scheme.

#### 5.3 Other Council Policies and Strategies

The Shire has a number of governance and administration policies adopted by Council to guide decision-making and assist staff perform their functions. These policies are reviewed annually by administration and Council.

#### 5.4 Initial Community Consultation on Local Planning Strategy (LPS)

The initial community meetings were held in the Shire of Broomehill-Tambellup on:

- *Broomehill Sports Complex Tuesday 25 October 2011 at 4pm*
- *Tambellup Town Hall Thursday 27 October 2011 at 4pm*

While the attendance was low (approximately 11 community members), those that attended provided many views and comments regarding the LPS and other general Shire matters.

The purpose of the meeting was to allow community members to provide their views specifically on the LPS. Those issues raised about existing Shire matters in the meetings such as roadworks etc. have been directed to the Shire for consideration.

The meeting at Broomehill (9 community members) generated the following planning issues:

- The status of the large Parks & Recreation Reserve (north of Leeds Street, Broomehill). Should be retained as Reserve and considered for 'A' class to recognise its natural vegetated state.
- The impact of CBH operations on homes including impacts from noise and dust.
- Wind farms and the need to impose (on-site and off-site) buffers for any wind farms. Consideration should be given to creating a Special Control Area or similar to create a 2km buffer to any neighbouring houses.
- The potential land use conflicts between special rural and traditional agricultural activities.
- Consultation processes on development applications.
- The need for new developments or subdivisions to provide connection to Water Corporation reticulated water supply is a substantial financial impost on the proposal and may be constraining development.
- On-site water supplies should be allowed.
- The impact of non-GM crops.
- The need to review the Shire's existing Outbuildings Policy.

The meeting at Tambellup (2 community members) generated the following planning issues:

- Too many buildings.
- Delicatessen needs to be relocated to ex Co-op site.
- Existing flood plan need to be reviewed (Planner to meet with Len King to discuss further).
- Concerns with maintenance of some Shire facilities including playground, sports ground, street trees, pipes at town dam etc.

A comment form was introduced to allow for community members not able to attend the initial community meetings with the opportunity to provide comment to the planning consultants. The comment period was open for a month (till 25 November 2011). The Comment Form prompted the community to consider the following 4 main areas and questions regarding future land use planning within the Shire:

- Economy and Employment – sought comment on agriculture, commercial & industrial land and tourism, Katanning ‘super town’ concept, new businesses, mining.
- Environment – sought comment on geology/landforms, climate, natural resource management, native vegetation and biodiversity, hydrology/waterways and wetlands, salinity, flooding risk and land contamination, tree plantations.
- Population and Housing – sought comment on population size and makeup, types of housing (single house, units and aged persons) needed.
- Settlement and Infrastructure – sought comment on roads and transport, electricity, sewer, water supply, telecommunications, education, community/sporting and health facilities and cultural heritage, townscapes.

At the close of the submission period a total of 8 Comment Forms and/or Submissions were received generating the following planning issues:

No	Submitter	Submission
1	Tambellup Landowner	<ul style="list-style-type: none"> <li>• Economy and Employment – comments that high dependency on cropping which has reduced labour requirements in the farming industry. Fly in /fly out to mines is draining available workforce. Would be great to attract some industry to town. The Supertown concept will do nothing for us.</li> <li>• Environment – Need to continue to make best use of our good agricultural lands. I think we are too dry for large-scale tree plantations. There will always be flooding risk which would be expensive to fix. Hopefully work to reduce salinity will help with native flora and fauna survival.</li> <li>• Population and Housing – We cannot afford to lose more people. Those that come here need to be working and contribute to the community. Houses are available, but generally overpriced. It would be good to look at an area for building blocks. Having suitable housing for retirees would be an asset.</li> <li>• Settlement and Infrastructure – All Govt. utilities are getting old and there seems to be little planning to upgrade them (water, electricity, roads, and telephone lines). Lack of people affects all community/sporting clubs. Some essential volunteer services are struggling. No more Shire amalgamations would be an asset.</li> </ul>
2	Tambellup Landowner	<ul style="list-style-type: none"> <li>• Provided considerable comment regarding Shire maintenance matters (copy of submission taken by Shire for action).</li> <li>• Provided comment on flooding impacts in Tambellup. Comments that works are needed to limit flooding impacts and advise areas of town to the south and south-east will be lucky not to be inundated in the future. No more buildings should be approved until the issue is looked at. Comments that maintenance of pipes/walkway around dam has been inadequate and contributes to the existing problems.</li> <li>• Comments on the importance of retaining the general store. Recommends that the present owners be supported by the Shire through assistance with grant applications if they are to move to the ex Co-op building. Comments that without a general store, the town will continue shrinking and amenities such as senior’s accommodation will remain unused.</li> </ul>
3	Broomehill Landowner	<ul style="list-style-type: none"> <li>• Provide request for certain lots within Broomehill to be reserved for nature reserve purposes to reflect their vegetated state. Provided copies of correspondence from SCNRM and DRDL regarding some areas of their proposal.</li> <li>• Comment that the Shire should preserve as much natural vegetation as possible to be combined with a series of walk trials around Broomehill to</li> </ul>

No	Submitter	Submission
		<p>showcase natural and historical places of interest and link town centre to sporting complex including an overpass (Map with the proposed trail/areas included with submission). Consider there is already adequate cleared land available for residential use.</p> <ul style="list-style-type: none"> <li>• Consider pedestrian railway crossing should be relocated to a more central site in town.</li> <li>• Supports resizing or subdividing some larger 'lifestyle' lots (greater than 2 hectares) to more manageable acreages, in some cases to as little as ½ acre.</li> </ul>
4	Broomehill Landowner	<ul style="list-style-type: none"> <li>• Provided a copy of existing TP Scheme No 1 maps for Broomehill with various suggestions including: <ul style="list-style-type: none"> <li>- Advising of new lot purchased by CBH (south of existing industrial zoned area).</li> <li>- Suggest that land bounded by Jet/Jasper/Janus/Wallace Streets, Broomehill be zoned to industrial or other to remove potential for houses to be developed.</li> <li>- Suggest that the land used by CBH be zoned industrial.</li> <li>- Questions the Public Use reservation for land south of Jetsam Street, Broomehill.</li> <li>- Questions the residential zoning of lots near India/Throssell Streets, Broomehill.</li> <li>- Questions if Parks &amp; Recreation reservation of land north of Garrity/Norrish Streets, Broomehill and would this prevent sports complex cropping activities.</li> <li>- Questions if the tyre service can operate in the residential zone.</li> <li>- Suggest that lots north of Linden Street, Broomehill be possibly zoned to residential.</li> <li>- Suggests that University Lot should show individual lots.</li> </ul> </li> </ul>
5	Broomehill Landowner	<ul style="list-style-type: none"> <li>• Economy and Employment Provides the following comments: <ul style="list-style-type: none"> <li>- Comments that agriculture is an important part of the Shire and are fortunate to have many 'younger' farmers in our district. The Shire must protect rural zones and encourage retention of traditional farming.</li> <li>- We need to maintain our population so continued support for local businesses, schools and services.</li> <li>- The Shire must implement strong conditions in its LPS to make sure our rural zones are used in the best way to benefit the owner and Shire.</li> <li>- The Shire needs to strongly consider when assessing a new strategy what effects projects such as wind farms would have on our communities. We strongly urge the Shire to understand the importance of our farming families and their employees. This must be acknowledged in the new local planning scheme.</li> <li>- We do not see wind farms as land use and development that should be considered in Broomehill/Tambellup. There is so much uncertainty regarding wind farms at present and until further research is done, the Shire needs to adopt a precautionary approach. The new local planning scheme should reflect this.</li> <li>- We both feel so blessed to be a part of a fantastic community and hope future generations will also experience this. Thank you for the opportunity to put forward comments regarding the new scheme.</li> </ul> </li> </ul>

No	Submitter	Submission
6	Broomehill Landowner	<ul style="list-style-type: none"> <li>• Comments refer to Broomehill townsite. There is no light industrial zone and the industrial zone seems to be inaccessible.</li> <li>• Provided a copy of existing TP Scheme No 1 maps for Broomehill with various suggestions including: <ul style="list-style-type: none"> <li>- Questions the present town centre zoning of the lots north of Janitor Street, Broomehill as it doesn't seem to make sense.</li> <li>- Questions the zoning of the land bounded by Jet/Jasper/Janus/Wallace Streets, Broomehill and suggests it is not suitable for Parks &amp; Recreation reserve. Questions if it can be zoned for light industrial, even though there are already 2 houses constructed on it.</li> <li>- Questions the Public Use reservation for land south of Jetsam Street, Broomehill. Suggests it be Recreation and Open Space rather than Public Purpose reserve.</li> </ul> </li> </ul>
7	Tambellup Landowner	<ul style="list-style-type: none"> <li>• Economy and Employment – Comments that on wind farms to be located 5km from houses. In regards to Katanning becoming a Supertown I have concerns about the Katanning attitude to outer towns. Also there a lot of fly in /fly workers.</li> <li>• Environment – I don't agree with farm put into trees or split up for hobby blocks.</li> <li>• Population and Housing – Comments need for housing for the aged probably units. Need to get a general store back into town.</li> <li>• Settlement and Infrastructure – Roads need a lot of maintenance. I would like to see more money spent on roads than in town trying to win a Tidy Towns Competition! Free-up of the water flow to standpipes and improvement to the telecommunications so we have complete mobile service throughout the State. And a drop in the cost of power. The rest are excellent for a small town.</li> <li>• I don't want to see the Town Planning Act changed after the farce that went on in Kojonup on 23-10-2011 over wind turbines!</li> </ul>
8	Landowner	<ul style="list-style-type: none"> <li>• Provided a copy of existing TP Scheme No 1 maps with various suggestions including: <ul style="list-style-type: none"> <li>- Consider residential zoning for lot north of Moulyerup Road/east of Brassey Street, Broomehill.</li> <li>- Develop residential land north of Tambellup Primary School.</li> <li>- Consider special rural or special residential zoning for lots north of Crawford Street/east of Cousins Street, Tambellup.</li> </ul> </li> <li>• Comments that a Special Use – Wind Farm area be considered at the east of the Shire after consultation with landowners.</li> </ul>

The comments received from the initial community meetings and comment forms highlighted the following planning issues to be addressed through the new LPS:

- Local Reserves should reflect long-term purpose intended for the reserve.
- The exclusion of wind farms from the Shire and/or the impacts of wind farms and need to impose 2-5km buffers through mechanisms such as a Special Control Area or similar to any neighbouring houses.
- Address potential land use conflicts and in particular between special rural and traditional agricultural activities.
- Allow on-site water supplies.
- Review the Outbuildings Policy.
- Consider impacts of existing Flood Plan.
- Need to allow for light industrial uses.
- Protect agricultural land from inappropriate uses including large-scale tree plantings.
- Encourage tourism uses to compliment agriculture.
- Incorporate natural resource management into decision-making to protect natural resources and prevent land degradation.

- Create opportunities for aged person housing.
- Create opportunities through subdivision and new special rural/residential lots for new residents.
- Retain commercial facilities in town centres.
- Consider industrial zone for CBH bins and impacts of CBH operations including dust and noise.
- Alter some present zonings to reflect existing or proposed use e.g. Janus/Jet/Jasper/Wallace Streets, Broomehill etc.

The Council has been consulted through previous drafts of the LPS during its preparation. Staff have also sought comment from relevant government agencies during the preparation of the draft LPS.

Following its preparation, staff sought input from the Department of Planning on the final draft version of the LPS during July/August 2013 and their suggested modifications were considered by Council at its 17 October 2013 meeting. The Shire resolved to accept a number of the suggested modifications and reject others. The Council authorised the CEO to finalise the wording of the draft LPS with the Department of Planning and then submit the final LPS to the Council for consideration/adoption.

## PART 6 – SHIRE PROFILE AND KEY PLANNING ISSUES

### 6.1 Location

The Shire of Broomehill-Tambellup is a progressive rural community located in the Great Southern region of Western Australia (Figure 5 and 6). The Shire comprises some 2,813km<sup>2</sup> in area and is located centrally within the region between the Shires of Katanning and Cranbrook. The Broomehill townsite is located 306 km south east of Perth on the Great Southern Highway and is just 20km south of Katanning and the Tambellup townsite is a further 23km south (126km north of Albany).

The Shire is a successful agriculture area mainly producing grain and sheep with other activities including aquaculture and horticulture and tourism. Tourism is also an important contributor to the local economy centred on the area's spectacular natural resources (such as the wildflowers) and attractions including the Holland Track, Boot Rock Reserve and Old Etipup settlement and cemetery.

The Shire borders with the neighbouring Local Governments of Katanning, Gnowangerup, Cranbrook and Kojonup. The ERP for the Shire in 2011 was 1,174 persons (ABS July 2012) and this corresponds with the 2011 Census figure of 1,139 persons which saw an increase in the number of residents in the Shire over the last 5-years.



Figure 5: Shire of Broomehill Tambellup Locality (Source: Shire of Broomehill-Tambellup Website)

The Shire of Broomehill-Tambellup was settled over 100 years ago and continues to thrive based on its solid reputation for agricultural production. The townsites of Tambellup and Broomehill are the main residential, recreational, administrative and commercial centres of a prosperous district and region. Tambellup is slightly larger than Broomehill.

The major townsites of Broomehill and Tambellup straddle the Great Southern Highway which is the major transport route through the Shire that links Perth to the region and Albany on the south coast. The Shire includes other undeveloped minor townsites of Pootenup and Peringillup.

Figure 6: Great Southern Region



# GREAT SOUTHERN REGION

## KEY FEATURES



Government of Western Australia  
Department of Regional Development



Government of Western Australia  
Department of Regional Development  
The map is a product of the Department of Regional Development and is for general information only. It is not intended to be used for legal purposes. The map is produced with the best care and accuracy possible. The Department is not responsible for any errors or omissions that may appear in this map.

**Legend**  
Major Road  
Formed Road  
Railway  
Local Government Boundary  
River  
Lake  
Urban Centres and Localities  
Population more than 5000  
500 - 5000  
less than 500  
Airport  
National Park  
State Forest  
Fishing  
Plantation Timber  
Winery



DATA SOURCES	
Boundaries	2011
Population	2006
Local Government	2011
Highways	2011
Water	2011
Natural Resources	2011
Urban Centres	2011
Other	2011

The existing profile and key planning issues facing the Shire of Broomehill-Tambellup over the life of the LPS are discussed in the following sections. Each section includes planning outcomes to be delivered through the strategy and new Local Planning Scheme.

## 6.2 Population and Housing

### 6.2.1 Population

The 2011 ABS Census recorded 1,139 persons residing in the Shire of Broomehill-Tambellup. This was up from the 1,075 recorded at the 2006 Census and represents a growth rate of 6.7% over that period. The townsites of Broomehill 233 persons (118 males & 115 females) and Tambellup 347 persons (165 males & 182 females) combined represents 580 persons or 50.9% of the population. This represents an even split of the population between town and rural areas.

The following table shows ABS Census population changes since 2001 within the Shire:

Year	Males	Females	Total	% Change
2001	588	536	1,124	
2006	566	509	1,075	- 4.4
2011	573	566	1,139	+ 5.7
<b>2012 WAPC Population Projection Band A</b>			<b>1,100</b>	

The table shows the recent growth trends experienced in the Shire as movements from rural farms to town lots continue along with an influx of rural 'lifestylers' seeking larger more affordable properties within commuting distance to major centres including Katanning and Albany. The Council has sought and promoted this growth and expects it to continue over time.

The Shire of Broomehill-Tambellup has not set an overall growth target for population. The Shire has recently commenced planning for the release of new lots for residential housing and expects the gradual population increase to continue. This is in line with forecast predictions from the WAPC/DoP of approximately 1,400 - 1,600 persons by 2026 and this is welcomed by the Shire and can be accommodated within the Shire and townsites of Broomehill and Tambellup.

The following table shows ABS Census population age changes since 1996 in the Shire of Broomehill-Tambellup:

Age Group	2001	2006	2011	Direction
0-4 years	109	101	100	↓
5-14 years	180	208	203	↓
15-19 years	61	28	53	↑↑
20-24 years	63	53	35	↓↓↓
25-34 years	170	141	131	↓↓
35-44 years	177	171	161	↓
45-54 years	165	162	190	↑↑
55-64 years	107	103	132	↑↑
65-74 years	57	69	76	↑
75-84 years	31	30	40	↑↑
85 years and over	3	10	18	↑↑
Median Age	33	35	37	↑

In achieving this objective, the Shire faces the same population issues as many rural communities across the State with the loss of young person's <19yo and their parents during school years and an increasingly ageing population >60yo over time (this is shown graphically in the charts above). It is clear that the ageing of the population will be

greater than the actual rate of population growth and will see dependency shift ultimately from the young to the elderly.

At the 2011 Census, the age profile of the Shire showed an overall increasing median age (37 years) in the community with a slightly reduced proportion of older persons >65yo within the Shire (11.9%) than the State (12.3%) average. There was a greater proportion of persons >65yo in Tambellup townsite at the 2011 Census with 64 persons or 18.5% of the population than the Broomehill with 26 persons or 11.2%. This is expected given the level of services in Tambellup. This trend is reflected in the direction arrows in the above table which show the growing ageing of the local community.

The ABS report that the median age in 2011 in Australia for a mother was 30.7yo and a father at 33.1yo with fertility rates up for 35 – 44yo mothers with most births produced in the 30 – 34yo cohort.

The Shire recorded 303 persons <15yo or 26.6% of the population at the 2011 Census which is decrease on previous Census years. This proportion however exceeds the State figure of 19.7% for persons <15yo.

The median age has risen steadily from 33 in 2001 to 37 in 2011 which is similar to the State average at 36 and the National average age of 37. These trends are similar to those being experienced nationally with a relatively stable 15 – 64yo cohort and increase in over 65yo and a similar decrease in <14yo persons.

The age with the largest number of people in the Shire at the 2011 Census were between 10 – 14yo (9.4%) followed closely by the 0 – 4yo and 45 – 49yo at 100 persons each or 8.8% of the population each.

In terms of population growth projections, the WAPC/DoP publication 'Western Australia Tomorrow' Population Report No. 7 (February 2012) provides the following estimates for the Shire of Broomehill-Tambellup from 2006 – 2026:

<b>Broomehill-Tambellup (S)</b>			
<b>Year</b>	<b>Band A</b> lowest forecast simulation	<b>Band C</b> median value for all forecasts	<b>Band E</b> highest forecast simulation
<b>2006</b>	1,200	1,200	1,200
<b>2007</b>	1,200	1,200	1,300
<b>2008</b>	1,200	1,200	1,300
<b>2009</b>	1,200	1,300	1,300
<b>2010</b>	1,100	1,300	1,400
<b>2011</b>	1,100	1,300	1,400
<b>2012</b>	1,100	1,300	1,400
<b>2013</b>	<b>1,100</b>	<b>1,300</b>	<b>1,500</b>
<b>2014</b>	1,100	1,300	1,500
<b>2015</b>	1,100	1,300	1,500
<b>2016</b>	1,100	1,300	1,500
<b>2017</b>	1,100	1,300	1,500
<b>2018</b>	1,100	1,300	1,500
<b>2019</b>	1,100	1,300	1,500
<b>2020</b>	1,100	1,300	1,500
<b>2021</b>	1,100	1,300	1,600

Broomehill-Tambellup (S)			
Year	Band A lowest forecast simulation	Band C median value for all forecasts	Band E highest forecast simulation
2022	1,100	1,300	1,600
2023	1,100	1,400	1,600
2024	1,100	1,400	1,600
2025	1,100	1,400	1,600
2026	1,100	1,400	1,600

The Shire is achieving slightly above the lower forecast in Band A at the 2011 Census. This data is shown in the following charts from the Population Report:

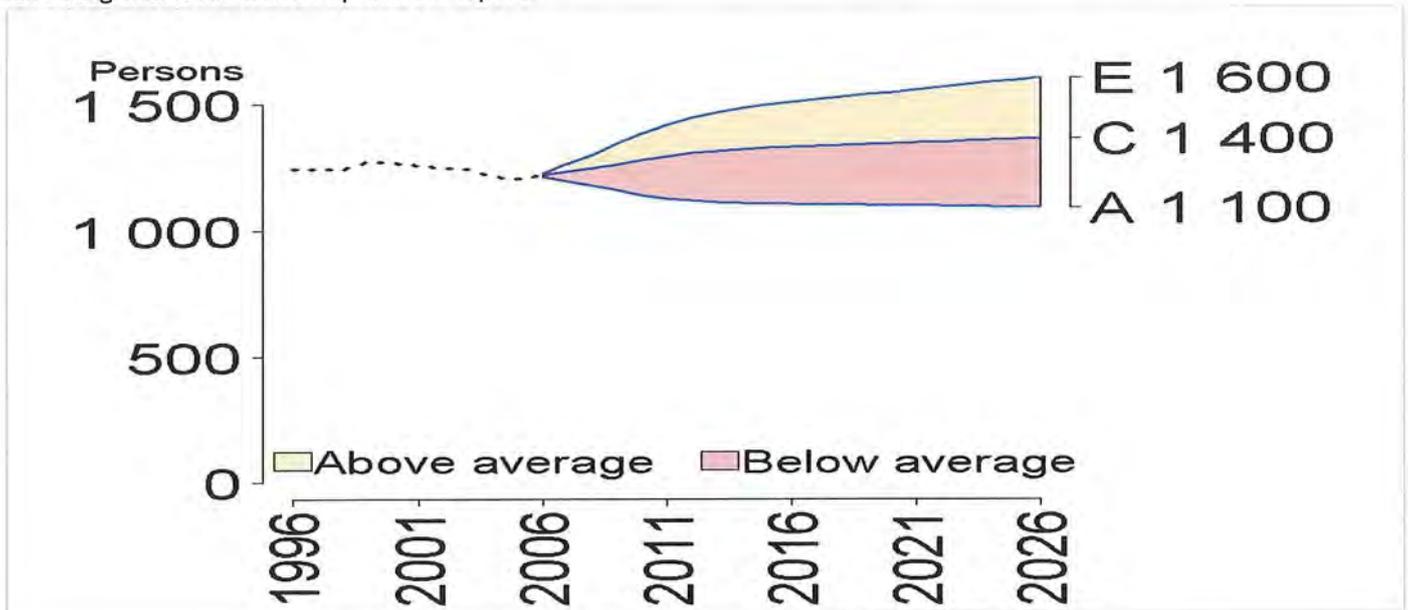


Chart showing visual image of Population Projection Table above

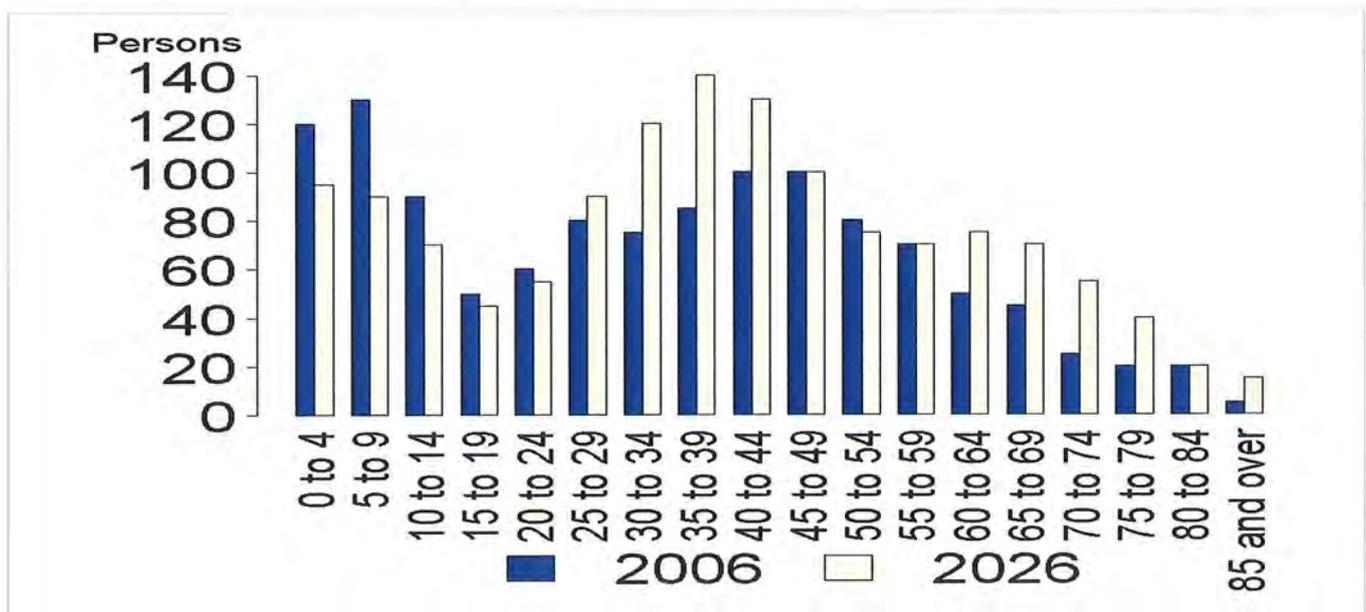


Chart showing age profile changes 2006 – 2026 from Population Projection Report

The steady increase in the age of the population has been within the townsites to enable easy access to the required support services such as shopping areas, post office, bank etc.

The Shire Broomehill-Tambellup is attractive to retirees as it already provides many of the services sought by people relocating closer to health and community care providers. Tambellup retains a health centre on Norrish Street and both towns are easily accessible to Katanning and its regional medical and health facilities, including hospital and aged care accommodation units.

At the 2011 Census, the Shire population was predominantly born in Australia (85.3%) followed by England (3.3%), New Zealand (1.8%), Scotland (.8%) and Philippines and South Africa (0.6%). The 2011 Census recorded a total of 160 Aboriginal persons within the Shire (14%), significantly higher than the State figure of 3.1%.

The median individual, family and household incomes have risen steadily from 2001 as shown from ABS data in the following table:

Income Type (\$/weekly)	Census Year		
	2001	2006	2011
Median Personal	\$308	\$436	\$472
Median Household	\$633	\$891	\$876
Median Family	\$689	\$953	\$1,023

This table shows the growing affluence of the community over time although it is less median income than the State figures of \$662 personal, \$1,415 household and \$1,722 family in 2011.

The birth/death rates also reflect this general wellbeing and ageing in the community as shown in the following table:

	2005	2006	2007	2008	2009	2010
Births	27	18	21	12	20	18
Deaths	10	5	3	4	6	0
Fertility Rate	2.44	2.77	2.95	2.25	2.48	2.42
Death Rate	11	9.9	na	na	4.2	na

The fertility rate has declined slightly over the period and numbers of deaths has dropped. Overall the death rate exceeds the birth rates and this would indicate that migration into the community is required to counter this loss over the long term.

Of the families in the Shire in 2011, 45.3% were couples with children, 38.9% were a couple without children and 14.8% were single-parent families. The Shire recorded a similar proportion of couples without children than the State average of 38.8% and slightly higher percentages of couples with children and single-parent families.

As expected due to the rural location of the Shire and lack of alternative transport options such as public buses or trains, car ownership is popular with an average of 2.7 vehicles per occupied dwelling in 2011. Only 13 or 3.3% of occupied dwellings recorded no vehicles which clearly exceeds the State figure of 6.1% where these services are available. A total of 151 or 27.8% of dwellings recorded 3 or more vehicles which are almost double the State figure of 20% which reflects the rural area and high use of vehicles needed to complete daily tasks.

## 6.2.2 Housing

In 2011, the ABS Census recorded the following statistics for dwelling structures within the Shire of Broomehill-Tambellup and Broomehill and Tambellup townsites:

	Total No of Dwellings	Occupied Dwellings	%	Unoccupied Dwellings	%
<b>Shire</b>	509	398	78.2	111	21.8
<b>Broomehill</b>	125	89	71.2	36	28.8
<b>Tambellup</b>	130	110	84.6	20	15.4

The following table shows ABS Census data for occupied private dwellings within the Shire since 2001:

Year	Separate House	Semi-Detached or Townhouse	Flat, Unit or Apartment	Other Dwelling	Not Stated	Total
<b>2001</b>	380	0	0	10	0	<b>390</b>
<b>2006</b>	357	0	0	3	0	<b>360</b>
<b>2011</b>	386	6	3	3	0	<b>398</b>

The following table shows the 2011 ABS Census data on occupied dwelling structures within the Shire and Broomehill and Tambellup townsites:

	Separate House	Semi-Detached or Townhouse	Flat, Unit or Apartment	Other Dwelling
<b>Shire</b>	386	5	3	6
<b>Broomehill</b>	87	0	3	0
<b>Tambellup</b>	102	5	0	3

The 2011 Census shows the clear dominance of private single dwellings within the Shire (96.5%) and Broomehill (96.7%) and Tambellup (92.7%) townsites. This dominance exceeds the State average of dwelling structures at 80% private dwellings. The average house size was 3.3 bedrooms per dwelling in the Shire, which is the same as the State average, although there is a greater percentage of 1 and 2 bedrooms dwellings available in Broomehill (18 or 20.2%) and Tambellup (27 or 24.6%) townsites than the State average of 3.6% for 1 bedroom and 13% for 2 bedroom dwellings.

The dominance of private single dwellings is reflected in ABS National Regional Profile data for building approvals for the Shire shown since 2004 in the following table:

Type	2004	2005	2006	2007	2008	2009	2010
Private Dwellings	7	2	6	10	6	7	3
Total Dwelling Units	7	5	8	12	6	9	5

The average household size within the Shire has continued to decrease from 2.8 persons per household in 2001 to 2.7 persons in 2011 which is the slightly up on the State average of 2.6. The average household size in 2011 in Broomehill was 2.8 persons and Tambellup 2.9 persons.

The 2011 Census records 48.7% of occupied dwellings within the Shire were owned outright which is greater than the State figure of 29.5% and there is also a significantly less number of dwellings owned with a mortgage of 21.9% in the Shire compared to the State figure of 37.8%. This indicates a stable community with home ownership achievable. This is reflected in the median mortgage repayments being \$965 for the Shire (\$900 p/m in Broomehill

and \$840 in Tambellup) whereas the State median is \$1,950 per month. The Shire recorded only 4.8% of households where the mortgage payment was 30%, or more, of monthly income, compared with the State median of 10.2% of households. The median rent paid within the Shire at the 2001 Census was \$70 per week compared with the State figure of \$300 per week.

The ABS value of buildings constructed within the Shire since 2006 is shown in the following table:

Value \$m	2004	2005	2006	2007	2008	2009	2010
Private Dwellings	0.7	0.2	1.1	1.5	1.2	1.3	1
New Residential Building	0.7	0.8	1.5	1.8	1.2	1.8	1.8
Total Residential Building	1	0.8	1.7	2.2	1.6	1.9	1.0
Non-residential Building	-	-	0.2	0.1	0.1	0.1	3.2
Total Building	1	0.8	1.9	2.3	1.8	2	5.1

The Shire is actively pursuing the development of new forms of housing within the townsites to encourage new residents. The Shire has seen increased demand for new blocks generated through recent subdivisions and this continued supply will be delivered generally by infill of existing residential zoned areas. This approach, to ensure that variety of lot sizes and housing choice and opportunity is provided to the market, will continue to promote housing construction activity.

An area in Tambellup near the existing school has been identified for potential future residential growth. The area is identified on the strategy plan and will be subject to structure planning and environmental assessment prior to the development/subdivision of the land. The area has been selected by Council to compensate for the areas of existing residential zoned land removed from development due to its flood-prone status.

The Shire is aware of the ageing of the population and considers there is potential for additional aged person accommodation and some increased density (to R40) in areas in Tambellup serviced with sewer/water and close to necessary community and social services is to be pursued over time.

### 6.2.3 Population and Housing Key Planning Issues and Outcomes

The key planning issues facing population and housing in the Shire include:

- Maintain an adequate supply of land for housing.
- Stabilise population growth and provide for a gradual increase over time to approximately 1,400 – 1,600 residents.
- Maintain the residential zones and densities within Broomehill and Tambellup.
- Provide for selected areas to increase to R40 to achieve diversification of the lots available and provide greater choice and range of housing options for existing and new residents over time.
- Continue to monitor demographic changes within the Shire.
- Continue to promote the Shire of Broomehill-Tambellup for new lifestyle and residential opportunities.
- Continue to lobby State and Federal Governments to secure funding and ensure adequate servicing infrastructure and human services are available to meet the needs of the changing demographics within the Shire of Broomehill-Tambellup.
- Identify the area in Tambellup near the school for potential future residential growth.

## **6.3 Environment**

### **6.3.1 Geology and Landform**

The Shire is mostly underlain by granites and minor gneisses of the Yilgarn Craton, which is more than 2500 million years old. The Yilgarn Craton within the Shire has some, but largely untested potential for gold and base metals. Millions of years of weathering of the granitic rocks of the Yilgarn Craton have produced an aluminium or bauxitic laterite caprock that overlies kaolin-rich clay. This laterite is most widespread in the south-eastern part of the Shire. Sand is common along stream channels and lakes in the south-western part of the Shire have potential for gypsum.

The soil/landscape systems within the Shire include Pallinup, which appears as undulating terrain in the upper reaches of the Pallinup River in the eastern region with some Dolerite dykes and outcrops featured. Widespread also is the Carrolup soil-landscape system the broadly undulating terrain occurring to the west, forming the upper reaches of the Gordon River. Other systems include Gordon Flats, Hydenup, Mooliup, Nyabing, North Stirlings and Tieline and other minor types.

The soils are predominantly grey deep sandy duplex. Red soils associated with dykes are widespread and grey shallow sandy duplexes are common. Many of the subsoil clays are sodic.

### **6.3.2 Climate**

The climate is typically Mediterranean with hot, dry summers and cool, wet winters. The highest mean maximum temperature is in January at 30.2°C and the lowest mean temperature is July at 5.4°C. The average maximum is 22.1°C and the average minimum is 9.3°C.

The Shire lies between the 500mm rainfall isohyet in the west decreasing to 400mm in the east and receives an average of 480mm rainfall with the main rains falling between May – September. Changes in rainfall are expected to occur under climate change scenarios with a general reduction in rainfall amounts likely to be experienced in the future.

### **6.3.3 Flora/Fauna**

The vegetation systems within the Shire are varied and reflect the local soil type and landscape position. The names of the system usually refer to the dominant species and their structure (or shape). Much of the original vegetation has been cleared for agriculture and town growth and remnant bush is generally found in isolated pockets.

The WA herbarium records more than 1,000 species of native plants from the Shire of Broomehill-Tambellup area. Of these, the most prolific are Acacia and Eucalypt species with *Calandenia Dryandra* and *Verticordia* spp. The Shire contains 12 threatened or priority flora species including the Echidna Wattle and Swordfish Dryandra.

The Shire retains less than 13% of the original native vegetation areas, which is low. This figure does not include forestry uses including plantations or rehabilitation plantings on Crown or private land. The remaining remnant vegetation areas require protection and restoration wherever practicable.

Due to the past practice of vegetation clearing associated with the development of farming in the Shire, the biodiversity habitat is now largely fragmented and fauna species have also been affected. There are 14 threatened or priority species including Baudin's and Carnaby's Cockatoo's, Muir's Corella, Rosella and ground-animals including the Chuditch, Western Quoll, Numbat, Bilby and Wallabies within the Shire.

### **6.3.4 Hydrology, Waterways and Wetlands**

The Shire of Broomehill-Tambellup has a distinctively varied hydrology that is influenced by the geology and landform of the main catchments draining into the Blackwood, Frankland and Pallinup Rivers on the south coast.

The Shire consists of 3 main catchments and/or watersheds which include:

- Blackwood River Catchment to the north contains flows from the Blackwood and Cobline Rivers that feed into the Hardy Estuary dispersing into the Southern Ocean at Augusta.

- Pallinup Catchment to the south-east that feeds the Pallinup River into the Beaufort Inlet before dispersing into the Southern Ocean.
- Frankland Catchment to the south-west that feeds into the Nornalup Inlet that disperses into the Southern Ocean near Walpole. The lower catchment contains both marine and terrestrial national parks with significantly high conservation values.

The Shire contains a number of salt lake areas/wetlands within the Shire which are significant features in the local landscape.

#### **6.3.5 Salinity**

The lower-lying areas of the Shire are affected by salinity. There is limited occurrence of salinity on the sloping and better drained areas of the Shire associated with the local ridges. Some areas within the Tambellup townsite are affected by salinity risk or hazard.

The Shire will continue to support the implementation of the State Salinity Strategy recommendations.

#### **6.3.6 Bush Fire Threat**

The Broomehill and Tambellup townsites are contained within remnant vegetation areas of varying type and quality which are surrounded by cleared farm land areas. The existing developed areas have a low bush fire risk. New developments including structure plans and subdivisions are required to comply with the WA Planning Commission/Department of Planning/Department of Fire and Emergency 'Planning for Bush Fire Protection' Guidelines (Edition 2).

#### **6.3.7 Natural Resource Management**

The Shire incorporates natural resource information and principles into the decision-making process. The Shire will prepare an atlas/database of natural resource information to assist in the assessment of planning proposals.

#### **6.3.8 Flooding/Inundation Risk**

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

During discussions in preparing the LPS, the Department of Planning supplied mapping to the Shire showing the extent of the Q100 flood prone area in Tambellup and this has been included within the LPS to inform the new Local Planning Scheme.

#### **6.3.9 Land Contamination**

The Shire contains no sites reported under the *Contaminated Sites Act 2003*. The Act requires that contaminated sites be reported to the Department of Environment and Conservation and recorded on their database. There a number of current activities such as service stations and refuse sites that are affected by the legislation.

#### **6.3.10 Climate Change**

The impacts of climate change over time are largely expected to be centred on reduced rainfall and the Shire will continue to seek data on the impacts for evaluation. The Shire supports an adaption approach to managing the risks to agriculture and settlement growth.

### 6.3.11 Cultural Heritage

#### Aboriginal

There are 5 places identified on the Department of Aboriginal Affairs Aboriginal Heritage Inquiry System 'Register of Aboriginal Sites' throughout the Shire as follows:

Site ID	Site Name	Site Type	Site No.
962	Tunney Fish Traps	Fish Trap	S02872
4471	Anderson Lake	Man-Made Structure, Quarry, Artefacts / Scatter	S02696
4925	Tunney Wilgie	Ceremonial, Skeletal material/Burial, Quarry, Artefacts / Scatter	S01693
5354	Tambellup Gnamma		S00958
5738	Tambellup	Artefacts / Scatter	S00392

These sites represent their long-term occupation and use of the area. The *Aboriginal Heritage Act 1972* protects all Aboriginal sites and places whether or not they are registered.

#### European

There are over 180 places within the Shire of Broomehill-Tambellup identified on the Municipal Inventory. They represent a rich history and are located throughout the Shire area on both private and public lands. The Shire will conduct a review of the Heritage Inventory (HI) and use it in preparing the Heritage List required under the new planning scheme. The Heritage List will include those State registered heritage places and those places on the MHI owned by the Shire of Broomehill-Tambellup.

There are 5 places contained on the State Heritage Office database of State Register of Heritage Places as follows:

Database No.	Name	Address
00306	St Elizabeth's Anglican Church	Cnr Janitor & Davine Streets, Broomehill
00308	Broomehill Shire Hall and Road Board Offices (fmr)	Jasper Street, Broomehill
00310	Jones's Buildings (fmr)	Cnr Journal & India Streets, Broomehill
03322	Martinup	1841 Broomehill – Gnowangerup Road, Broomehill East
02548	St Peter's Church	Pindellup Road, Pindellup

The Shire is committed to identifying and preserving cultural heritage places in accordance with the requirements of the *Heritage Act of WA 1990*. All proposals that affect heritage places will be assessed with regard to established heritage principles. The Act requires the preparation of HI's by Local Government and they be reviewed every 5 years.

### 6.3.12 Environment Key Planning Issues and Outcomes

The key planning issues facing environment in the Shire include:

- Protecting the natural resources within the Shire from inappropriate land uses that would lead to land degradation.
- Incorporating natural resource management information into land use planning decisions.
- Conserving and protect areas of environmental and cultural significance.
- Requiring rehabilitation of degraded areas.
- Preventing development of land with an unacceptable level of hazard or risk including bushfire, flood, salinity or any other contamination.
- Adapting to climate change and its impacts on the natural and built environment.

## 6.4 Settlement and Infrastructure

### 6.4.1 Settlement

The settlement pattern in the Shire is dominated by the Broomehill and Tambellup townsites, which accommodate the main residential, commercial, industrial, educational and community facilities. The townsites are surrounded by agricultural land and small undeveloped townsites.

The Shire and community are keen to retain the settlement focus in Broomehill and Tambellup and intend to incorporate an additional area south of Tambellup for future residential purpose. The townships of Pootenup and Peringillup are not to be developed.

The amount of land available under the present planning scheme zones for the various residential and special rural purposes are shown in the following tables:

#### Broomehill

R-Code	Existing Lots in TPS2	Existing Lots Developed	Undeveloped Lots	Potential Land in TPS2	New Local Planning Scheme Recommendation
R2.5	16	4	12	Additional 20 lots available (land around Garrity/Journal Streets)	All existing residential zoned land to be retained.
R5	31	8	23		All existing residential zoned land to be retained.
R10	277	55	222	Additional 40 lots available (land around Rock/Leeds/Leathley Streets)	All existing residential zoned land to be retained.
Rural Residential	113	30	Nil. A number of existing lots are held by adjoining landowners and utilised as a single unit	Nil. A number of the existing lots are held by adjoining landowners and utilised as a single unit.	All existing rural residential zoned land to be retained. 2 lots to be removed due to road realignment/CBH bin developments.
<b>Total</b>	<b>324</b>	<b>67</b>	<b>257</b>	<b>approx. 60</b>	<b>n/a</b>

This table above shows that within Broomehill, there are 257 lots presently undeveloped and if combined with the 60 potential lots under the existing planning scheme, this represents some 317 total potentially available lots. As noted, the potential of these areas, such as in the rural residential zoned area, will not be achieved due to the present ownership and use of the lots.

## Tambellup

R-Code	Existing Lots in TPS2	Existing Lots Developed	Undeveloped Lots	Potential Land in TPS2	New Local Planning Scheme Recommendation
R5	5	1	4	Additional 4 lots available (land south of Temby Street)	All existing residential land to be retained. Land south of Temby Street to be removed and included within Parks and Recreation Reserve.
R10	7	0	7	Additional 143 lots available (land north of Rourke Street) and 86 lots available (land east of school)	All existing residential land to be retained. Land north of Rourke Street to be removed and included within Parks and Recreation Reserve. Land east of the school to be removed and included within Parks and Recreation Reserve.
R10/30	160	105	55		All existing residential land to be retained. Land south of railway to be removed and included within Parks and Recreation Reserve.
Special Rural	63	19	44	Additional 6 lots available (land east of Castlemaine Street) A number of the existing lots are held by adjoining landowners and utilised as a single unit.	All existing special rural land to be retained.
<b>Total</b>	<b>235</b>	<b>125</b>	<b>110</b>	<b>approx. 153</b>	<b>n/a</b>

This table above shows that within Tambellup, there are 110 lots presently undeveloped and if combined with the 153 potential lots under the existing planning scheme, represents some 263 lots total potentially available. As noted in Broomehill also, the potential of these areas, such as in the rural residential zoned area, will not be achieved due to the present ownership and use of the lots.

The above analysis shows that under the present scheme zonings and density codings there is sufficient residential zoned land available to meet the Council's objective for population growth.

Notwithstanding the present supply of land available for residential uses, the Shire intends to include an additional area in Tambellup (near the school) for future residential purposes in the LPS, which has been supported by the Department of Planning in preparing the LPS. This land is to compensate for those existing residential areas to be removed due to flooding concerns or other constraints. Any future development of the land would be subject to completion of a structure plan.

During discussions in preparing the LPS, the Department of Planning requested the Shire include the existing residential and rural zoned areas in Broomehill (in the vicinity north of Moultryerup Road/Linden Street) within the

Parks and Recreation Reserve designation to reflect the uncleared remnant vegetation on the site for potential future reservation for conservation.

The future review of the strategy should include changes to present density codes to reflect changes to servicing infrastructure availability and provide controls and policies in the planning scheme to address requirements for land considered suitable for closer subdivision within the core areas over time.

The availability of existing rural residential land is also considered sufficient. The majority of the lots are owned and used in tandem by landholders for housing and rural pursuits. The rural pursuits have operated successfully with adjoining traditional rural enterprises without generating land use conflicts.

The land is generally productive although the scale of the rural pursuits varies greatly. Some of the land, particularly along the creekline is marginal land for these types of purposes due to the low lying nature of the area and should be avoided.

Apart for the land identified above, the Shire seeks to maintain the existing rural zoning (to be renamed to general agriculture) for those areas of the Shire outside of the Broomehill and Tambellup townsites.

The Shire supports the WAPC’s position of a general presumption against subdivision of rural land as set out in their policies SPP 2.5 and DC Policy 3.4 unless the land is identified in an approved local planning strategy. The Shire supports the creation of homestead lots in accordance with the criteria in DC 3.4 to allow for residents to remain in their dwelling on the farm following retirement as it may assist halt the decline in rural population and continue to support their local communities and activities.

## 6.5 Infrastructure

### 6.5.1 Transport

The road hierarchy within the Shire (derived from Main Roads WA data) is as follows:

Function	Road Name	Responsibility
<b>Primary Distributor</b>	Great Southern Highway Broomehill – Gnowangerup Road	MRWA
<b>Regional Distributor</b>	Broomehill – Kojonup Road Tambellup West Road Gnowangerup – Tambellup Road	Shire
<b>Local Distributor</b>	Warrenup Road, Nookanellup Road, O’Neill Road, Flat Rocks Road, Nth/Sth Greenhills Roads, Brassey Road, Paul Valley Roads, Newton Road, Pootenup Road, Toolbrunup Road, Nth Stirlings Road, Pallinup Road, Tieline Road	Shire
<b>Access Roads</b>	All others	Shire

The regional road network is dominated by the Great Southern Highway running effectively north/south through the Shire. The other major road transport routes cross the Shire from east – west linking the main rural centres such as Kojonup and Gnowangerup. The maintenance and upgrading of the existing road network is vital to meeting the current and future transport demands in the region.

The Shire has discussed with Main Roads WA, the identification of alternative heavy haulage route around the Broomehill townsite, to reduce the impact of heavy vehicles in town. The major impact from heavy vehicles on the town is at grain harvesting time (and with CBH relocating some storage and operations south of Broomehill); this will affect the potential location of any heavy haulage route.

The railway line continues to operate a freight cartage service for rural produce, largely grain transport between receival points and other CBH storage facilities and ports.

The Shire has no Certified or Registered aircraft landing ground.

New crossover access on to Primary Distributor's requires the approval of Main Roads WA. This is in addition to any subdivision or development approvals required by the WAPC or Local Government.

### **6.5.2 Electricity**

The Shire is connected to the Western Power interconnected grid which supplies power produced in Collie by overhead power lines. The power is transmitted via a series of overhead lines to the Broomehill and Tambellup townsites and surrounding region.

The Great Southern Joint Development Assessment Panel approved a planning proposal for development of a wind energy facility in July 2013. The proposal received both support and objections from the local community. The Shire supported the proposal, subject to 27 conditions and advice which includes the requirement for the turbines to be located a minimum of 1km from any existing dwelling at the time of the approval.

The Shire continues to support alternative energy production within the Shire with the aim of it being additional power to be supplied to the grid.

### **6.5.3 Effluent Disposal**

Tambellup is largely serviced by underground reticulated deep sewerage which is treated at the treatment works operated by the Water Corporation north-east of town. The Water Corporation have required the imposition of a 500m wide odour buffer around the treatment works boundary. Broomehill is not seweraged.

All on-site effluent disposal is required to comply with the Department of Health 'Draft Government Country Sewerage Policy' and approval is required, prior to the installation of any on-site effluent disposal system.

### **6.5.4 Water Supply**

Broomehill and Tambellup are supplied with potable drinking water through a reticulated pipeline network by the Water Corporation.

Broomehill

The existing water supply scheme in Broomehill has the capacity to service an additional 60 lots after which the Water Corporation advise an upgrade to the supply network would be required.

Broomehill is serviced via an 80m<sup>3</sup> tank on a 15m stand located on Lot 675 to the north-east of town. The top water level of this service tank is 356.2m AHD which is supplied from a 4,500m<sup>3</sup> tank located at Greenhills. The primary water source is from the Harris Dam (near Collie) and is connected to the Great Southern Towns Water Supply network. Top water level of the Greenhills tank is 366.4m AHD. Due to the presence of a chlorine disinfection facility, a 100m radius buffer zone is required.

Further development in Broomehill will require the supply main between Greenhills Tank and Broomehill to be duplicated (this will also serve to increase the potential supply to Gnowangerup). Current design output suggests this could be achieved with the installation of 6.7km of DN 250 pipeline and the capacity of the pump station would also require upgrading.

The Water Corporation advise that the old railway dam (Lot 582 Reserve 16125) to the north of town is no longer required and there may be an opportunity for others to obtain the land and preserve its heritage and conservation value.

## Tambellup

The existing water supply scheme in Tambellup has the capacity to service 267 existing lots with 205 lots being connected.

The primary supply source is from the Harris Dam (near Collie) and is connected to the Great Southern Towns Water Supply network. The town is supplied via a 225m<sup>3</sup> tank and is augmented with a 2,000m<sup>3</sup> reserve storage tank (both located on southern boundary of Location 1352). Due to the presence of a chlorine disinfection facility, a 100m radius buffer zone also applies.

The Jam Creek dam is currently used for supplying non-potable water to irrigate the oval and parks. And there are discussions between the Shire and Water Corporation on the opportunity for the Shire to take control as it is no longer required for potable use.

The Rourkes Gully dam is vested with the Shire. The limit of the Water Corporation's pipework link to this dam ends where the water main crosses North Rd, 4km north-west of town.

The Shire encourages Water Corporation to undertake a future needs analysis and to ensure sufficient supplies are available into the future.

The Shire requires all residential, commercial/industrial and similar developments to connect to the Water Corporation reticulated water supply network where available. On-site potable water supplies are required outside of the operating areas/scheme boundary which is presently defined as the townsite boundary.

### **6.5.5 Telecommunications**

The Shire is serviced by telecommunications with the NBN upgrade to fixed wireless occurring during 2013. This will improve internet speeds and access for the local communities.

### **6.5.6 Education**

Both Broomehill and Tambellup have primary schools. They are expected to cater for any additional growth within the Shire.

### **6.5.7 Community/Sporting Facilities**

The Shire has sporting facilities in both Broomehill (oval, tennis courts, golf course) and Tambellup (oval, golf course, tennis courts, netball courts) townsites that caters for a wide range of sports including bowling, golf, tennis, football, cricket, hockey, netball, equestrian and agricultural shows etc.

The Shire has an active community sector which includes: CWA, Museums, Lions, Masonic Lodge, P&C Association, Red Cross, Playgroups, St John Ambulance, community resource centres and Emergency Services Units. The 2011 Census recorded 35.5% of people in the Shire did voluntary work, which was twice the State average and shows the commitment to supporting the community.

### **6.5.8 Health Facilities**

The Shire has limited access to health facilities. The health services involve community health services and home visits. Given the ongoing ageing of the population, it is expected that these service and facilities will require upgrading and expansion to meet the future demand.

### 6.5.9 Settlement and Infrastructure Key Planning Issues and Outcomes

The key planning issues facing settlement and infrastructure in the Shire include:

- Protecting the dominance of Broomehill and Tambellup townsites as the major residential, community and commercial centres in the Shire.
- The present residential and rural residential zoned areas can cater for projected population growth over the life of the LPS.
- Maintaining a flexible approach to density codes and housing development in Broomehill and Tambellup to assist meeting the changing demographic needs including an increasing aged population and declining household size.
- Ensuring adequate servicing infrastructure and community facilities/services are provided to meet the needs of a growing and changing community and negotiating with Federal, State and developers to secure these requirements.
- Maintaining the existing rural zoning (to be renamed to general agriculture) for those areas of the Shire outside of the Broomehill and Tambellup townsites.
- Maintain a consistent approach to the subdivision/intensification of general agriculture land, including homestead lots, in accordance with WAPC's Policies SPP 2.5 and DC 3.4.
- Supporting downstream processing activities and new rural activities (such as tree plantations, wind energy facilities, feedlots and bio-fuels).
- Discuss and identify with Main Roads WA the need and possible location of an alternative heavy haulage route around the Broomehill townsite, to reduce the impact of heavy vehicles in town.

## 6.6 Economy and Employment

### 6.6.1 Employment

At the 2011 Census, agriculture continues to provide the majority of local employment within the Shire as shown in the table below:

Industry	Number of Persons Employed	%
Agriculture	232	47.3
Local Government Administration	33	6.7
Education	33	6.7

The agriculture workforce remains dominant at the 2011 Census as shown in the table below which included 227 persons employed as farmers and/or farm managers:

Occupation	Number	%
Manager	227	46.2
Labourers	58	11.8
Technical & Trades Persons	50	10.2
Professionals	48	9.8
Clerical/Administration	36	7.3
Community/Personal Service Workers	29	5.9
Machinery Operators	23	4.7
Sales	11	2.2

The local businesses include deli's/cafes, beautician, bank, roadhouse, post office, farm supplies/services, building tradespeople, cartage contractors/earthmovers, chiropractic, florist, bus services, jewellery supplier etc. There were 513 people who reported being in the labour force in the 2011 Census night in the Shire of Broomehill-Tambellup with 65.1% employed full time, 22.4% employed part-time and 4.3% were unemployed. The employment rate remains strong with unemployment steady in contrast to the State rate of 4.7% and national rate of 5.6%.

Average weekly cash earnings continue to rise within the Shire from \$695 in 2002 to \$1,107 in 2012.

### 6.6.2 Agriculture

The agricultural statistics contained in the 2010 - 2011 ABS Value of Agricultural Commodities Produced, Australia, records the total value of agricultural production to be \$61.5m with cropping contributing \$26.7m and livestock (slaughtered) \$18.8m and wool \$16m.

The continuation of agriculture and related industries/services are vital to the Shire's economic well-being. The sector supports the range of agricultural services including merchandise sales, agronomy services, machinery sales/repairs, spraying and other contract services including shearing and animal husbandry/vet services in the district. In turn it continues to attract banking, accounting and marketing services to the towns.

The Shire has along rural history and enjoys an enviable reputation for agricultural production. This important economic sector is expected to continue to rationalise into larger farming units. The Shire supports the development

of additional downstream and new rural industries to complement and enhance the viability of agricultural areas. The retention of rural land for agricultural and related production is important for the economic prosperity of the Shire and it needs to be appropriately zoned and protected from conflicting land uses that would reduce its potential use and/or agricultural viability or value.

The ability to consider and support new or innovative rural activities is appropriate and applications for subdivision and/or development approval will be considered on its merits. The Shire does not support whole of farm tree planting and prefers integrated tree cropping with traditional activities remaining.

The introduction of complementary small-scale tourist activities such as farmstay/bed and breakfast accommodation will enhance the development of local tourism and activities available in the area.

### 6.6.3 Commercial

The Shire has existing town centre zoned areas in Broomehill and Tambellup. Both areas have frontage to the Great Southern Highway through the townsites. There is 1 special use site for roadhouse and truck parking in Broomehill.

The buildings are a mix of forms with a central hotel and many having undergone transition and redevelopment over time and the cores are well defined. The activities within the commercial areas include shops, bank, local government services, offices, delis/cafes, hotels, civic/public and cultural activities.

The land available under the present Town Centre zones is shown in the following table:

#### Broomehill

Existing Lots	Developed Lots	Existing Vacant Lots	New Local Planning Scheme Recommendation
38	19	19	All existing commercial land to be retained.

#### Tambellup

Existing Lots	Developed Lots	Existing Vacant Lots	New Local Planning Scheme Recommendation
41	28	13	All existing commercial land to be retained.

There is undeveloped commercial land available for future commercial development which is considered adequate for the future growth of these activities over this LPS.

### 6.6.4 Industry

The Shire has existing industrial areas in both Broomehill and Tambellup. Broomehill has an Industrial Zone whilst Tambellup has both Light and Industrial Zones. Both zones are similar and should be combined.

The land available under the present Industrial zones is shown in the following table:

#### Broomehill

Existing Lots	Developed Lots	Existing Vacant Lots	New Local Planning Scheme Recommendation
17	0	17	All existing industrial land to be retained.

#### Tambellup

Existing Lots	Developed Lots	Existing Vacant Lots	New Local Planning Scheme Recommendation
16 (Light) 1 (Industry)	6 (Light) 0 (Industry)	10 (Light) 1 (Industry)	All existing industrial land to be retained.

Whilst this supply of industrial land is adequate, the Shire has included some additional land in Broomehill for future investigation for potential light industrial growth.

During discussions in preparing the LPS, the Department of Planning have requested the Shire identify the existing Railway land occupied by CBH as industrial and include a buffer to show the expected extent of emissions from the existing and future uses.

#### **6.6.5 Tourism**

The Shire of Broomehill-Tambellup has promoted tourism for its potential contribution to the local economy. There are a significant amount of natural and developed tourist attractions within the Shire. The two towns have a prime position on the Great Southern Highway and have increased its marketing through 'Hidden Treasures of the Great Southern' etc.

Existing accommodation includes hotels, caravan park, bed and breakfast/farmstay/cabins etc.

The Shire will retain the discretion to approve small-scale tourist accommodation activities in other zones.

#### **6.6.6 Economy and Employment Key Planning Issues and Outcomes**

The key planning issues facing economy and employment in the Shire include:

- Maintaining and building the local economy and employment opportunities,
- Recognising the importance of agriculture.
- Maintaining the existing commercial and industrial zoned areas.
- Combining the industrial zones into a single zone.
- Maintaining a flexible approach to commercial and industrial subdivision and development to meet future needs.
- Ensuring adequate servicing and infrastructure is provided to create a vibrant town centre and negotiate with Federal, State and developers to secure these improvements.
- Promoting tourism activities.
- Retaining the discretion to approve small caretaker's dwellings on industrial lots to provide security to an existing activity.

## **PART 7 – MONITORING AND REVIEW**

### **7.1 Monitoring Performance**

The nature of land use planning requires that the LPS be subject to regular review and monitoring. The LPS is subject to a number of factors that create the need for changes including those made to Federal and State legislation, State or regional planning strategies, Government guidelines and policies and funding etc.

It should be reviewed for performance on an as needs basis and at least annually. A comprehensive assessment of the community acceptability, performance and success should be completed in conjunction with the 5-yearly review of the planning scheme.

The requirement for corporate strategic planning in Local Government within Western Australia has greatly assisted the coordination of activities across the organisation. The Shire reviews the Corporate Plan on an annual basis which assists monitor the performance of the LPS.

### **7.2 LPS and Local Planning Scheme Reviews**

Council intends to complete a comprehensive assessment of the community acceptability, performance and success of the LPS in conjunction with the 5-yearly review of the planning scheme.

This will ensure the LPS remains relevant to demands over time and meet the needs and importantly the aspirations of the Council and community.

It is important to note that the Shire may initiate a review at any time and it is possible that circumstances may change such as new development proposals not originally anticipated or other local infrastructure, social or economic factors that warrant a review prior to the 'normal' 5-yearly review.

The Shire is presently preparing a new Local Planning Scheme to complement and implement the recommendation in this LPS.

**PART 8 – ENDORSEMENT**

**FINAL APPROVAL BY COUNCIL**

The Council of the Shire of Broomehill-Tambellup hereby endorsed the Shire of Broomehill-Tambellup Local Planning Strategy Local Planning Strategy for final approval at the Ordinary Meeting held on the 17th day of July 2014 and the Common Seal of the Shire of Broomehill-Tambellup was hereunto affixed by the authority of a resolution of the Council in the presence of:

[Signature] 1/12/14  
Shire President Date

[Signature] 01 December 2014  
Chief Executive Officer Date



**ENDORSEMENT BY WA PLANNING COMMISSION**

Endorsed for final approval by the WA Planning Commission on 7th April 2015

[Signature]  
Signature (an Officer of the Commission duly authorised by the Commission)

Date 7th April 2015