



Department of Planning,
Lands and Heritage

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A stylized map of the Kimberley region in Western Australia, showing a network of roads and land parcels in various shades of green and blue. The map is overlaid on a dark green background.

Kimberley Region Land Capacity Analysis

Shire of Wyndham-East Kimberley

November 2020

Executive Summary

The Regional North Land Capacity Analysis provides an overview of existing and future land capacity based on forecast population growth for the settlements in the Shire of Wyndham-East Kimberley. In particular, it examines the land identified for residential, rural residential, commercial and industrial use that is capable of substantial further development.

This study categorises current and future land uses according to broad land-use types. The land use types are effectively a rationalisation of existing zones and reserves of the local planning scheme. The 'future' land use types have been identified through consideration of a number of strategic documents, including local planning strategies and structure plans and growth plans where relevant.

For this report the following planning instruments that have informed the settlement land-use mapping:

- Shire of Wyndham-East Kimberley Local Planning Scheme No.9
- Shire of Wyndham-East Kimberley Local Planning Strategy 2019.

When these planning instruments are reviewed, it is anticipated that the land capacity analysis will be used to guide and inform their future preparation.

Ultimately this analysis establishes the potential population yield of current and future residential lands for each relevant settlement, and then considers possible implications for the local government area's land supply situation in the context of the *Western Australia Tomorrow 2031* population forecasts.

Based on the current extents of zoned residential land and land identified for future residential purposes, this analysis suggests that there is a sufficient amount of land capable of substantial further development to cater for the population growth anticipated in the *Western Australia Tomorrow 2031* population forecasts for the Shire of Wyndham-East Kimberley.

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The Department of Planning, Lands and Heritage acknowledges the traditional owners and custodians of this land. We pay our respect to Elders past and present, their descendants who are with us today, and those who will follow in their footsteps.

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1. Introduction

The Regional North Land Capacity Analysis provides a broad overview of the existing and future land capacity of the settlements in the Shire of Wyndham-East Kimberley with respect to forecast population growth. In particular, it examines land identified for residential, rural residential, commercial and industrial use that is capable of substantial further development.

This document presents the analysis as it relates to the applicable settlements in the Shire of Wyndham-East Kimberley local government area.

Notably, the analysis suggests there is sufficient land capable of further development (based on the current extents of zoned residential land and land identified for future residential purposes) to cater for the population growth anticipated in the *Western Australia Tomorrow 2031* population forecasts for the Shire of Wyndham-East Kimberley.

The information presented in this document may provide a basis for a range of strategic planning including:

- assisting regional planning and providing direction for strategic infrastructure coordination;
- informing the preparation and/or review of local planning strategies, schemes and structure plans; and more detailed land supply analysis,
- such as further investigation into the infrastructure requirements to service potential development of the future land supply.

Given the dynamic nature of planning and development, it is intended that this paper will be amended periodically to reflect future updates to local planning instruments as relevant.

Notwithstanding this, the information contained in this document has been prepared for guidance purposes only.

2. Settlement land use mapping

The Department of Planning, Lands and Heritage (DPLH) has prepared mapping that captures the spatial extents of current and future land use in applicable settlements. Within the Shire of Wyndham-East Kimberley, this includes:

- Kununurra (**Map 1**)
- Kununurra Townsite (**Map 2**)
- Wyndham (**Map 3**)
- Wyndham Townsite (**Map 4**)

2.1 Current and future land use

For the purpose of this study, the mapping categorises current and future land uses according to broad land-use types. It effectively rationalises and consolidates existing zones and reserves of the local planning scheme, along with the intended future land uses identified in a number of strategic documents, including local planning strategies and structure plans.

The areas identified on the maps are based on general consideration of:

- current zonings and reservations within applicable local planning schemes
- other strategic planning documents including local planning strategies, structure plans, layout plans and/or growth plans where relevant.

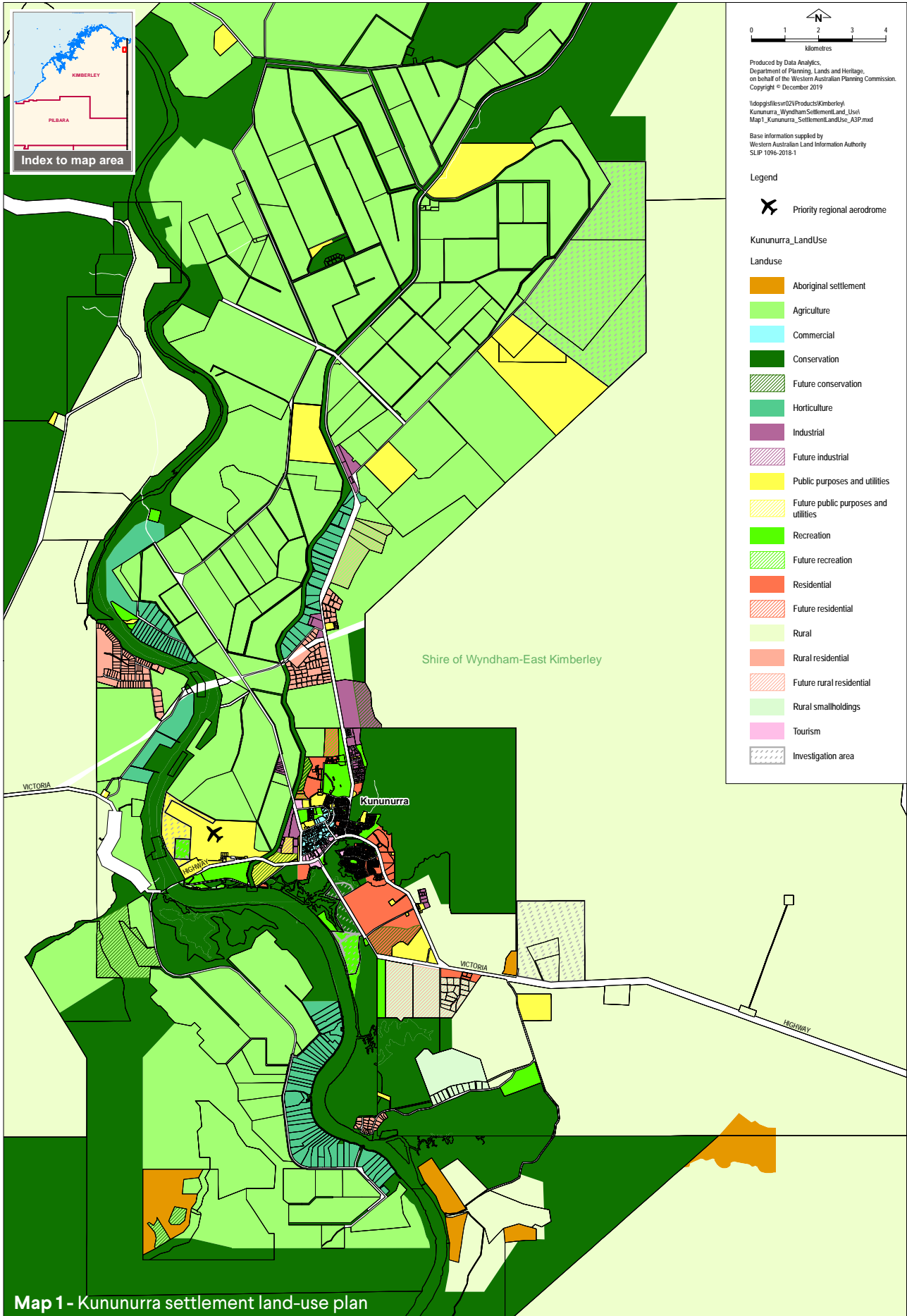
The extent of current land uses generally reflects that of applicable existing zones and reserves in current local planning schemes; and future land uses generally reflect where land has been identified in other documents for a different (typically more intensive) land use than that identified in the current scheme.

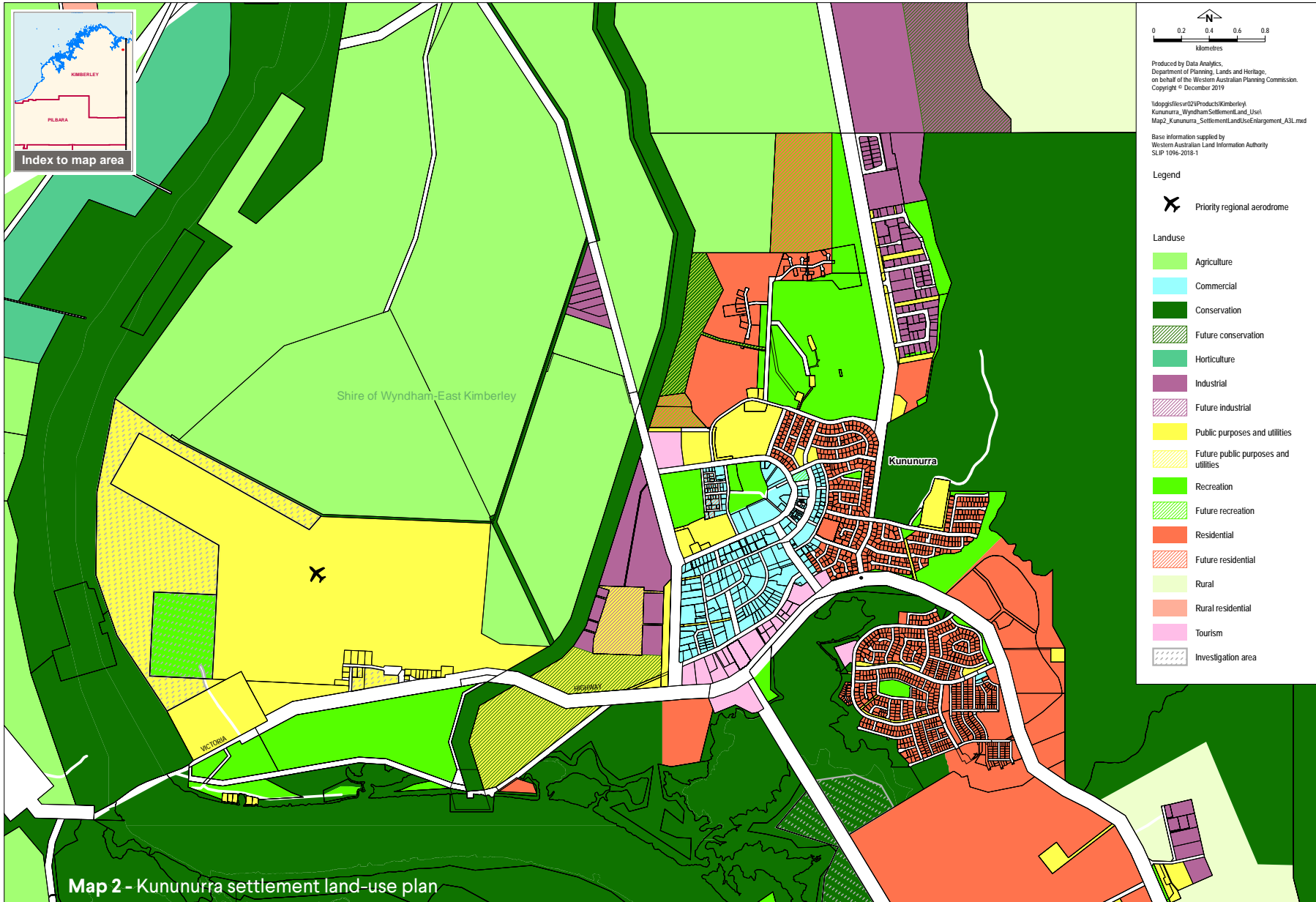
Planning instruments that have informed the preparation of the settlement land-use mapping within the Shire of **Wyndham-East Kimberley** include the:

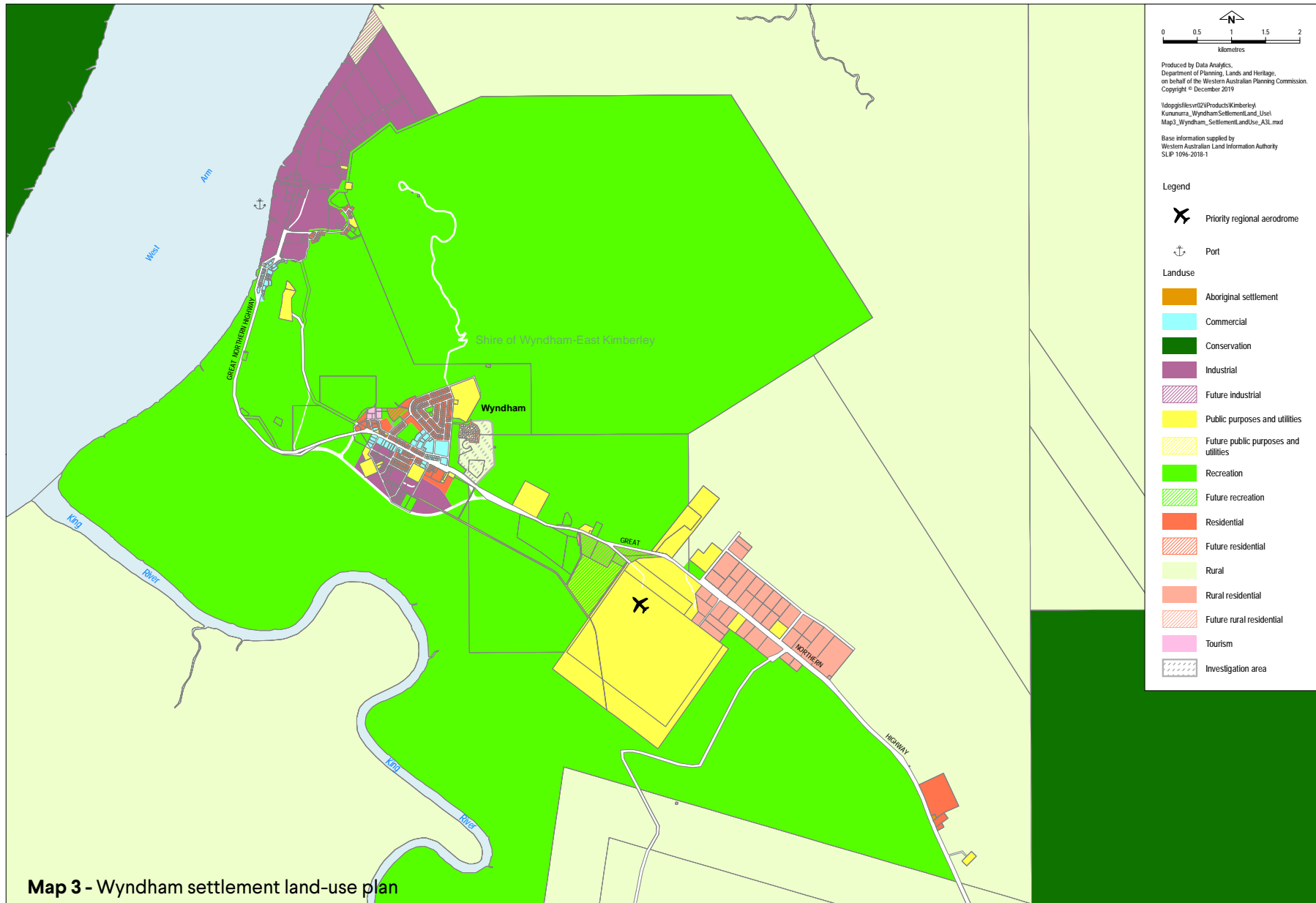
- Shire of Wyndham-East Kimberley Local Planning Scheme No.9
- Shire of Wyndham-East Kimberley Local Planning Strategy 2019.

As a general guide, a broad description of each land-use category is provided below:

Residential	Areas that are predominantly zoned in relevant local planning schemes for residential land uses
Future residential	Areas that have been identified predominantly for future residential land uses through relevant strategic planning processes
Rural residential	Areas that are predominantly zoned in relevant local planning schemes for rural residential land uses
Future rural residential	Areas that have been identified predominantly for future rural residential land uses through relevant strategic planning processes
Rural smallholdings	Areas that are predominantly zoned in relevant local planning schemes for rural smallholdings land uses
Commercial	Areas that are predominantly zoned in relevant local planning schemes for commercial land uses
Future commercial	Areas that have been identified predominantly for future commercial land uses through relevant strategic planning processes
Industrial	Areas that are predominantly zoned in relevant local planning schemes for industrial land uses
Future industrial	Areas that have been identified predominantly for future industrial land uses through relevant strategic planning processes
Tourism	Areas that are predominantly zoned in relevant local planning schemes for tourist purposes
Rural	Areas that are predominantly zoned in relevant local planning schemes for rural land uses
Public purposes and utilities	Areas that are predominantly reserved in relevant local planning schemes for public purposes and/or utilities
Future public purposes and utilities	Areas that have been identified predominantly for future public purposes and/or through relevant strategic planning processes
Recreation	Areas that are predominantly reserved in relevant local planning schemes for recreation purposes
Future recreation	Areas that have been identified predominantly for future recreation purposes through relevant strategic planning processes
Conservation	Areas that are predominantly reserved in relevant local planning schemes for conservation purposes
Future conservation	Areas that are predominantly zoned or reserved in relevant local planning schemes for port operations
Horticulture	Areas that are predominately currently zoned in relevant local planning schemes for horticultural land uses
Aboriginal settlement	Areas that are predominantly identified as a recommended settlement zone in relevant layout plans, and/or are zoned in relevant
Investigation Area	Areas that have been identified through relevant strategic planning processes where alternative future land uses may be considered subject to further investigation. This may include areas from plans in preparation or in draft form





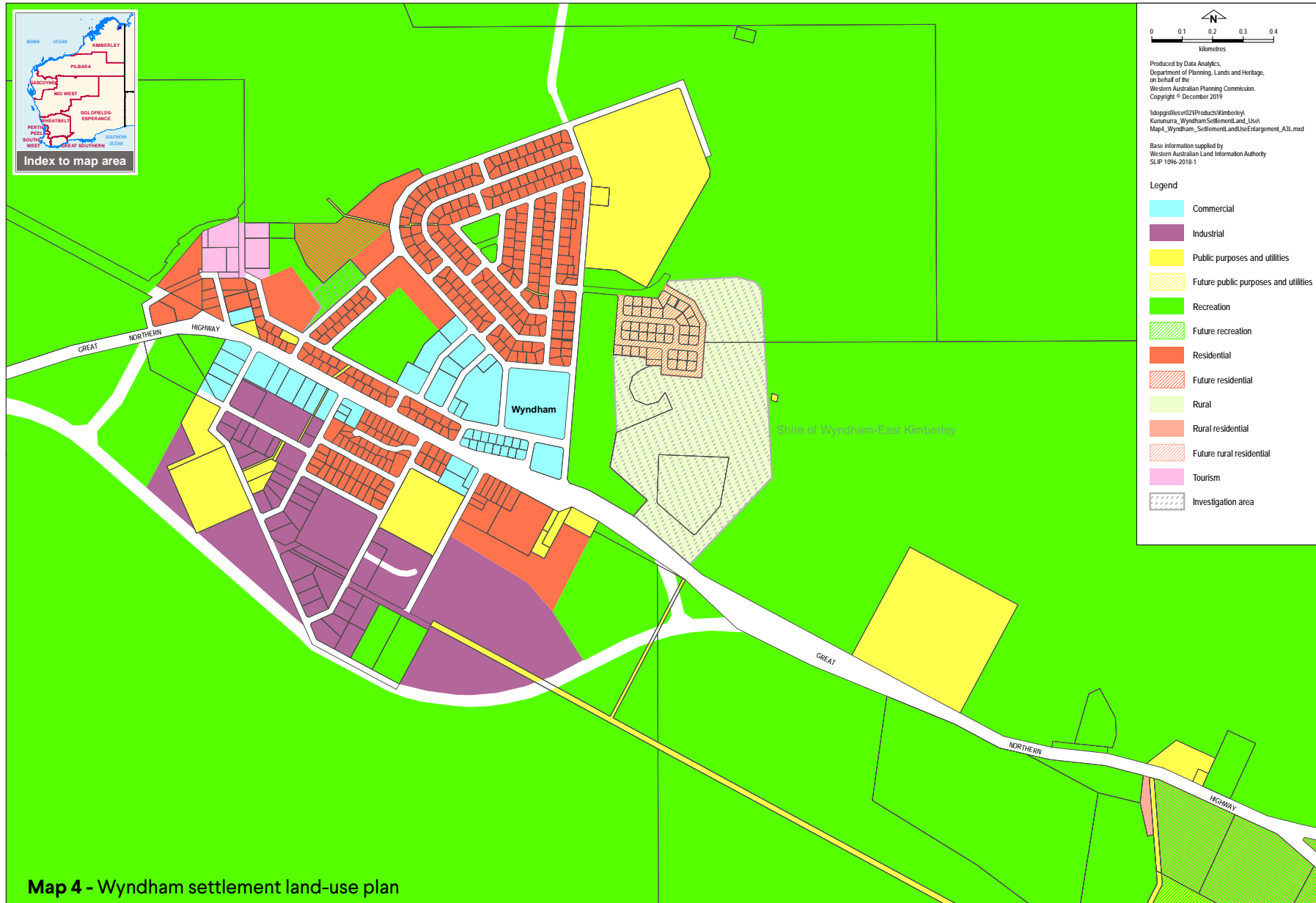


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 SLIP 1096-2018-1



2.2 Development status

To gain a general understanding of the potential capacity of zoned and potential future- zoned land within each settlement, a broad assessment has been undertaken of the development status of applicable land identified for **residential, tourist, commercial, industrial, rural residential** and **rural small holdings** purposes. Generally, the assessment involved a visual interpretation of aerial photography and cadastral information.

This assessment has been undertaken for those settlements where the applicable land uses occur within the map extents.

Applicable areas within the **Wyndham and Kununurra** maps extent have been assessed and considered as being ‘developed’ or ‘capable of substantial further development’ as described below.

Developed: broadly considered as land where development exists or where the necessary infrastructure and services to accommodate development exist. Subdivision is generally consistent with its zoning, however existing urban areas that could potentially accommodate increases in density through urban infill are considered to be ‘developed.’

Capable of substantial further development: land ‘capable of substantial further development’ consists of undeveloped or underdeveloped land on greenfield sites, where subdivision reflective of its zoning is yet to exist. In some instances however, land may have conditional subdivision approval or be part of a broader structure planning process that still needs to be finalised. It is important to note that the development of areas that are currently considered to be capable of substantial further development may be subject to a number of constraints; including scheme amendments, structure planning, infrastructure provision, environmental and heritage issues.

Table 1 summarises the development status of each applicable land-use category for all relevant settlements, representing a set of total figures for the entire local government area. It consolidates all data from **tables 2** and **3**, which summarise the development status of each applicable land-use category for the individual settlements.

Table 1: Shire of Wyndham-East Kimberley – development status of land in relevant settlements

	Total (ha)	Developed (ha)	Capable of substantial further development (ha)
Residential	598	183	414
Future Residential	9	0	9
Residential and Future Residential	607	183	423
Rural Residential	598	598	0
Future Rural Residential	536	0	536
Rural Residential and Future Rural Residential	1,134	598	536
Rural Smallholdings	240	46	194
Future Rural Smallholdings	0	0	0
Rural Smallholdings and Future Rural Smallholdings	240	46	194
Commercial	91	85	6
Future Commercial	0	0	0
Commercial and Future Commercial	91	85	6
Industrial	599	368	231
Future Industrial	32	0	32
Industrial and Future Industrial	631	368	263

Table 2: Kununurra – development status of land

	Total (ha)	Developed (ha)	Capable of substantial further development (ha)
Residential	512	121	391
Future Residential	2	0	0
Residential and Future Residential	514	121	393
Rural Residential	426	426	0
Future Rural Residential	513	0	513
Rural Residential and Future Rural Residential	939	426	513
Rural Smallholdings	240	46	194
Future Rural Smallholdings	0	0	0
Rural Smallholdings and Future Rural Smallholdings	240	46	194
Commercial	63	63	0
Future Commercial	0	0	0
Commercial and Future Commercial	63	63	0
Industrial	228	135	93
Future Industrial	16	0	16
Industrial and Future Industrial	244	135	109

Table 3: Wyndham – development status of land

	Total (ha)	Developed (ha)	Capable of substantial further development (ha)
Residential	86	63	23
Future Residential	7	0	7
Residential and Future Residential	93	63	30
Rural Residential	171	171	0
Future Rural Residential	23	0	23
Rural Residential and Future Rural Residential	194	171	23
Rural Smallholdings	0	0	0
Future Rural Smallholdings	0	0	0
Rural Smallholdings and Future Rural Smallholdings	0	0	0
Commercial	27	22	5
Future Commercial	0	0	0
Commercial and Future Commercial	27	22	5
Industrial	372	234	138
Future Industrial	16	0	16
Industrial and Future Industrial	388	234	154

3. Capacity analysis

The assessment of the development status of current and future land use areas enables a broad-level capacity analysis of the residential development potential of land within the Wyndham-East Kimberley. The Department of Planning, Lands and Heritage has prepared such an analysis that:

- estimates the potential additional population yield of current and future residential lands for each relevant settlement;
- considers possible implications for the local government area's land supply situation in the context of the *Western Australia Tomorrow 2031* population forecasts.

Tables in section 3.1 summarises the estimated additional capacity of residential land for the relevant settlements within the Shire of Wyndham- East Kimberley. Further analysis is presented in section 3.2 that relates this information to *Western Australia Tomorrow 2031* population forecasts.

When considering the outputs of the analysis, it is important to note that additional capacity is assumed to be accommodated exclusively in areas that are identified as being capable of substantial further development. This means that the estimates generally do not account for possible land capacity increases due to infill and/or redevelopment of existing developed areas, and from this perspective are considered broad in nature and likely underestimate the potential overall capacity.

A capacity analysis for commercial and industrial lands necessarily requires assumptions to be made on employment density. There are currently limitations in the available data required in order to make reasonable assumptions in this regard. In particular, relatively small statistical sample sizes – something that is prevalent in regional and remote areas – compromise the reliability of using the available data for such an application. It is considered that further investigation is required to ascertain representative rates of employment density for commercial and industrial lands in regional areas, and accordingly such an analysis is not included in this paper at this stage.

3.1 Potential capacity of residential, rural residential and rural smallholdings lands

For residential land use, potential capacity has been calculated according to scenarios that assume different average development densities that are applicable to each of those land uses. Potential additional lot and population yields have been estimated for each respective current and future land use category as they relate to each relevant settlement in the Shire of Wyndham-East Kimberley.

Table 4 presents the total potential additional lot and population yields for all relevant settlements across the local government area.

Tables 5 and **6** present the potential additional lot and population yields for individual settlements relevant to this analysis.

(Note: **Table 4** consolidates all data from **tables 5** and **6**, and represents a set of total figures for the entire local government area.)

Table 4: Shire of Wyndham-East Kimberley – estimated capacity of residential, rural residential and rural smallholdings lands deemed capable of substantial further development

Estimated capacity of residential, rural residential and rural smallholdings lands deemed capable of substantial further development				Estimated potential population yield from additional lots ²
Relevant land-use category	Area (ha)	Average density / average lot size	Potential lot yield ¹	
Residential	414	R10	2,692	7,807
		R20	5,383	15,611
		R30	8,075	23,418
Future Residential	9	R10	59	171
		R20	118	342
		R30	177	513
Residential and Future Residential	423	R10	2,751	7,978
		R20	5,501	15,953
		R30	8,252	23,931
Rural Residential	0	1 ha	0	0
		2 ha	0	0
		4 ha	0	0
Future Rural Residential	536	1 ha	402	1,166
		2 ha	201	583
		4 ha	101	293
Rural Residential and Future Rural Residential	536	1 ha	402	1,166
		2 ha	201	583
		4 ha	101	293
Rural Smallholdings	194	8 ha	18	52
		20 ha	7	20
		40 ha	4	12
Future Rural Smallholdings	0	8 ha	0	0
		20 ha	0	0
		40 ha	0	0
Rural Smallholdings and Future Rural Smallholdings	194	8 ha	18	52
		20 ha	7	20
		40 ha	4	12

¹ For residential land, the 35 per cent of land necessary to support land requirements for public open space and streets (Liveable Neighbourhoods, 2007) has been factored into these figures.

² The population yield per dwelling is calculated at 2.9 people per dwelling unit (Average people per household for the Wyndham-East Kimberley LGA Australian Bureau of Statistics, 2016 Census).

Table 5: Kununurra – estimated capacity of residential, rural residential and rural smallholdings lands deemed capable of substantial further development

Estimated capacity of residential, rural residential and rural smallholdings lands deemed capable of substantial further development				Estimated potential population yield from additional lots ²
Relevant land-use category	Area (ha)	Average density / average lot size	Potential lot yield ¹	
Residential	391	R10	2,542	7,372
		R20	5,083	14,741
		R30	7,625	22,113
Future Residential	2	R10	15	44
		R20	30	87
		R30	46	133
Residential and Future Residential	393	R10	2,557	7,416
		R20	5,113	14,828
		R30	7,671	22,246
Rural Residential	0	1 ha	0	0
		2 ha	0	0
		4 ha	0	0
Future Rural Residential	513	1 ha	385	1,117
		2 ha	192	557
		4 ha	96	278
Rural Residential and Future Rural Residential	513	1 ha	385	1,117
		2 ha	192	557
		4 ha	96	278
Rural Smallholdings	194	8 ha	18	52
		20 ha	7	20
		40 ha	4	12
Future Rural Smallholdings	0	8 ha	0	0
		20 ha	0	0
		40 ha	0	0
Rural Smallholdings and Future Rural Smallholdings	194	8 ha	18	52
		20 ha	7	20
		40 ha	4	12

¹ For residential land, the 35 per cent of land necessary to support land requirements for public open space and streets (Liveable Neighbourhoods, 2007) has been factored into these figures.

² The population yield per dwelling is calculated at 2.9 people per dwelling unit (Average people per household for the Wyndham-East Kimberley LGA Australian Bureau of Statistics, 2016 Census).

Table 6: Wyndham – estimated capacity of residential, rural residential and rural smallholdings lands deemed capable of substantial further development

Estimated capacity of residential, rural residential and rural smallholdings lands deemed capable of substantial further development				Estimated potential population yield from additional lots ²
Relevant land-use category	Area (ha)	Average density / average lot size	Potential lot yield ¹	
Residential	23	R10	150	435
		R20	300	870
		R30	450	1,305
Future Residential	7	R10	44	128
		R20	88	255
		R30	132	383
Residential and Future Residential	30	R10	194	563
		R20	388	1,125
		R30	582	1,688
Rural Residential	0	1 ha	0	0
		2 ha	0	0
		4 ha	0	0
Future Rural Residential	23	1 ha	17	49
		2 ha	9	26
		4 ha	4	12
Rural Residential and Future Rural Residential	23	1 ha	17	49
		2 ha	9	26
		4 ha	4	12
Rural Smallholdings	0	8 ha	0	0
		20 ha	0	0
		40 ha	0	0
Future Rural Smallholdings	0	8 ha	0	0
		20 ha	0	0
		40 ha	0	0
Rural Smallholdings and Future Rural Smallholdings	0	8 ha	0	0
		20 ha	0	0
		40 ha	0	0

¹ For residential land, the 35 per cent of land necessary to support land requirements for public open space and streets (Liveable Neighbourhoods, 2007) has been factored into these figures.

² The population yield per dwelling is calculated at 2.8 people per dwelling unit (Average people per household for the Wyndham-East Kimberley LGA Australian Bureau of Statistics, 2016 Census).

Based on the potential population yield calculations in **tables 4, 5 and 6**, estimated total population figures for the Shire of Wyndham-East Kimberley are provided for low, medium and high-density development scenarios, as presented in **Table 7**. Two subsets are considered within each scenario;

- ‘**A**’ considers the potential additional population yield of all residential, rural residential and rural smallholdings land capable of further development at the average density or lot sizes attributable to that particular scenario; and
- ‘**B**’ considers the potential additional population yield of all residential, future residential, rural residential, future rural residential, rural smallholdings and future rural smallholdings land capable of further development at the average density or lot sizes attributable to that particular scenario.

These figures assume that all additional population in the local government area is accommodated on residential, rural residential and rural smallholdings lands deemed capable of substantial further development within the settlements considered.

3.2 Comparison of potential capacity estimates with the *Western Australia Tomorrow 2031* population forecasts

Western Australia Tomorrow 2031 (Western Australian Planning Commission, 2018) contains population forecasts produced by the State Demographer, which are considered to be the State’s official population forecasts.

Table 8 presents the *Western Australia Tomorrow 2031* population forecasts for the Shire of Wyndham-East Kimberley.

The figures in the ‘additional population’ column show the difference between the 2031 forecast population and the Australian Bureau of Statistics 2017 Preliminary Estimated Residential Population for the Shire of Wyndham-East Kimberley (7,317).

Significantly, these forecasts provide a point of comparison for interpreting the potential capacities of residential land as determined through this analysis.

For further information on these forecasts, please refer to www.dplh.wa.gov.au/information-and-services/land-supply-and-demography/western-australia-tomorrow-population-forecasts

Table 7: Shire of Broome – estimated potential population capacity

Scenario ¹ (average density of residential land / average lot size of rural residential land / average lot size for rural smallholdings land)		Current population ²	Estimated potential population yield from additional lots ³	Estimated total population ⁴
1. Low-density scenario (R10 / 4 ha / 40 ha)	1A	7,317	7,819	15,136
	1B	7,317	8,283	15,600
2. Medium-density scenario (R20 / 2 ha / 20 ha)	2A	7,317	15,631	22,948
	2B	7,317	16,556	23,873
3. High-density scenario (R30 / 1 ha / 8 ha)	3A	7,317	23,470	30,787
	3B	7,317	25,149	32,466

¹ Scenarios consider the estimated potential population capacity of the Shire of Wyndham-East Kimberley through estimating the potential additional population capacity of land within all relevant settlements with a residential land use that has been deemed capable of substantial further development.

² Shire of Wyndham-East Kimberley Local Government Area, 2018 Preliminary Estimated Residential Population (Australian Bureau of Statistics, 3218.0 – Regional Population Growth 2017-18).

³ As per the relevant assumptions as described for **Table 4**.

⁴ The ‘estimated total population’ is the sum of the ‘current population’ and the ‘estimated potential population yield from additional lots’ columns.

Table 8: Shire of Wyndham-East Kimberley
 – *Western Australia Tomorrow 2031 population forecasts* (WAPC, 2018)

WA Tomorrow forecast bands	2031 forecast population	Additional population
WA Tomorrow – Band A	6,805	-512
WA Tomorrow – Band B	7,620	303
WA Tomorrow – Band C	8,000	683
WA Tomorrow – Band D	8,345	1,028
WA Tomorrow – Band E	9,240	1,923

3.2.1 Estimated additional residential land requirements to accommodate population forecasts

Table 9 presents estimates for the amount of residential land that would be required to accommodate the additional population for each of the population forecasts.

Estimates are presented according to three different average densities of residential development, being R10, R20 and R30.

These estimates are compared to the total of all current residential and future residential land identified in the relevant Shire of Wyndham East-Kimberley settlements as being capable of substantial further development. The figures under the ‘surplus’ column indicate the magnitude of the potential surplus of residential land from the extents currently identified once the additional forecast population has been allowed for. A negative figure in this column indicates a shortfall in the identified areas of residential lands relating to that required to accommodate the additional population from the relevant forecasts.

The estimates in **Table 9** assume:

- all population growth occurs on residential and future residential land that has been identified as being capable of substantial future development in this analysis. To keep the calculations relatively straightforward, they do not consider additional population being accommodated on rural residential or rural smallholdings lands, nor do they take into account potential increases in population occurring due to infill development. They therefore likely overestimate residential land requirements

- a 35 per cent allowance from gross land areas for various requirements to support development (e.g. public open space, streets, other infrastructure); and
- the number of people per dwelling remains constant

Based on the current extents of zoned residential land and land identified for future residential purposes, this analysis suggests that there is a sufficient amount of land capable of substantial further development to cater for the population growth anticipated in the *Western Australia Tomorrow 2031* population forecasts for the Shire of Wyndham-East Kimberley.

Please note this component of the analysis only considers the local government as a whole rather than each individual settlement. This is mainly due to the alignment of available data inputs at this geographic scale.

Table 9: Shire of Wyndham-East Kimberley – estimated additional residential land requirements to accommodate population forecasts

WA Tomorrow forecast bands	Additional population	Current and future land capable of substantial further development (ha) ²	Residential ¹					
			R10 average density		R20 average density		R30 average density	
			Estimated land required to accommodate additional population (ha) ³	Surplus (ha) ⁴	Estimated land required to accommodate additional population (ha) ³	Surplus (ha) ⁴	Estimated land required to accommodate additional population (ha) ³	Surplus (ha) ⁴
WA Tomorrow – Band A	-512	423	-27	450	-14	437	-9	432
WA Tomorrow – Band B	303	423	16	407	8	415	5	418
WA Tomorrow – Band C	683	423	36	387	18	405	12	411
WA Tomorrow – Band D	1,028	423	55	369	27	396	18	405
WA Tomorrow – Band E	1,923	423	102	321	51	372	34	389

¹ These estimates assume that all population growth occurs on residential and future residential land that has been identified as being capable of substantial future development in this analysis. To keep the calculations relatively straightforward, they do not consider additional population being accommodated on rural residential or rural smallholdings lands, nor do they take into account potential increases in population occurring due to infill development. They therefore likely overestimate residential land requirements.

² Total area of current and future residential lands capable of substantial further development for entire local government area.

³ A 35 per cent allowance from gross land areas to support land requirements for public open space and streets (Liveable Neighbourhoods, 2007) and a population yield per dwelling of 2.9 people per dwelling unit (average people per household for the Average people per household for the Wyndham-East Kimberley LGA – Australian Bureau of Statistics, 2016 Census) have been factored into the estimated areas of residential land required to accommodate forecast additional populations.

⁴ A positive figure in this column indicates that the additional population under the relevant population forecast should be able to be accommodated within the areas of residential and future residential land currently identified, without additional residential land being required. A negative figure represents the shortfall in the identified areas of residential lands with respect to that required to accommodate the additional population.