

Derby

Regional HotSpots Land Supply Update



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Derby

Introduction

This document forms part of a series of documents prepared by the Department for Planning and Infrastructure (DPI) in conjunction with LandCorp, for the Western Australian Planning Commission (WAPC). These documents provide a snapshot of land supply in regional centres experiencing land and housing supply pressures as a result of growth in the resource and/or other industry sectors.

The document has been prepared as part of the country land development program and is the result of consultation with a number of stakeholders, including local governments and servicing authorities. Information is provided on the status of major projects and current and anticipated lot creation activity. Major issues constraining development are also identified.

What is driving growth?

The following projects to exploit the Browse Basin oil and gas resources are currently under consideration. The Browse Basin reserves are located approximately 400 kilometres north of Derby, and 250 kilometres from the mainland.

The State government recently released the Northern Development Taskforce's Site Evaluation Report on the potential locations for the processing of Browse Basin gas in the Kimberley. Four sites have been identified for further studies, these being Gourdon Bay, James Price Point, North Head and the Anjo Peninsula. These options may create impacts for Derby, and progress will need to be monitored.

The State government is also progressing planning for a regional prison, which will also generate land and housing supply impacts. Completion is anticipated for 2011.

Proponent / project	Location	Construction workforce ¹	Permanent workforce ¹	Estimated start / finish
Committed projects				
Department of Corrective Services Regional Prison	Derby	unknown	90	Construction to commence late 2008, completion anticipated 2010-11
Total workforce (committed projects)		unknown	90	
Projects under consideration				
Inpex Ichthys gas field	Browse Basin	2 000	500	First LNG shipment scheduled for 2012
Woodside Energy Ltd Scott Reef/Brecknock gas field	Browse Basin	unknown	unknown	LNG production expected to commence 2013-2015
Total workforce (projects under consideration)		2 000 (minimum)	500 (minimum)	

Source: Prospect magazine (June 2008 -August 2008), Department of Industry and Resources (2008)

Department of Corrective Services

1 Workforce is the anticipated number of people who will be employed by a project during construction or operational (permanent) phases. These figures may differ to the number at commencement of the project and should be read as indicative. In some cases workforces may be split across various project elements and therefore various locations.

What are the population projections for this area?

The DPI, in its role as the State's demographer, forecasts estimated resident population throughout the State for the WAPC. These are based on assumptions about fertility, mortality and migration. In some specific cases such as Ravensthorpe and East Pilbara some economic developments have been factored into the forecast.

There is significant population pressure in Derby caused by service populations such as tourists and short term contract workers, which are not represented by the WAPC forecasts. For example, of the 3 479 persons enumerated on census night 2006, 2 773 persons were counted as residents and 693 (20 per cent of persons enumerated) were counted as visitors. An additional 322 (12 per cent) residents of Derby were counted elsewhere in Australia on census night. There was a similar difference between the resident workforce (1 287 persons) and the workforce counted on the night (1 365 persons) which suggests that about 10 per cent of the visitor population were there for work purposes. This additional service population is significant, and generates impacts for the delivery of services in the area. These impacts may be different to impacts generated by the resident population.

Population figures in this document reflect the best available data. The use and interpretation of this data is complex (see Australian Bureau of Statistics information paper – catalogue 3107.0.55.006, Population Concepts, 2008) and will be subject to ongoing review.

Local government	Projected popln. 2008 ¹	Projected popln. 2013 ¹	Projected popln. 2018 ¹	Projected popln. 2028 ¹	Average annual growth 2008-2013 (per cent)	Average annual growth 2008-2018 (per cent)	Average annual growth 2008-2028 (per cent)
Broome	16 600	19 000	21 900	28 000	2.7	2.8	2.6
Derby/West Kimberley	10 500	12 600	14 300	17 200	3.7	3.1	2.5
Halls Creek	5 000	5 700	6 600	8 300	2.7	2.8	2.6
Wyndham-East Kimberley	9 100	10 200	11 200	13 300	2.3	2.1	1.9
Total Kimberley	41 200	47 500	54 000	66 800	2.9	2.7	2.4
Total Western Australia	2 112 700	2 276 900	2 441 000	2 730 400	1.5	1.5	1.3
Source: Western Australia Tomorrow, Western Australian Planning Commission (2005)							
1 Projection for resident population							

Population data published by the Australian Bureau of Statistics for the Shire of Derby-West Kimberley is detailed below. Data for the estimated resident population, place of usual residence and place of enumeration is shown. Further information on these different count methods are shown on page four of this document.

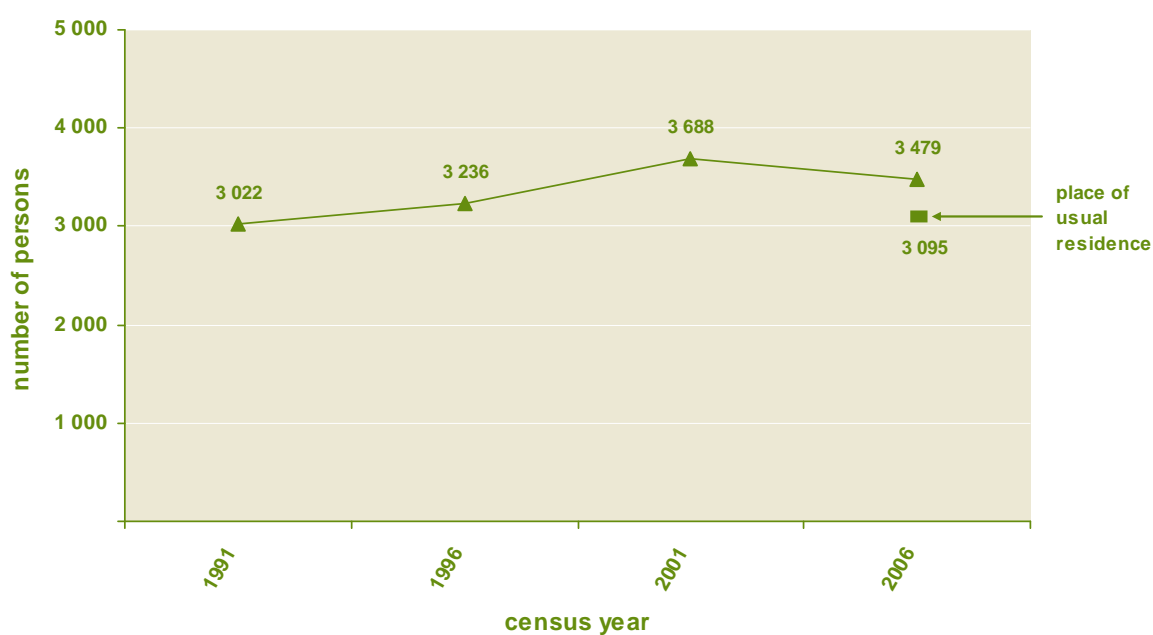
The Shire of Derby/West Kimberley had an estimated resident population of 7 917 persons in 2007. Derby accounted for more than 47 per cent (3 095 persons) of the shire's population in the 2006 census (place of usual residence). However, the number of persons present in Derby on census night 2006 (place of enumeration) was significantly larger, with 3 479 persons recorded. This figure includes residents, tourists, visitors and service populations. The shire's population is spread across the two major centres of Derby and Fitzroy Crossing, and a number of aboriginal communities across the shire.

Local government (lg)	Estimated resident population 2007	Census population 2006 (place of usual residence)
Shire of Derby/West Kimberley	7 917	6 505
Source: Australian Bureau of Statistics Catalogue 3218.0 Regional Population Growth Australia (March 2008) Catalogue 2068.0 Census Tables (June 2007)		

Locality	Census locality population 2006 (place of usual residence)	Locality population 2006 (per cent of lg)
Derby	3 095	47.5
Fitzroy Crossing	928	14.3
Looma community	393	6.0
Mowanjum community	258	4.0
Muludja community	109	1.7
Noonkandah (Yungngora) community	288	4.4
Source: Australian Bureau of Statistics Catalogue 2068.0 Census Tables (June 2007)		

The graph below shows the number of persons present in Derby for each of the census years 1991-2006. Place of usual residence data at the level of urban centres/localities was not available prior to the 2006 census.

**Derby urban centre - population by census year
(place of enumeration)**



Estimated resident population (ERP) - Available for local government areas only, this figure represents the number of people counted in an area on 30 June. It is calculated by:

- adding the people who were temporarily absent from the area on census night;
- subtracting the overseas visitors counted in the area on census night;
- augmenting the figure for estimated net undercount in the census;
- adjusting for difference between census night and 30 June; and
- updating each year using administrative data from a variety of sources.

ERPs are the official population figures for Australia. They are widely used as a basis for Government decision-making, including the allocation of seats in federal parliament and distribution of Commonwealth grants.

Net undercount - Immediately following the census, the Australian Bureau of Statistics (ABS) conducts a post-enumeration survey in randomly selected households to get a picture of the net undercount. This factors in the human error associated with collection of census data. Factors contributing to undercount include geographic location, ethnicity, people travelling, errors with the census form, confidentiality. People may also be counted more than once if they were away from home on census night, but were included on the census form at their usual residence. In the 2006 census the estimated net undercount in WA was 3.2 per cent. This figure was 4.4 per cent for the balance of Western Australia, and 2.7 per cent for Perth.

Place of enumeration - this count includes every person who spent census night in Australia based on where they were on census night. The figure includes residents, tourists, visitors and service populations. This data is available for towns, localities and postcode areas.

Place of usual residence - the number of people who state an area on the basis of where they usually live, rather than where they were on census night. This can be a subjective measure as it depends where people consider their home to be. This data is available for towns, localities and postcode areas.

Service populations - people who demand goods or services from providers of such commodities. Such persons may be permanent or temporary residents of the area from which the service is sought, or they may be daytime visitors (including commuters), overnight or short-term visitors to the area or fly-in fly-out workers. Service populations are not counted separately at the census but may represent up to 25 per cent (as in the Pilbara region) of the number of people enumerated in a town or locality on census night.

How much residential zoned land is available?

An analysis was undertaken to determine the area of developed and undeveloped zoned land in Derby. The analysis focused on undeveloped greenfield areas, and as such, single vacant lots within the existing urban front have been classified as developed.

While there is currently little undeveloped residential zoned land in Derby, there is more than 60 ha identified as residential development area in the current local planning scheme. These areas are located to the north of Fitzroy Street and to the south of Dampier Terrace. A large area to the south-east of the town has also been identified as a long-term urban expansion area in the shire's draft local planning strategy.

Zone	Developed (ha)	Undeveloped (ha)
Residential R5	30.7	0
Residential R12.5	20.4	4.9
Residential R12.5/30	17.3	0
Residential R15	26.7	0
Residential R20	2.8	0
Residential R25	1.7	0
Residential R30	0.2	0
Total	99.8	4.9
Source: Department for Planning and Infrastructure internal databases (2008)		

Can demand be met?

- While there is little undeveloped residential zoned land currently available, there is sufficient Crown land and privately owned land available to meet Derby's land supply requirements **subject to** the resolution of native title, relevant planning approvals and infrastructure provision.
- Development of the regional prison in addition to establishment of Browse Basin facilities in the area will create significant additional demand for land, housing and related services in the townsite. Additional housing will be required in the short term to accommodate staff associated with the prison, and potentially in the medium term for Browse Basin workers and support services.
- Development guide plans are being prepared for the residential development area south of Guildford Street (with support from the Local Government Planning Assistance Program). This area has capacity to yield a large number of lots/dwellings.
- A draft local planning strategy and public open space strategy are currently under preparation. These strategies will identify sites for future development.
- A large area of land to the east of the townsite (approximately 350ha) has been identified for future (long term) urban expansion in the draft local planning strategy. While some of this land is in private ownership, a large portion is unallocated crown land.
- There are also proposals to develop additional rural residential lots in the area at Birdwood Rise (11 lots), and a further 91 lot rural residential subdivision to the south of the prison site. Both projects are currently going through planning approval processes with scheme amendments having been initiated for both.
- Additional industrial land will be required in the short to medium term. Much of the land identified for future industrial development is unallocated crown land or crown reserves which will require land assembly prior to development. Some of the identified areas will also require local scheme amendments.

The following table provides a summary of recent and forthcoming residential lot creation activity in Derby:

Residential lots created ¹ (2001-02 to 2005-06)	Residential lots created ¹ (2006-07)	Residential lots created ¹ (2007-08)	Residential lots with current conditional approval ²	Proposed LandCorp releases (next 2 years) ³
10	0	0	76	45
Source: Western Australian Planning Commission internal databases (2008) 1 Number of residential lots (final approvals) created as a result of subdivision (ie – does not include survey or vacant lot stratas) 2 These are approvals for which construction or servicing has not yet commenced, or is currently under way. Calculated as at 30 September 2008. 3 Subject to demand and resolution of development issues.				

- Few residential lots have been created in Derby in recent years.
- All of the lots with current conditional approval relate to the projects DBY01 and DBY02.
- LandCorp plans to complete the construction of lots in DBY01 in late 2008.
- Development of project DBY02 is anticipated to be completed by the end of 2008.

What are the challenges for land release and housing supply?

- Native title.
- Capacity constraints in the building and construction industry.
- Attracting an adequate supply of builders and associated trades to undertake construction projects.
- Redevelopment of existing residential areas is constrained in some instances by a lack of infill sewerage.
- Derby is low-lying and located on a narrow peninsula. Widespread development of new land could trigger environmental assessments for risk of inundation from cyclonic storm surge.
- Housing affordability – building costs associated with development in regional areas are often significantly higher than building costs in the metropolitan area.
- Water and wastewater upgrades may be required to service the prison site.
- Land use compatibility (eg existing caretakers' dwellings) in the industrial zone within the wastewater treatment plant buffer.

What is Government doing?

The State government is developing the Royalties for Regions fund. The fund, equivalent to 25 per cent of annual mining and petroleum royalties collected by the State, will be allocated to new infrastructure projects and services in regional areas of Western Australia. The fund will be delivered through three new funds: the Regional Infrastructure and Headworks Fund, the Country Local Government Fund and the Regional Community Services Fund. Legislation is currently being drafted, and a funding blueprint is expected to be released before the end of 2008.

Regional initiatives

- Working with the Northern Development Taskforce to coordinate the issues in regard to selection and development of a suitable location or locations for the processing of Browse Basin gas reserves. The taskforce will set the framework for how the State will protect and manage the indigenous heritage, environment and tourism values of the area while facilitating industrial development. A site evaluation report on the potential locations for the processing of Browse Basin gas in the Kimberley was released in mid-October 2008 (Managed by DOIR).
- Investigating the potential for oil and gas supply based facilities across the region. A pre-feasibility study for five sites has been completed (DPI).
- Developing a Kimberley Regional Water Plan. The plan will consolidate available water information, identify water management issues and report on actions to be implemented in the region. It is anticipated that a draft will be released for public comment in late 2009 (DoW).

Local initiatives

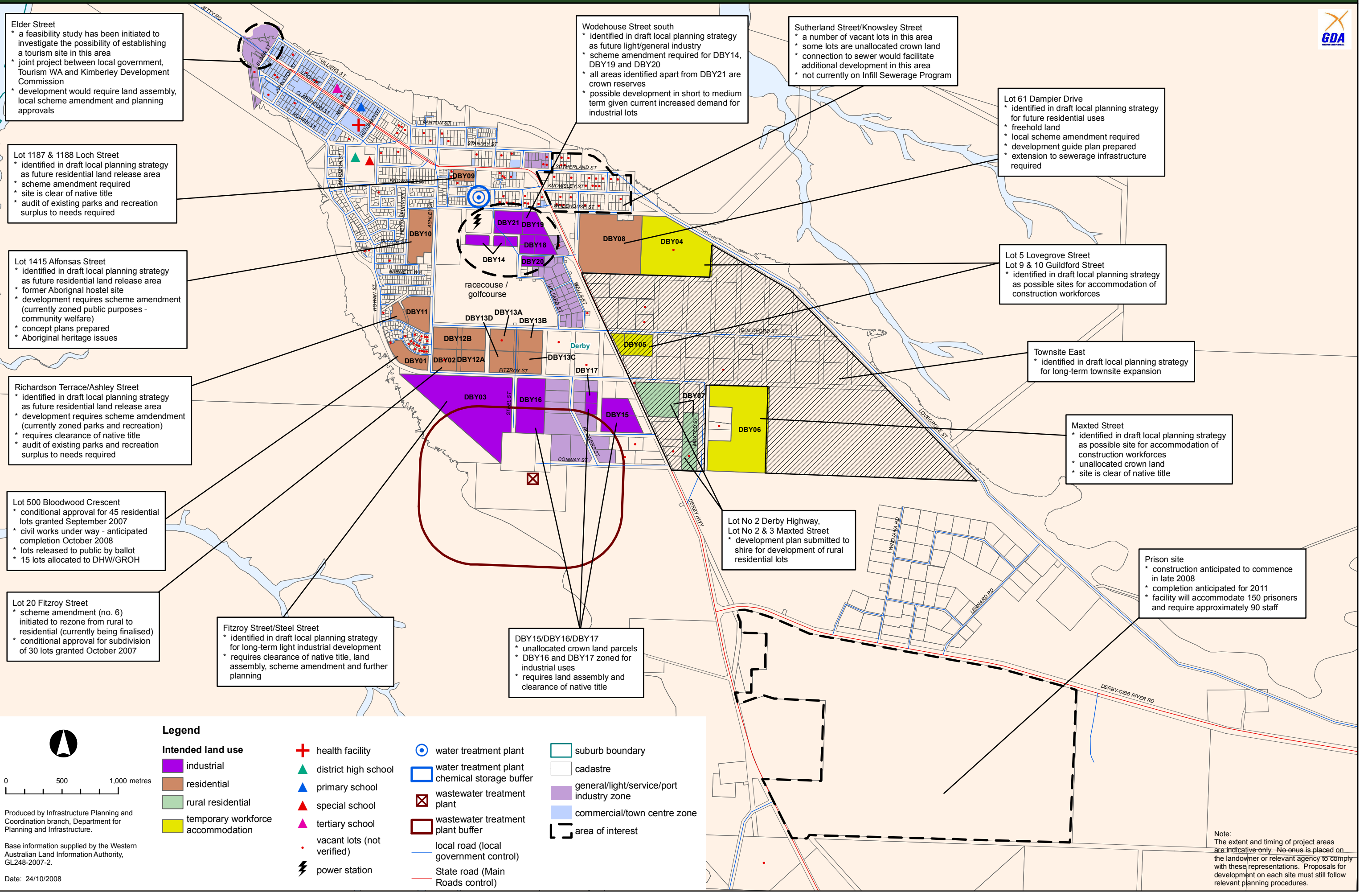
- Investigating sites, and identifying constraints of areas earmarked for future residential development (LC, DPI, SDWK).
- Commissioning development guide plans (local planning scheme requirement) for land release areas under the Local Government Planning Assistance Program (DPI).
- Assisting the Shire of Derby-West Kimberley to complete its local planning strategy and public open space strategy to facilitate additional land releases (DPI).
- Actively consulting with developers to assist in the preparation of development applications to expedite approval processes wherever possible (SDWK).
- Planning for the expansion of residential supported accommodation for people with mental health problems and an expanded community based renal dialysis facility. A \$14.4m acute inpatient ward and ambulatory care centre has been completed (DoH).
- Delivering additional accommodation for government employees in Derby by redeveloping an existing site (to yield six units) and commencing construction of twenty dwelling units (on both single residential and group housing sites) in 2008-09 (GROH).

- Addressing power capacity constraints. A new gas fired power station was commissioned in February 2008. Network capacity and reach has been up rated with a rise in system voltage from 6.6kV to 11kV (HP).
- Continuing to monitor the condition and operation of the regional road network to identify road network improvement requirements (MRWA).
- Reviewing redevelopment options for the Derby Police Station. Government has endorsed the upgrade of the facility. The scope of the works includes a new four cell transportable building, transportable charge room, operations room, a detective and prosecutor's office, lockup kitchen, small exercise yard, staff gymnasium and internal building modifications to cater for future expansion of staff numbers. The replacement timeframe will be determined through the alignment of the WA Police and DoAG capital works programs. Completion is anticipated in early 2010 (Police).
- Establishing the West Kimberley Regional Prison in Derby. The prison will have capacity to accommodate 150 prisoners and will employ approximately 90 Department of Corrective Services staff (with target of 50 per cent Aboriginal employment). Construction is anticipated to commence in late 2008, with completion expected in 2011 (DCS).
- Monitoring school site requirements. The existing Derby District High School will be able to cater for additional students from the proposed residential development identified in this update. There are no plans to request another primary school site for these residential zones. If the residential zone further expands, the Department will review its school site requirements for Derby (DET).

Consultation

This document was prepared in consultation with the following local and state government agencies and infrastructure providers/agencies:


- | | |
|--|--|
| • Department of Corrective Services (DCS) | • Government Regional Officers' Housing (GROH) |
| • Department of Education and Training (DET) | • Horizon Power (HP) |
| • Department of Environment and Conservation (DEC) | • LandCorp (LC) |
| • Department of Health (DoH) | • Main Roads Western Australia (MRWA) |
| • Department of Housing and Works (DHW) | • Shire of Derby-West Kimberley (SDWK) |
| • Department of Industry and Resources (DOIR) | • Water Corporation (WC) |
| • Department of the Attorney General (DoAG) | • Western Australia Police (Police) |
| • Department of Water (DoW) | |



Derby

















Regional HotSpots Land Supply Update | Local Planning Schemes




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metres

Mapping and GeoSpatial Data Branch
Department for Planning and Infrastructure
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GL248-2007-2

Legend

	identified project areas
	residential
	settlement
	town centre
	commercial
	special use
	community and public purposes
	light industry
	general industry
	service industry
	port industry
	parks and recreation
	rural
	rural residential/ special rural
	major highway
	local road



Derby project summaries (as at 30 September 2008)

Project ID	Location ¹	Tenure ²	Purpose	Zoning / planning			Area / yield			Approvals ³		Anticipated release ⁴			Issues / comments
				Current zoning	Amendment required / initiated	Other planning under way	Area (ha)	Yield (lots)	Yield (units)	Current subdivision / strata approvals	Subdivision / strata approvals pending	Short term (0-2 yrs)	Medium term (2-5 yrs)	Long term (5yrs+)	
Government owned land															
DBY01	Lot 500 Bloodwood Crescent	WA Land Authority	Residential	Residential R12.5	Yes (amendment 7 initiated -> residential R20, residential R30)		4.9	45	45	45	0	45	0	0	Project has conditional subdivision approval. Requires local scheme amendment (amendment 7 initiated) to rezone to residential R20 and residential R30 (not required pre-development). Eight lots sold by ballot and 15 lots allocated to DHW/GROH. Ten lots offered by tender to builder (to develop ten house and land packages). Eight lots to be sold by private treaty. Civil works under way - anticipated completion October 2008.
DBY03	Fitzroy/Steel Street	State of WA (UCL)	Industrial	Rural	Yes (not initiated)		39.7	Not determined		0	0	Subject to demand			Area identified in draft local planning strategy as light industry/composite development zone. Long-term industrial land supply. Requires local scheme amendment (currently zoned rural) and further planning. Requires clearance of native title.
DBY06	Lot 538 Maxted Street	State of WA (UCL)	Temporary workforce accommodation	Special use	No		34.8	Not determined		0	0	Subject to demand			Area identified as future work camp site in draft local planning strategy. Site is unallocated crown land and is clear of native title.
DBY09	Lot 1187 & 1188 Loch Street (CR 37805 & 37925)	State of WA	Residential	Public purposes – community health (Lot 1187), Parks and recreation (Lot 1188)	Yes (not initiated)		1.8	25	25	0	0	Subject to demand			Area identified for future residential land release in draft local planning strategy. Requires local scheme amendment (currently zoned public purposes – community health and parks and recreation). Site is clear of native title. Audit of existing parks and recreation surplus to needs required. Yield calculated at density of R20.
DBY10	Lot 1415 Alfonsas Street (CR 24904)	State of WA	Residential	Public purposes – community welfare	Yes (not initiated)		9.1	85	85	0	0	Subject to demand			Area identified for future residential land release in local planning strategy. Scheme amendment required (currently zoned Public Purposes – Community Welfare). Former Aboriginal hostel site – Aboriginal heritage issues. Site can yield up to 100 dwellings, but more likely to yield 60-70 dwellings (to retain trees).
DBY11	Richardson Terrace/ Ashley Street	State of WA (UCL)	Residential	Parks and recreation	Yes (not initiated)		7.9	80	80	0	0	Subject to demand			Area identified for future residential land release in draft local planning strategy. Requires local scheme amendment (currently zoned parks and recreation). Requires clearance of native title. Audit of existing parks and recreation surplus to needs required.
1	CR = Crown reserve														
2	UCL = unallocated Crown land														
3	Refers to the number of lots/units with current subdivision or strata approval, and the number of lots/units for which a subdivision/strata application has been lodged but which is yet to be determined (pending). Does not include local government development approvals.														
4	In some cases the anticipated release of lots is yet to be determined. This could be for reasons such as market conditions, demand/supply of services or a requirement to resolve issues and constraints.														

Project ID	Location ¹	Tenure ²	Purpose	Zoning / planning			Area / yield			Approvals ³		Anticipated release ⁴			Issues / comments
				Current zoning	Amendment required / initiated	Other planning under way	Area (ha)	Yield (lots)	Yield (units)	Current subdivision / strata approvals	Subdivision / strata approvals pending	Short term (0-2 yrs)	Medium term (2-5 yrs)	Long term (5yrs+)	
DBY14	Lot 824 Yates Street (CR 34426), Lot 650 & 651 Broome Street (CR 28761)	State of WA	Industrial	Public purposes – Water Corporation (Lot 824), Public purposes – council depot (Lot 650 & 651)	Yes (not initiated)		3.9	Not determined		0	0	Subject to demand			Area identified for future light/general industry in draft local planning strategy. Requires scheme amendment (currently zoned public purpose). Currently reserved for Water Corporation and council depot purposes. Site is vacant, uncleared.
DBY15	Lot 1444 Derby Highway, Lot 629 Russ Street	State of WA (UCL)	Industrial	Rural residential (Lot 1444), Rural (Lot 629)	Yes (not initiated)		9.2	Not determined		0	0	Subject to demand			Area identified for future light/general industry in draft local planning strategy. Requires local scheme amendment (currently zoned rural residential and rural). Requires clearance of native title.
DBY16	Cnr Fitzroy Street and Steel Street	State of WA (UCL)	Industrial	Light industry	No		12.4	Not determined		0	0	Subject to demand			Unallocated crown land zoned light industry. Requires land assembly and clearance of native title.
DBY17	Lot 686 & 687 Fallon Street	State of WA (UCL)	Industrial	General industry	No		2.2	Not determined		0	0	Subject to demand			Unallocated crown land zoned light industry. Requires land assembly and clearance of native title. Construction of Fallon Street required for access.
DBY18	Lot 646 Le Lievre Street, Lot 647 & 649 Steel Street	State of WA (UCL)	Industrial	Light industry	No		5.1	Not determined		0	0	Subject to demand			Unallocated crown land zoned light industry. Requires land assembly and clearance of native title.
DBY19	Lot 626 Wodehouse Street (CR 25932)	State of WA	Industrial	Public purpose – Main Roads depot	Yes		3.5	Not determined		0	0	Subject to demand			Identified in draft local planning strategy as future light/general industry. Requires local scheme amendment (currently zoned public purpose). Currently reserved for Main Roads depot.
DBY20	Lot 705 & 706 Le Lievre Street (CR 32535)	State of WA	Industrial	Public purposes – Water Corporation	Yes		1.8	Not determined		0	0	Subject to demand			Identified in draft local planning strategy as future light/general industry. Requires scheme amendment (currently zoned public purpose). Currently reserved for Water Corporation purposes.
DBY21	Lot 637 Wodehouse Street (CR 26372)	State of WA	Industrial	Light industry	No		5.1	Not determined		0	0	Subject to demand			Site is a Crown reserve zoned light industry.

Privately owned land

DBY02	Lot 20 Fitzroy Street	Graves L J, Gregg K C, McCartan N E, Plunkett K E	Residential	Rural (Residential development area)	Yes (amendment 6 initiated -> residential R15, residential R35, residential R40)	Development guide plan prepared and endorsed	4.1	30	74	30	0	30	0	0	Identified as residential development area in local planning scheme. Conditional approval for 30 lots granted October 2007. Scheme amendment to be finalised shortly. Development guide plan prepared and endorsed. Construction commenced, completion anticipated late 2008.
DBY04	Lot 5 Lovegrove Street	Stanley Holdings Pty Ltd	Temporary workforce accommodation	Special use			28.5	Not determined		0	0	Subject to demand			Area identified as possible site for accommodation of construction workforces in draft local planning strategy.
DBY05	Lot 9 & 10 Guildford Street	Merrigan V M	Temporary workforce accommodation	Special use – tourist accommodation			6.4	Not determined		0	0	Subject to demand			Area identified as possible site for accommodation of construction workforces in draft local planning strategy.
1	CR = Crown reserve														
2	UCL = unallocated Crown land														
3	Refers to the number of lots/units with current subdivision or strata approval, and the number of lots/units for which a subdivision/strata application has been lodged but which is yet to be determined (pending). Does not include local government development approvals.														
4	In some cases the anticipated release of lots is yet to be determined. This could be for reasons such as market conditions, demand/supply of services or a requirement to resolve issues and constraints.														

Project ID	Location ¹	Tenure ²	Purpose	Zoning / planning			Area / yield			Approvals ³		Anticipated release ⁴			Issues / comments
				Current zoning	Amendment required / initiated	Other planning under way	Area (ha)	Yield (lots)	Yield (units)	Current subdivision / strata approvals	Subdivision / strata approvals pending	Short term (0-2 yrs)	Medium term (2-5 yrs)	Long term (5yrs+)	
DBY07	Lot 2 Derby Highway, Lot 2 & 3 Maxted Street	Moore B P, Moore S L, GSTM Pty Ltd	Rural residential	Rural residential	No	Development guide plan prepared and adopted by council	17.3	13	13	0	13	13	0	0	Area identified for long term townsite expansion in draft local planning strategy. Development guide plan for rural residential lots has been prepared. Subdivision application has been lodged but has not yet been determined.
DBY08	Lot 61 Dampier Drive	Boab Development Co Pty Ltd	Residential	Rural, Public purposes - Telstra	Yes (not initiated)	Development guide plan prepared – currently being considered by council	28.3	214	300	0	11	214 (development may commence in 12 months ⁴ subject to resolution of issues)			Area identified for future residential land release in draft local planning strategy. Requires local scheme amendment (currently zoned rural) and further planning. A development guide plan has been prepared and is currently under consideration by council. Subdivision application to create 11 lots has been lodged (currently deferred). Requires extension to sewerage infrastructure. Development guide plan includes lots at a range of residential densities.
DBY12A	Lot 21 Fitzroy Street	Calsen Pty Ltd, Johnston R J, Sauzier B D, Sauzier L R	Residential	Rural (Residential development area)	Yes (amendment 10 initiated)	Development guide plan prepared and adopted by council	4.8	37	75	0	0	37	0	0	Ashley Grove Estate Stage 2. Identified as residential development area in local planning scheme. Requires local scheme amendment (initiated). Development guide plan prepared and adopted by council. Site to be used for temporary workers accommodation camp in short term.
DBY12B	Lot 3 & 4 Guildford Street	Evans N H, Grace L	Residential	Rural (Residential development area)	Yes (not initiated)	Preparation of development guide plan under way	9.0	75	75+	0	0	0	0	75	Identified as residential development area in local planning scheme. Requires local scheme amendment (currently zoned rural). Preparation of development guide plan under way.
DBY13A	Lot 5 Guildford Street	Granvel Pty Ltd	Residential	Rural (Residential development area)	Yes (amendment 11 initiated)	Development guide plan prepared and adopted by council	4.5	44	66	0	0	44	0	0	Golf Links Estate Identified as residential development area in local planning scheme. Requires local scheme amendment (initiated). Development guide plan prepared and adopted by council.
DBY13B	Lot 6 Guildford Street	Rose E F	Residential	Rural (Residential development area)	Yes (not initiated)	Preparation of development guide plan under way	4.5	40	40+	0	0	0	40+		Identified as residential development area in local planning scheme. Requires local scheme amendment (currently zoned rural). Preparation of development guide plan under way.
DBY13C	Lot 23 Fitzroy Street	Dunbar D R, McDonald L	Residential	Rural (Residential development area)	Yes (not initiated)	Preparation of development guide plan under way	4.5	40	40+	0	0	0	40+		Identified as residential development area in local planning scheme. Requires local scheme amendment (currently zoned rural). Preparation of development guide plan under way.
DBY13D	Lot 22 Fitzroy Street	Higgins K M, Higgins R S	Residential	Rural (Residential development area)	Yes (not initiated)	Preparation of development guide plan under way	4.5	40	40+	0	0	0	40+		Identified as residential development area in local planning scheme. Requires local scheme amendment (currently zoned rural). Preparation of development guide plan under way.
1	CR = Crown reserve														
2	UCL = unallocated Crown land														
3	Refers to the number of lots/units with current subdivision or strata approval, and the number of lots/units for which a subdivision/strata application has been lodged but which is yet to be determined (pending). Does not include local government development approvals.														
4	In some cases the anticipated release of lots is yet to be determined. This could be for reasons such as market conditions, demand/supply of services or a requirement to resolve issues and constraints.														