

Halls Creek

Regional HotSpots Land Supply Update



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Halls Creek

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 area's economy is driven by pastoral, mining and tourism activities. Halls Creek acts as a service centre, with many government and community services present in the town.

There are a number of resource projects either operational or undergoing further investigation at present. The Savannah Nickel Project (formerly known as the Sally Malay nickel mine), operates 120 kilometres north of Halls Creek and consists of an underground mine, process plant and associated infrastructure. The Copernicus nickel project is also under development, with feasibility complete. A platinum-palladium deposit located 60 kilometres north of Halls Creek is also under consideration for development by Platinum Australia Limited. There are also a number of additional projects currently undergoing exploration in the east Kimberley, which may impact demand for temporary workforce accommodation.

The Shire of Halls Creek experiences high growth without any major economic driver, due mainly to the high birth rates within the indigenous community. The majority of the Shire's population live outside of the Halls Creek town site.

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 Halls Creek caused by service populations such as visitors and short term contract workers, which are not represented by the WAPC forecasts. For example, of the 1 487 persons enumerated on census night 2006, 1 118 persons were counted as residents and 369 (25 per cent of persons enumerated) were counted as visitors. An additional 88 (7 per cent) residents of Halls Creek were counted elsewhere in Australia on census night. There was a similar difference between the resident workforce (331 persons) and the workforce counted on the night (411 persons) which suggests that about one quarter 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 Halls Creek 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 three of this document.

The Shire of Halls Creek had an estimated resident population of 3 620 persons in 2007. Halls Creek accounted for more than 38 per cent (1 206 persons) of the shire's population in the 2006 census (place of usual residence). However, the number of persons present in Halls Creek on census night 2006 (place of enumeration) was larger, with 1 487 persons recorded. This figure includes residents, tourists, visitors and service populations. The population is spread across the shire, and includes a large number of aboriginal communities.

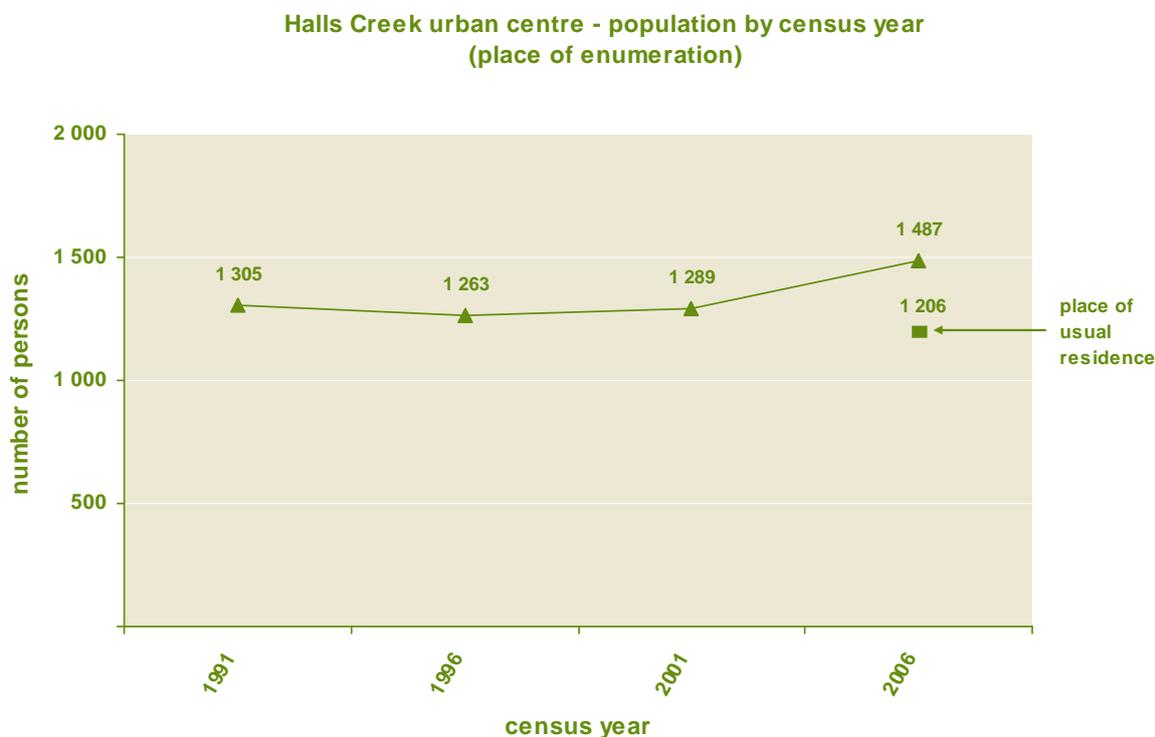
Local government (lg)	Estimated resident population 2007	Census population 2006 (place of usual residence)
Shire of Halls Creek	3 620	3 136

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)
Halls Creek	1 206	38.5
Balgo Hills community	460	14.7
Mindibungu (Billiluna) community	144	4.6
Mulan community	114	3.6
Warmun community	210	6.7

Source: Australian Bureau of Statistics
 Catalogue 2068.0 Census Tables (June 2007)

The graph below shows the number of persons present in Halls Creek 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.



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 Halls Creek. The analysis investigated all areas zoned for residential purposes and identified single vacant residential lots.

There is currently little undeveloped zoned land in Halls Creek. Approximately 4.3ha was identified as undeveloped, consisting of stage 2 of the Bridge Street subdivision and several vacant lots throughout the townsite. Local scheme amendments have been initiated to rezone an additional 6.2ha to residential R40, and larger sites (totalling more than 100 ha) have been identified for long-term residential development in the shire's local planning strategy. These areas require resolution of a number of issues before development can proceed.

Zone	Developed (ha)	Undeveloped (ha)
Residential R15/40	2.4	2.6
Residential R20	18.2	1.4
Residential R20/50	2.8	0
Residential R25	0	0.3
Residential R50	2.7	0
Total	26.1	4.3

Source: Department for Planning and Infrastructure internal databases (2008)

Can demand be met?

- Halls Creek is currently experiencing strong demand for social housing and housing for Government workers. Short term accommodation for surveyors, builders and other tradespeople is also an issue.
- Given high development costs and existing development constraints, additional housing in the short term will likely result from redevelopment of existing and vacant lots within the town site.
- Issues constraining future development sites have been identified and the resolution of issues is progressing. Development timing in some cases is uncertain given the complexity of these issues.

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

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
0	0	27	20	7 lots (yielding 27 dwellings)

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 Halls Creek in recent years.
- All of the lots recently created and with current conditional approval relate to the Bridge Street subdivision (HC01).
- The release of land in the short-term by LandCorp is dependent on the resolution of a number of complex issues. If issues can be resolved, it is likely that land will be developed in one or more of the identified projects HC01, HC02, HC04, HC10 and HC12.

What are the challenges for land release and housing supply?

- Water supply capacity constraints. Establishing an additional water source is critical to further development proceeding.
- High development costs due to remoteness.
- Lack of private investors.
- Halls creek town site is surrounded by unallocated crown land which is subject to native title.
- Many of the identified future development areas are subject to resolution of native title and have exploration licences.
- Unknown or changing demands for housing.
- High indigenous occupancy rates and federal government initiatives to reduce.
- Managing the safety and efficiency of the regional road network to cater for increased travel demand and conflict between local and regional traffic, including heavy freight vehicles.

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

- 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

- LandCorp, in conjunction with the shire, is currently identifying land suitable for residential development and is initiating planning processes to rezone these areas (LC, SoHC).
- Investigating options for clearing identified areas of any encumbrances, such as native title and mining clearances (DPI).
- Identifying opportunities for redevelopment of existing lots within Halls Creek town site (DHW, SoHC).
- Delivering additional accommodation for government employees in Halls Creek with the anticipated completion of 18 dwelling units in 2008, and tendering for the construction of a further 5 dwelling units, due for completion in 2009 (GROH).
- Addressing power capacity constraints. A new gas fired power station was commissioned in February 2008. Generation capacity upgrade is currently being negotiated to match expected load increases (HP).
- Continuing to monitor the condition and operation of the regional road network to identify road network improvement requirements (MRWA).
- Extended the sewerage licence area to a 10 kilometre radius from the centre of town (WC).
- Undertaking exploratory drilling to locate additional reliable water supplies with the intention of making application to the Economic Regulatory Authority (ERA) to expand the water supply licence area to a 10 kilometre radius from the centre of town should a suitable reliable water source be found (WC).
- Identifying projects such as the major refurbishment of the Halls Creek Police Station in agency 10 and 20 year capital investment plans (Police).
- Monitoring school site requirements. Halls Creek District High School will be able to accommodate the students from the proposed developments. A football academy has recently been established at the Halls Creek District High School (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)
- Department of Education and Training (DET)
- Department of Environment and Conservation (DEC)
- Department of Health (DoH)
- Department of Housing and Works (DHW)
- Department of Industry and Resources (DOIR)
- Department of the Attorney General (DoAG)
- Department of Water (DoW)
- Government Regional Officers' Housing (GROH)
- Horizon Power (HP)
- LandCorp (LC)
- Main Roads Western Australia (MRWA)
- Shire of Halls Creek (SoHC)
- Water Corporation (WC)
- Western Australia Police (Police)

Halls Creek

Regional HotSpots Land Supply Update | Identified Project Areas



0 470 940 metres

Produced by Infrastructure Planning and Coordination branch, Department for Planning and Infrastructure.

Base information supplied by the Western Australian Land Information Authority, GL248-2007-2.

Date: 24/10/2008

Legend

Intended land use

- commercial
- industrial
- residential
- rural living
- tourism
- health facility
- primary school
- district high school
- vacant lots (not verified)
- airport
- power station
- wastewater treatment plant
- wastewater treatment plant buffer
- local road (local government control)
- State road (Main Roads control)
- town centre zones
- industrial zone
- suburb boundary
- cadastre
- residential final approvals (from 1 July 2006 to 30 June 2008)
- area of interest



Works depots

- * area occupied by Main Roads depot, WaterCorporation depot and old power station (now decommissioned and site being decontaminated)
- * relocation of these facilities to airport industrial development would provide additional development opportunities by incorporation with development of adjacent lots
- * local planning scheme amendment initiated (no. 17) to rezone to residential R20/40

Lot 455 Roberta Avenue

- * native title resolved on this site
- * local planning scheme amendment initiated (no. 16) to rezone to residential development
- * requires preparation of a structure plan
- * potential to yield a large number of lots
- * local planning strategy identifies southern third of lot as a potential site for a hostel for visitors from remote communities

Lot 68 Great Northern Highway

- * crown reserve vested with WA Police
- * zoned public purposes - police purposes
- * a local scheme amendment (no. 15) initiated in June 2008 to rezone to residential R40 - approved by council

HC03

- * identified in local planning strategy for potential future residential development
- * requires local scheme amendment, land assembly and further planning

HC09

- * zoned as special site - tourist accommodation
- * local planning strategy recommends possible relocation of existing caravan park on Roberta Ave/Bridge St to this site
- * notice of intention to take (NOITT) process under way

Lot 357, 358 & 370

- * identified in local planning strategy for potential future residential development
- * local scheme amendment initiated (no. 16) to rezone to residential development
- * notice of intention to take (NOITT) process underway
- * requires preparation of a structure plan

Existing industrial area

- * local planning strategy recommends rezoning to mixed business/commercial with potential for some community and residential uses
- * requires development of airport industrial land before rezoning can proceed

Lot 434 Wellman Road

- * owned by LandCorp
- * amendment initiated (no. 12) to rezone to residential R40 - currently with WAPC for final approval
- * units to be developed by DHW

Halls Creek town centre

- * Department of Housing and Works and the Shire of Halls Creek are currently investigating opportunities for the redevelopment of existing lots within the Halls Creek town site
- * this may provide for additional dwellings in the short term

Airport land west

- * sites HC07 and HC08 recently rezoned to industrial
- * development of industrial lots will facilitate relocation of existing uses in industrial area and free up area for further development
- * currently being investigated by LandCorp
- * these areas may need to be extended to cater for future growth
- * outside of WaterCorp and Horizon Power's existing licence area

Bridge Street

- * development of 27 lots recently completed
- * 19 lots allocated to government departments, and eight sold to general public
- * remaining lots are within 150m buffer of airport's navigation beacon
- * further development cannot proceed until beacon is relocated (at significant cost)
- * timing of beacon relocation requires clarification (alternative site not yet agreed)
- * site has significant development costs
- * local planning scheme amendment initiated (no. 14) for area zoned public purposes - approved by council

Airport land

- * freehold land in council ownership (surplus to airport requirements)
- * identified as possible future development site
- * subject to further investigation of existing and possible future airport operational constraints

Moola Bulla - Lot 199

- * requires resolution of native title issues and clearance of exploration licences over this area (NOITT process under way)
- * local scheme amendment has been initiated (no. 11) to rezone to special rural

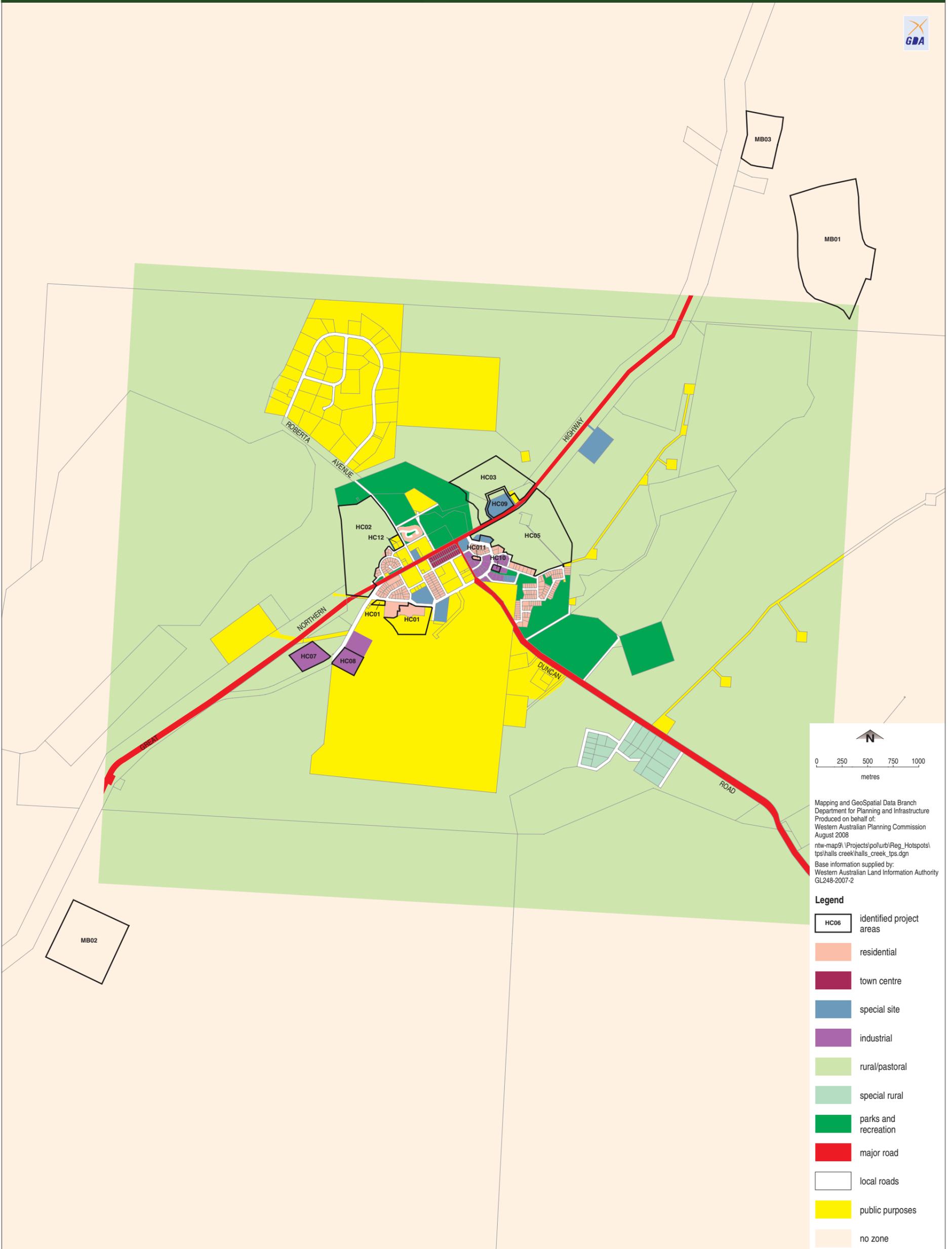
Moola Bulla - Lot 198

- * requires resolution of native title issues and clearance of exploration licences over this area (NOITT process under way)
- * local scheme amendment has been initiated (no. 11) to rezone to special rural
- * proposal to develop alternative site south of Elvire River for special rural purposes has been put forward
- * requires further investigation

Note:
The extent and timing of project areas are indicative only. No onus is placed on the landowner or relevant agency to comply with these representations. Proposals for development on each site must still follow relevant planning procedures.

Halls Creek

Regional HotSpots Land Supply Update | Local Planning Schemes



Mapping and GeoSpatial Data Branch
Department for Planning and Infrastructure
Produced on behalf of:
Western Australian Planning Commission
August 2008
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Base information supplied by:
Western Australian Land Information Authority
GL248-2007-2

Legend	
	identified project areas
	residential
	town centre
	special site
	industrial
	rural/pastoral
	special rural
	parks and recreation
	major road
	local roads
	public purposes
	no zone

Halls Creek 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+)	
HC01	Lot 9001 Bridge Street	WA Land Authority	Residential	Residential R15/40	Yes (for portion – amendment 14 initiated -> residential R20/40 and residential R40)		9.9	40	50	20	0	20	20	0	Project has conditional approvals in place. Stage one lots (27) allocated to Department of Housing & Works (19) and general public (8). Stage two lots are within 150m buffer of airport's navigation beacon, which requires relocation (at significant cost) before development of this stage can proceed. An alternative site for beacon is yet to be agreed, therefore cost estimates and relocation timing is currently uncertain. Local planning scheme amendment (no. 14) initiated for portion zoned public purposes. Amendment approved by council on 16 th October.
HC02	Lot 455 Roberta Avenue	State of WA (UCL)	Residential	Rural/pastoral	Yes (amendment 16 initiated -> residential development)		36.2	~300	~300	0	0	0	0	300	Notice of intention to take (NOITT) process completed. Taking order with Landgate and advertised on 27 August 2008. A local scheme amendment (no. 16) has been initiated to rezone to residential development. Requires further planning (structure plan). Requires clearance under the Mining Act (section 16(3)) as area has high prospectivity.
HC03	Lot 75 Great Northern Highway (CR 23136), UCL lots Great Northern Highway	State of WA (UCL)	Residential	Rural/pastoral, Public purposes – radio and TV site	Yes (not initiated)		22.0	~160	~160	0	0	0	0	160	Identified in local planning strategy for future residential development. Requires clearance of native title. Requires local scheme amendment and further planning. Requires clearance under the Mining Act (section 16(3)) as area has high prospectivity.
HC04	Lot 68 Great Northern Highway (CR 22898), Lot 409 Moyle Crescent (CR 39716)	State of WA	Residential	Public purposes – police purposes	Yes (amendment 15 initiated -> residential R40)	Subdivision plan prepared	1.1	6	15	0	0	6	0	0	Identified in local planning strategy for future residential development. A local scheme amendment (no.15) has been initiated to rezone to residential R40. Amendment approved by council on 16 th October. Construction of buildings may require decommissioning of the adjacent power station (scheduled for end 2008).
HC05	Lot 357, 358 & 370 Great Northern Highway	State of WA (UCL)	Residential	Rural/pastoral	Yes (amendment 16 initiated -> residential development)		42.1	~500	~500	0	0	To be determined			Identified in local planning strategy for future residential development. Notice of intention to take (NOITT) process under way. A local scheme amendment (no. 16) has been initiated to rezone to residential development. Requires further planning (structure plan). Requires clearance under the Mining Act (section 16(3)) as area has high prospectivity.
HC07	Lot 75 Great Northern Highway (CR 23136)	State of WA	Industrial	Industrial	No		6.2	15	15	0	0	To be determined			Recently rezoned to industrial. Outside of WaterCorp and Horizon Power's existing licence area. Currently being investigated by LandCorp.

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+)	
HC08	Lot 9000 Great Northern Highway	Shire of Halls Creek	Industrial	Industrial	No		4.1	8	8	0	0	To be determined			Recently rezoned to industrial. Outside of WaterCorp and Horizon Power's existing licence area. Currently being investigated by LandCorp.
HC09	Lot 442 Great Northern Highway	State of WA (UCL)	Tourism	Special site – tourist accommodation, Rural/pastoral	Yes (for portion, not initiated)		4.4	Not determined		0	0	To be determined			Identified in local planning strategy, which recommends relocation of existing caravan park to this site. Notice of intention to take (NOITT) process under way. Requires further investigation of site requirements.
HC10	Lot 434 Welman Road	WA Land Authority	Residential	Industrial	Yes (amendment 12 initiated -> residential R40)		0.4	1	12	0	0	12	0	0	Requires local scheme amendment (no. 12 initiated to rezone to residential R40). Amendment currently with WAPC for finalisation. Units to be developed by DHW.
HC12	Lot 232 & 236 (CR 30781) Roberta Avenue, Lot 160 (CR 27450) Smith Street	Commissioner of Main Roads (Lot 232), State of WA	Residential	Public purposes – depot MRD (Lot 232), Public purposes – power station (Lot 236), Public purposes (Lot 160)	Yes (amendment 17 initiated -> residential R20/40)		1.2	20	20-40	0	0	20	0	0	Identified in local planning strategy as suitable for low to medium density residential development. Site contains Water Corporation and Main Roads depots and decommissioned power station. Depots require relocation and power station site requires decontamination. A local scheme amendment (no. 17) has been initiated to rezone to residential R20/40.
MB01	Lot 198 Great Northern Highway	State of WA (UCL)	Rural Residential	outside current scheme area	Yes (amendment 11 initiated -> special rural)		74.4	24	72	0	0	To be determined			Notice of intention to take (NOITT) process under way. Requires clearance of exploration licences existing over this area. Proposal to develop alternative site south of Elvire River for special rural purposes has been put forward, but requires further investigation.
MB02	Lot 199 Great Northern Highway	State of WA (UCL)	Rural Residential	outside current scheme area	Yes (amendment 11 initiated -> special rural)		37.6	12	36	0	0	To be determined			Notice of intention to take (NOITT) process under way. Requires clearance of exploration licences existing over this area.
MB03	Lot 198 Great Northern Highway	State of WA (UCL)	Commercial	outside current scheme area			16.5	16	16	0	0	To be determined			

Privately owned land

HC11	Lot 237 Quilty Street	Vivian G W	Residential	Residential R25	No		0.3	4	4	0	4	4	0	0	Application for survey strata subdivision lodged June 2008 (not yet determined).
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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.