

Pilbara

Newman

Regional HotSpots Land Supply Update



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Newman

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 Pilbara region's economy is dominated by the mineral and petroleum sector. The table below details major resource projects either committed or under consideration in the Pilbara region which may impact on Newman. The extent of the impact will depend on accommodation options for construction and operational workforces.

Proponent / project	Location	Construction workforce ¹	Permanent workforce ¹	Estimated start / finish
Committed projects				
BHP Billiton Pty Ltd Pilbara Rapid Growth Project 4 Mt Whaleback / Yandi / Rail / Port Hedland	various locations	300	unknown	commenced / initial production first half 2010
Hope Downs Limited Hope Downs Iron Ore Mine	Hope Downs	1 000	300	commenced / commence full operation Q4 2008
Total workforce (committed projects)		1 300	300 (minimum)	
Projects under consideration				
BHP Billiton Pty Ltd Pilbara Rapid Growth Project 5 Yandi / Area C / Rail / Port Hedland	various locations	unknown	unknown	commenced / anticipated completion mid- 2010
Hancock Prospecting Pty Ltd Roy Hill Iron Ore Mine	Roy Hill (80km north of Newman)	unknown	unknown	feasibility study under way
Total workforce (projects under consideration)		unknown	unknown	
Source: Prospect magazine (June 2008 - August 2008), Department of Industry and Resources (2008)				
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 are significant population pressures in the Pilbara caused by fly-in fly-out workers and short-term contract workers which are not represented by the WAPC forecasts. This additional service population is significant and could add 10-25 per cent to the resident population. The impact of these extra people is not uniform and it is likely that those living in remote areas will exert different pressures to those in regional towns.

The Pilbara Industry's Community Council (PICC) is undertaking joint planning for major growth in the output of the resources sector in the Pilbara over the period 2015 - 2020. As part of this work, PICC is looking to broaden the understanding of the implications of this growth for service and infrastructure provision arising from the resulting employment and population changes in the region. In 2008, PICC engaged Heuris Partners to compile a bottom up picture of major planned and potential resource projects and model the resulting direct and multiplier impacts on Pilbara employment and population growth out to 2020. These figures build on the WAPC's population projections by providing projections on townsite populations and assumptions about service and fly-in fly-out populations.

These figures have been considered by Government and industry, and stakeholders have reached a consensus to use an agreed set of population figures. The WAPC supports the use of the PICC figures for planning purposes but notes that the WA Tomorrow figures should be used for predicting resident population growth in the region.

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 and discussion with stakeholders.

WAPC population projections (WA Tomorrow)

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)
Ashburton	6 000	6 000	6 000	5 700	0.0	0.0	-0.3
East Pilbara	8 100	7 400	7 400	6 400	-1.8	-0.9	-1.2
Port Hedland	13 900	14 800	15 400	16 600	1.3	1.0	0.9
Roebourne	15 800	17 000	18 600	20 900	1.5	1.6	1.4
Total Pilbara region	43 800	45 200	47 400	49 600	0.6	0.8	0.6
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

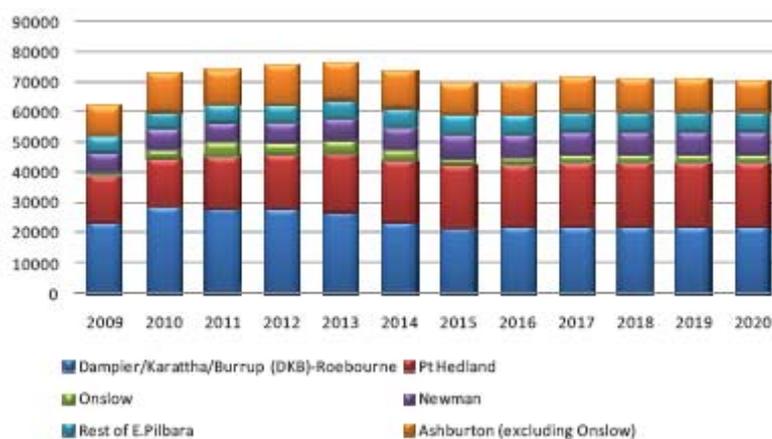
PICC employment and population projections

Resource related employment in the Pilbara region is expected to increase to more than 32 000 from 2015. These projections include both local (resident) employment and fly-in fly-out positions.

Employment source	Resource related employment ¹			
	2006	2010	2015	2020
Resident	10 003	12 864	15 517	14 489
Fly-in Fly-out	4 514	12 769	17 160	17 683
Total Pilbara region	14 517	25 633	32 677	32 172

Source: Pilbara Industry's Community Council (PICC): Employment and Population Projections to 2020 (2008)
 1 This projection includes the combined local resident and fly-in fly-out employment.

Combined resident, fly-in fly-out and construction workforce projections by location



Source: Pilbara Industry's Community Council (PICC): Employment and Population Projections to 2020 (2008)

A summary report on the PICC population and employment projections is available on the Chamber of Minerals and Energy's website (<http://www.cmewa.com.au>).

Population data published by the Australian Bureau of Statistics for the Shire of East Pilbara 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 and five of this document.

The Shire of East Pilbara had an estimated resident population of 7 500 persons in 2007. Newman accounted for more than 64 per cent (4 247 persons) of the shire's population in the 2006 census (place of usual residence). The number of persons present in Newman on census night 2006 (place of enumeration) was slightly larger, with 4 744 persons recorded. This figure includes residents, tourists, visitors and service populations. The majority of the shire's population reside in Newman, although there are a large number of aboriginal communities spread across the Shire of East Pilbara.

Local government (lg)	Estimated resident population 2007	Census population 2006 (place of usual residence)
Shire of East Pilbara	7 500	6 544

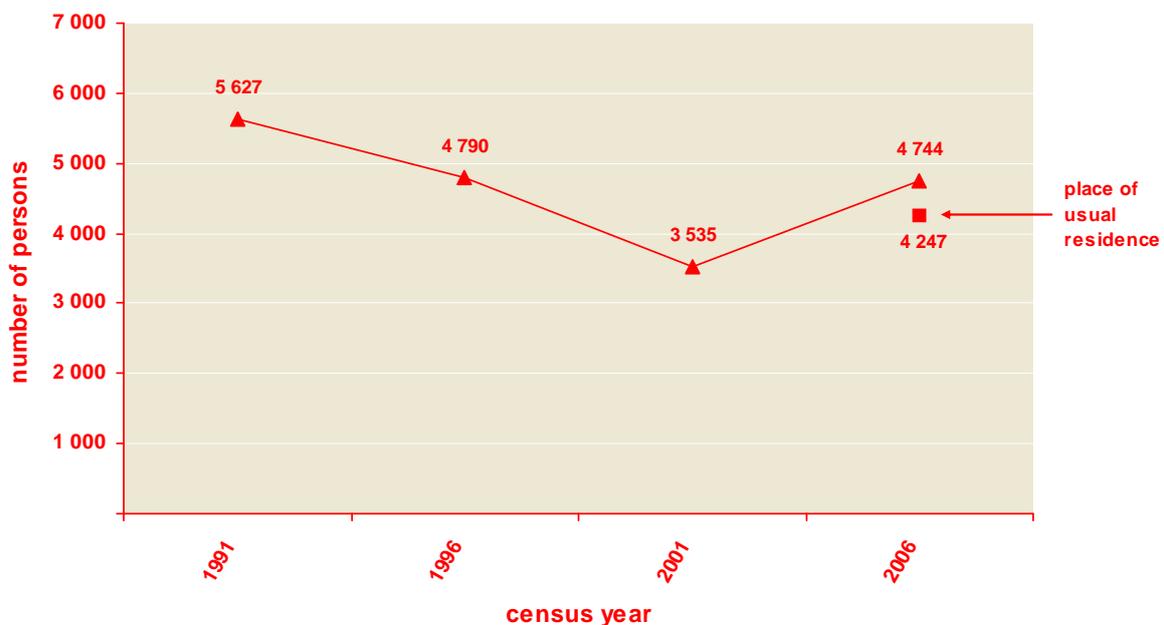
Source: Australian Bureau of Statistics
 Catalogue 3218.0 Regional Population Growth Australia (March 2008)
 Catalogue 2068.0 Census Tables (June 2007)

Locality	Census locality population 2006 (place of usual residence)	Locality population 2006 (per cent of lg)
Marble Bar	194	3.0
Newman	4 247	64.9

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

The graph below shows the number of persons present in Newman 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.

Newman 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 (in the Pilbara) of the number of people enumerated in a town or locality on census night.

How much residential zoned land is available?

This data details the area of developed and undeveloped zoned land in Newman. The analysis focused on undeveloped greenfield areas, and as such, vacant lots within the existing urban front have been classified as developed.

The majority of the undeveloped zoned land is located in east Newman. This site (NEWM02) has current conditional approval for more than 380 lots. Other undeveloped zoned areas are located to the south-west (NEWM03) and north-west (NEWM04) of the town centre. These sites are zoned residential R15/40 and residential R15 respectively and are unallocated crown land.

Zone	Developed (ha)	Undeveloped (ha)
Residential R15	28.1	10.0
Residential R15/40	98.8	62.3
Residential R25	0.1	0
Total	127.0	72.3
Source: Department for Planning and Infrastructure internal databases (2008)		

Can demand be met?

- There is sufficient Crown land available to meet current demand, with identified sites potentially yielding more than 600 dwelling units. Development of these sites is scheduled, and can be brought forward subject to demand.
- The Newman townsite is clear of native title (through state agreement lease).
- LandCorp's East Newman project (NEWM02) has conditional approval for more than 380 lots, and will be developed subject to demand.
- There are a number of sites, where local planning scheme amendments have recently been finalised, which will result in the development of additional workforce accommodation units.
- Infill development is continuing, with BHP Billiton amalgamating a number of lots in existing areas to facilitate the development of group housing.
- Demand for industrial land remains strong with the majority of lots sold in LandCorp's recent release of 15 lots. Planning is under way for development of additional industrial lots adjacent to this area (NEWM07).

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

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
2	0	17	454	60+ (further stages to be developed subject to demand)
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 Newman in recent years.
- The majority of the lots with current conditional approval relate to LandCorp’s East Newman project (NEWM02).

What are the challenges for land release and housing supply?

- Changing or unknown requirements for accommodating resource company workforces, and the split of workforces between mine, rail and port operations.
- Access to builders and capacity to construct.
- 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

- Working with the Pilbara Industry’s Community Council to establish serviced and approved "landbanks" to cater for uncertain timing of demand (DPI, LC).
- Preparing a Pilbara Settlement Framework to define the role, function and size of each of the Pilbara’s settlements in order to accommodate the pressure for accommodation and facilities generated by the expansion of the resources sector. A draft has been prepared and will be presented to WAPC in late October with a view to being released for public comment in November 2008 (DPI).
- Developing a Pilbara 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 2008 (DoW).
- Undertaking clinical services planning in the Pilbara region (DoH).

Local initiatives

- Progressing planning for residential and industrial sites in Newman to meet demand (DPI, LC, SoEP).
- Preparing a town centre redevelopment strategy (recently commenced). The strategy aims to create a more efficient town centre, focusing on improving civic, retail and commercial services (SoEP, DPI).
- Preparing the East Pilbara Housing Strategy (SoEP).
- Preparing the East Pilbara Active Recreation Strategy (SoEP).
- Preparing the Newman Retail and Commercial Strategy (SoEP).
- Regulating dust and noise emissions through Part IV and Part V of the *Environmental Protection Act 1986* (DEC).
- Planning for the expansion of community based population health services and related services such as ambulance services (generating demand for an additional 8 staff houses) (DoH).
- Commencing construction of 10 houses for health employees in Newman.
- Continuing to monitor the condition and operation of the regional road network to identify road network improvement requirements (MRWA).
- Identifying projects such as the refurbishment of the Newman Police Station in agency 10 and 20 year capital investment plans (Police).
- Delivering additional accommodation for government employees in Newman by purchasing 3 dwellings in the 2007-08 financial year, and finalising or commencing construction of 27 dwellings in 2008-09 (GROH).
- Monitoring school site requirements. It is anticipated that the two existing primary schools could accommodate additional students resulting from development of identified areas with the provision of additional facilities (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 East Pilbara (SoEP)
- Water Corporation (WC)
- Western Australia Police (Police)

Newman

Regional HotSpots Land Supply Update | Identified Project Areas



NEWM05
 * development of 16 dwelling units to accommodate government employees
 * completion anticipated May 2009

NEWM04
 * project has conditional subdivision approval
 * project has potential to yield 68 single residential lots
 * to be developed subject to demand

NEWM11
 * expansion of Kurra Village
 * construction of an additional 93 units, expanding capacity of village from 1230 to 1605 persons
 * anticipated completion end of 2008

Nicholls Place
 * rezoning from rural to special use - single persons quarters and motel recently finalised
 * proposed zoning will facilitate development for tourism purposes in the longer-term

East Newman
 * conditional approval for subdivision of 384 lots granted April 2007
 * stage 1 to comprise 60 lots - completion anticipated late 2008
 * portion of lots allocated to government agencies and resource companies
 * 29 lots sold by public ballot on 11 September 2008
 * East Newman Masterplan includes a range of lot sizes and both single residential and group housing sites
 * further lots to be developed subject to demand

NEWM10
 * former drive-in theatre site
 * rezoning to special use 15 recently finalised
 * proposed zoning will allow medium density residential development, short stay accommodation and mixed business uses

NEWM03
 * site zoned residential R15/40
 * project will likely include some group housing
 * superlot sales options currently being considered for this site

Infill areas
 * BHP Billiton has gained conditional approval to amalgamate adjacent lots at various sites within these areas
 * a number of these sites have approval for the development of group dwellings
 * collectively these sites could yield a significant number of additional dwellings
 * development will involve the demolition of existing dwellings, hence a reduction in the availability of dwellings in the short-term

Lot 2350 Gun Club Road
 * rezoning from rural to special use - caravan park, single persons quarters and holiday accommodation recently finalised
 * construction commenced comprising 59 temporary accommodation units
 * to accommodate BHP Billiton staff

Newman light industrial area
 * recent release of 15 industrial lots by LandCorp
 * lots sold by public tender/private treaty

NEWM07
 * planning under way for development of industrial lots
 * site will yield approximately 50 lots
 * local scheme amendment initiated (amendment 10) for portion zoned rural
 * conditional approval granted September 2008 to subdivide 10 lots
 * demand for industrial land remains strong

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.



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

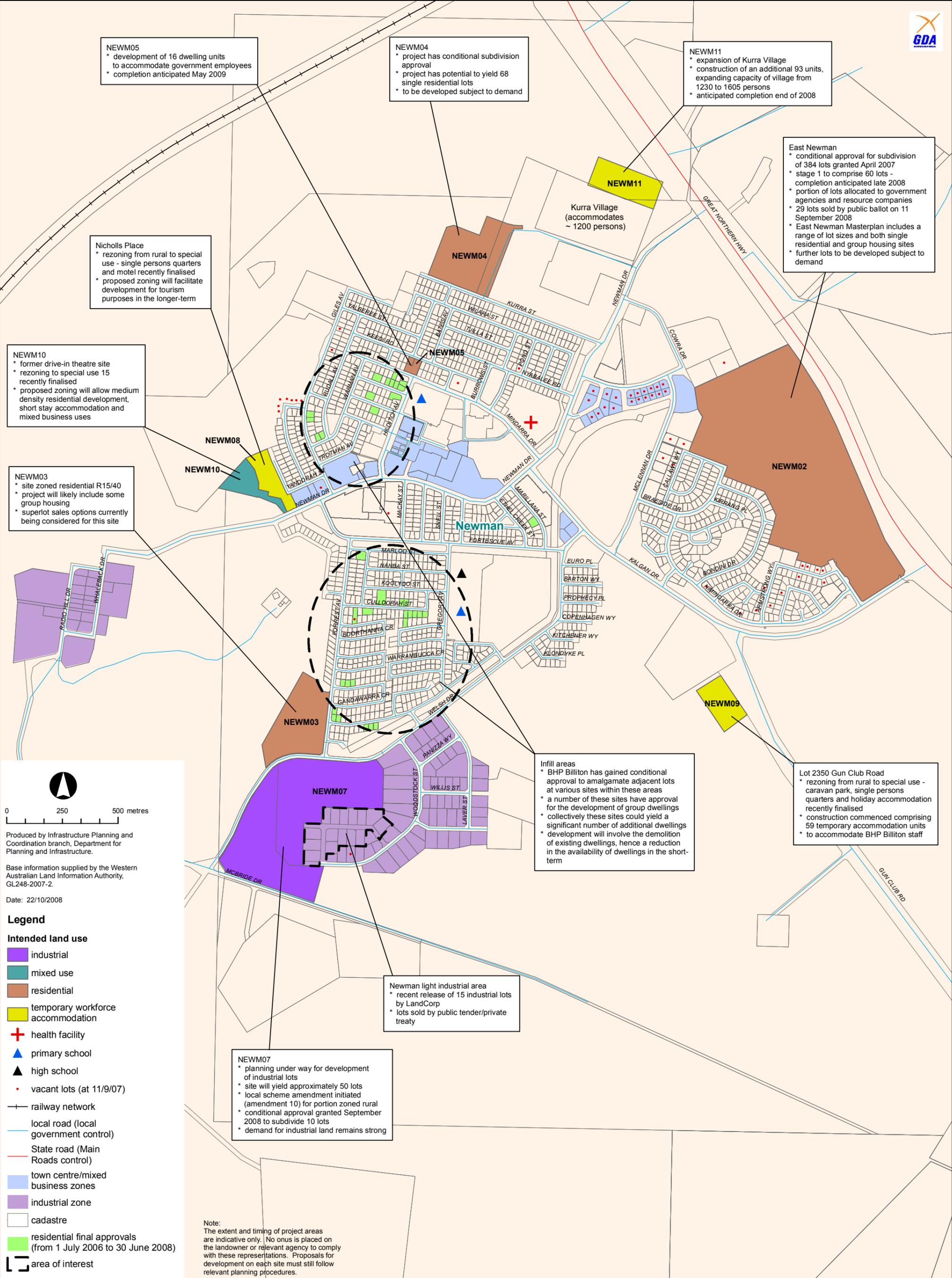
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Date: 22/10/2008

Legend

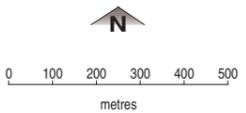
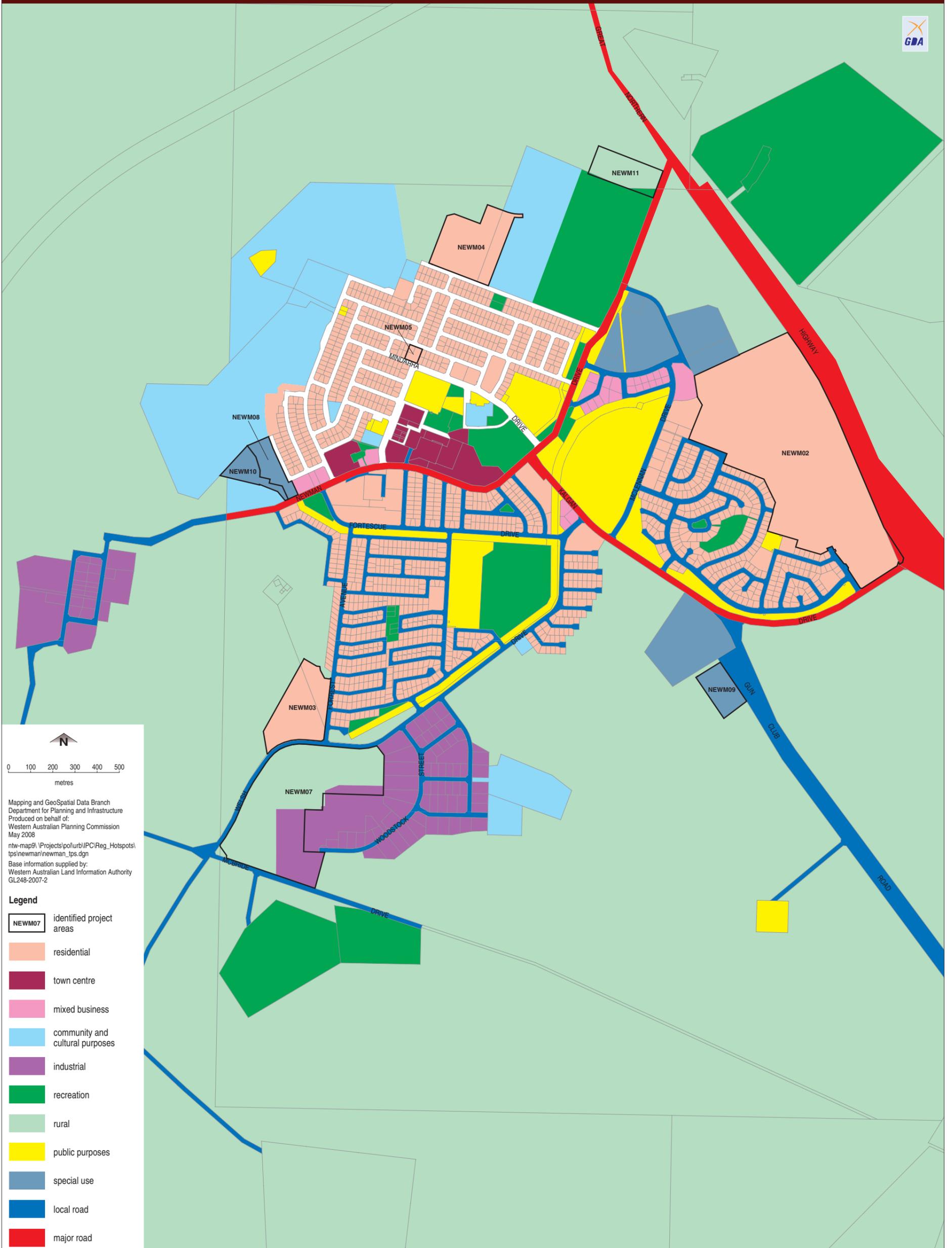
Intended land use

- industrial
- mixed use
- residential
- temporary workforce accommodation
- health facility
- primary school
- high school
- vacant lots (at 11/9/07)
- railway network
- local road (local government control)
- State road (Main Roads control)
- town centre/mixed business zones
- industrial zone
- cadastre
- residential final approvals (from 1 July 2006 to 30 June 2008)
- area of interest



Newman

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
May 2008
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Base information supplied by:
Western Australian Land Information Authority
GL248-2007-2

- Legend**
- identified project areas
 - residential
 - town centre
 - mixed business
 - community and cultural purposes
 - industrial
 - recreation
 - rural
 - public purposes
 - special use
 - local road
 - major road

Newman 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+)	
NEWM02	Lot 501 Kalgan Drive	State of WA (UCL)	Residential	Residential R15/40	No	East Newman Masterplan prepared and adopted	51.6	384	453	384	0	First stage of 60 lots to be released 2008, with further stages to be developed subject to demand.			Civil works for 60 lots (stage 1) commenced in December 2007, with anticipated completion late 2008. Lots (29) sold by public ballot on 11 September 2008. A portion of the lots (26) have been allocated to government agencies and resource companies. Lots have 30 month development conditions. Further lots to be developed subject to demand.
NEWM03	Crown land cnr Forrest Avenue & Welsh Drive	State of WA (UCL)	Residential	Residential R15/40	No		7.5	58	58	0	0	58	0	0	Project will likely contain some group housing. To be developed subject to demand. Superlot sales options currently being considered for this site.
NEWM04	Crown land Kurra Street, Lot 300 Newman Drive (CR 41654)	State of WA (UCL – Kurra Street)	Residential	Residential R15	No		8.4	68	68	68	0	68	0	0	Project has conditional approval (granted January 2008), and will be developed subject to demand. Project can be serviced by extensions to existing infrastructure.
NEWM05	Lot 288 Mindarra Drive, Lot No 733 Keedi Road	Housing Authority (Lot 288), BHP Billiton (Lot 733)	Residential	Residential R15/40	No		0.4	1	16	0	0	16	0	0	Development of 16 dwelling units to accommodate government employees. Project has development approval with completion anticipated May 2009.
NEWM07	Lot 9000 Shovelanna Street, Crown land McBride Drive	WA Land Authority (Lot 9000), State of WA (UCL - McBride Drive)	Industrial	Rural, Industrial	Yes (for portion zoned rural – amendment 10 initiated)		24.8	51	51	10	0	10	28	13	Conditional approval to subdivide 10 light industrial lots granted September 2008. Construction anticipated to commence in early 2009. Requires local scheme amendment for portion zoned rural (amendment 10 initiated).
NEWM08	Lot 500 Nicholls Place (Leasehold K189199)	State of WA	Temporary workforce accommodation	Special use 14 - single persons quarters, tourist accommodation and motel	No		2.3	1	37	0	0	37	0	0	Accommodation village being developed by BHP Billiton. Project comprises 37 units. Local scheme amendment (no. 6) recently finalised to rezone to special use. Current zoning will facilitate development of this site for tourism purposes in the longer-term.
NEWM09	Lot 2350 Gun Club Road (Leasehold K052676)	State of WA	Temporary workforce accommodation	Special use 13 - caravan park, single persons quarters and tourist accommodation	No		2.8	1	59	0	0	59	0	0	Accommodation village being developed by BHP Billiton. Project comprises 59 units. Local scheme amendment (no. 4) recently finalised to rezone to special use.
NEWM11	Crown land Les Tutt Drive, Lot 301 Newman Drive (CR 48190)	State of WA (UCL)	Temporary Workforce Accommodation	Rural	No		4.1	1	93	0	0	93	0	0	Expansion of Kurra Village. Proposal by BHP Billiton to construct additional 93 units, expanding capacity of village from 1230 to 1605 persons. Anticipated completion end of 2008.

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+)	

Privately owned land

NEWM10	Lot 688 Newman Drive	Introx Pty Ltd	Mixed Use	Special use 15 - residential and tourist accommodation	No		2.2	Not determined	0	0		To be determined		Former drive-in theatre site. Local scheme amendment (no. 4) recently finalised to rezone to special use. Current zoning will allow medium density residential development, short stay accommodation and mixed business uses. Lot is currently for sale by public tender.
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