

Table 46: Project summaries – Newman

Identifier	Land ownership ¹	Estate name	Location ²	Existing tenure	Purpose	Zoning/planning			Area/yield ³			Subdivision approvals ⁴			Anticipated dwelling release ⁶ (commencing mid 2013)			Constraints ⁷					Comments
						Current zoning	Amendment required/ initiated	Other planning under way	Area (ha)	Yield (lots)	Yield (units)	Approvals pending	Current approvals	Lots on non-cleared agreements ⁵	Short term (0-5yrs)	Medium term (6-10yrs)	Long term (10+ yrs)	Resolved	Concern but resolution anticipated	Critical but resolution anticipated	Critical and resolution not definite		
NEW01	P	Newman Estate	Lot 511 Great Northern Highway	GTN Pty Ltd	Single Residential/ grouped dwellings	Residential	No	Structure planning endorsed and subdivision process initiated	14.57	245	310	0	73	0	310	0	0	E, Pw, NT	D			Newman Estate is one of the most significant projects in Newman, particularly in the next five years. Conditional subdivision approval has been granted for 244 green title lots; however, none of these have progressed to final approval or dwelling construction.	
NEW02	G	East Newman	Lot 507 & 510 Great Northern Highway (UCL)	State of WA	Single Residential	Residential	No	Structure planning endorsed and subdivision process underway and construction commenced	15.88	192	219	0	44	150	177	0	0	E, P, NT				LandCorp's East Newman Estate is the largest residential land release currently under development. The site has been deconstrained. A number of lots have already been granted title and construction has commenced on numerous dwellings across the site.	
NEW03	G	-	Lot 300 Forrest Avenue (UCL)	State of WA	Single Residential	Residential	No	Site is zoned residential and has been flagged in Newman Town Centre Revitalisation Plan	7.65	n/a	190	0	0	0	0	190	0	NT		S		The site is undeveloped land zoned for residential purposes and has also been identified in the Newman Town Centre Revitalisation Plan and the Newman 'lazy lands' project.	
NEW04	G	-	Lot 688 Newman Drive	State of WA	Grouped dwellings	Special use	Yes, approved	Survey strata granted for eastern section	2.72	51	51	0	51	0	51	0	0			S		Survey strata approval granted for 51 lots. The site was rezoned to allow residential development under LPS amendment 17 - gazetted July 2013.	
NEW05	P	-	Lot 1401 Newman Drive	Roselly Pty Ltd	Hotel/short term accommodation	Town centre	No		1.67	n/a	100-200 (TWA)	0	0	0	0	0	0					Development on this site has commenced to provide 100-200 short stay accommodation units behind the Newman Hotel. Many of the units are in place and the project is near completion (as at late 2013).	
NEW06	P	-	Lot 1, 2 & 1315 Newman Drive, Lot 3 Fortescue Avenue, Lot 1316 Mackay Street	BHP Billiton Minerals Pty Ltd	Transient workforce accommodation	Residential	No	Conditional approval for lot amalgamation granted in January 2011	6.69	n/a	955	0	0	0	0	0	0			S	Pw, P	Development for the purpose of worker accommodation. This central site was given approval for high density residential development up to three storeys. The project planned to deliver approximately 955 rooms to house BHPBIO employees. Plans for the site have been put on hold indefinitely.	
NEW07	P	-	Lot 2278 McLennan Drive	Wariparringu Pty Ltd	Single Residential	Residential	No	Conditional subdivision approval for 29 single residential lots	3.09	29	29	0	29	0	29	0	0			S		Conditional approval granted for 29 lot subdivision in November 2011 for southern portion of the site. The Department of Housing has an interest in the section of the site north of Wandaya Way in the northern portion of the site.	
NEW08	P	-	Lot 18 Hilditch Avenue	BHP Billiton Minerals Pty Ltd	Commercial	Town centre	No		1.24	n/a	n/a	0	0	0	0	0	0		Pw	S		This site is in a key strategic location for the development of the town centre. The site is owned by BHPBIO who have released plans for the western section of the site outlining a development plan worth approximately \$30 million. The site is likely to include one substantial building containing two large spaces for retail and provision for smaller outlets around the outside. There is no clear time frame for this project; however, it could potentially progress in conjunction with the next stage of the Newman Town Centre Revitalisation Plan. The eastern section of the site may initially be used as a car park, servicing the expanded retail services and may be developed for commercial/retail purposes in the long-term.	
NEW09	P, G	-	Various Lots Newman Drive, Kurra Street & Abydos Way	Private, State of WA	Mixed use	Special use, Public purposes, Recreation	Yes, initiated		10.15	n/a	n/a	0	0	0	0	0	0	NT	Pw	S		Development on this site will create a spine of mixed business development along Newman Drive, the main road through Newman. The site currently includes the Red Sands Tavern, the Newman petrol station and the Newman fire station. Development on this site will be mixed business with the necessary zoning alterations incorporated in LPS Amendment 20. The site may also house a new ambulance sub-centre. Power supply upgrades may be required to develop this site.	
NEW10	G	-	Lot 300, 301 & 500 Cowra Drive	State of WA	Mixed business	Mixed business, Public purpose	Yes, initiated		4.49	20	0	0	0	0	0	0	0	NT, Pw		S		The site will provide for a range of service industry, wholesaling, showrooms, trade and professional services which, by reason of their scale, character and operational land requirements, are not generally appropriate to, or cannot conveniently or economically be accommodated within the town centre or industrial area. Currently Class C reserve - place of worship and training; and C class reserve - cultural and community purposes.	
NEW11	G	-	Part Lot 500 Great Northern Highway	State of WA	Residential	Rural	Yes, initiated	Structure planning	5.37	70	70	0	0	0	0	70	0	NT		S, Pw, P, Z		Area likely to be developed with single dwellings.	

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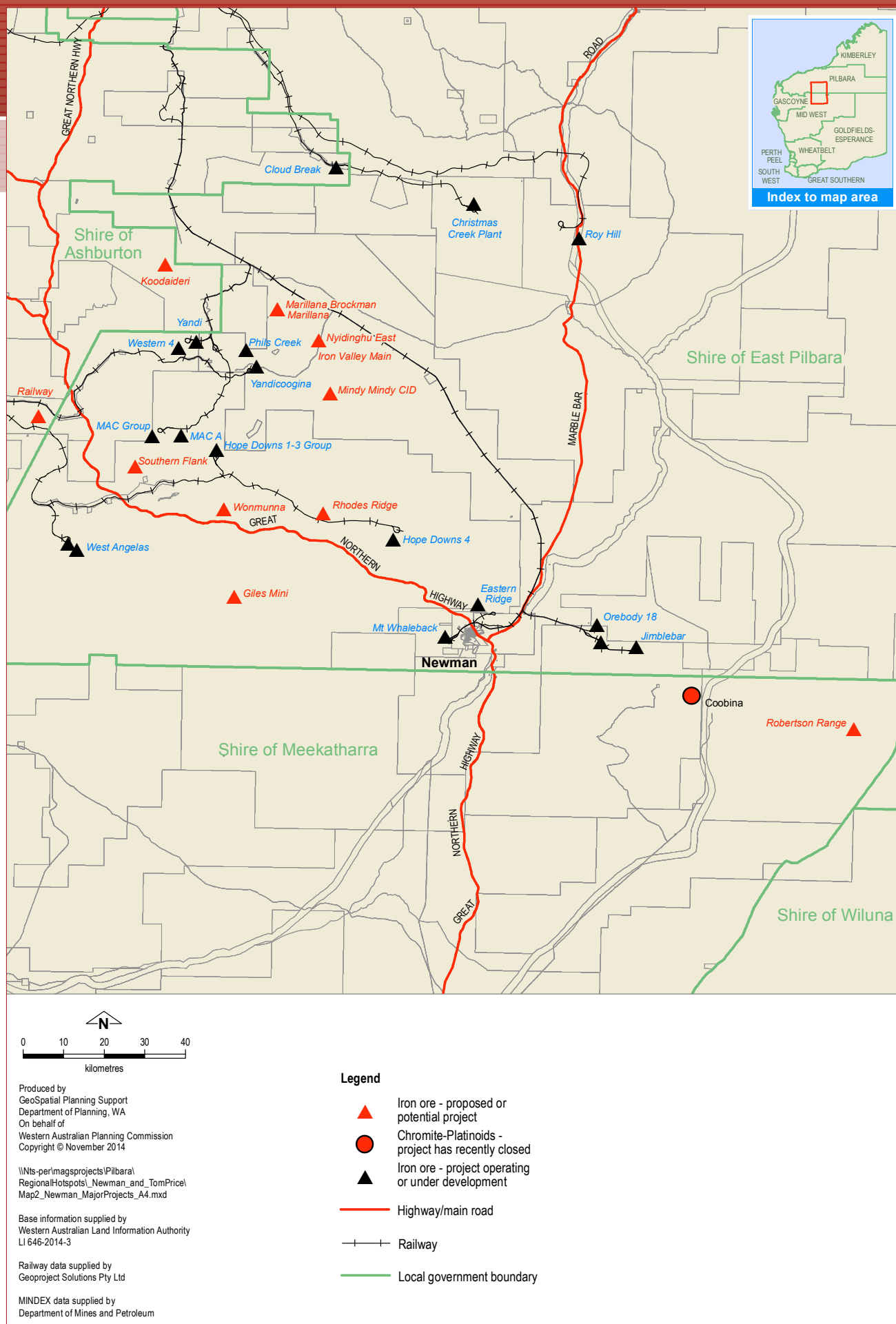
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NEW12	G	-	Lot 1656 Cowra Drive	State of WA	Residential	Special use, rural	Yes, initiated	Structure planning	8.29	130	130	0	0	0	130	0	0	NT		Z, P, S		Currently Class C reserve - recreation centre, club premises site. Identified in Newman Revitalisation Plan as single residential; however, site may also include grouped dwellings, depending on market conditions.	
NEW13	G	-	Part Lot 500 Great Northern Highway	State of WA	Tourism, public purposes	Rural	Yes, initiated	Structure planning	2.62	n/a	n/a	0	0	0	0	0	0	NT		Z, P, S		Will be the site of a council run tourist park for short term accommodation. The site will also retain a significant amount of land for public open space suitable for staging public events (fairs, carnivals, concerts) and over flow sporting events.	
NEW14	P	-	Part Lot 23 Newman Drive	Stephen Grace pty ltd	Apartments	Town centre	No		0.37	0	21	0	0	0	21	0	0			S		Apartment project on part of the Seasons Hotel site in central Newman.	
NEW15	G	-	Lot 556; Part Lots 555 & 558 McLennan Drive	State of WA	Residential	Public purposes	Yes		6.91	150	150	0	0	0	0	150	0		D	S		Zoned for public purposes, the Newman TAFE and public library are located adjacent to the southern edge of the site. There is a proposal in its early stages to develop the lot and the proponent is currently engaged in native title negotiations. The site has strategic value - located close to the town centre, sports facilities and schools. The size of the site provides an opportunity to maintain the supply of residential lots after East Newman and Newman Estate are fully developed.	
NEW16	G	-	Lot 1789 Kalgan Drive	State of WA	Residential	Public purposes	Yes		2.57	0	0	0	0	0	0	80	0			S, P, Z	D ,NT	Identified in Newman Town Centre Strategy; however, drainage is a significant issue on this site. The site is centrally located is large enough to accommodate approximately 80 dwellings. Constraints to the site represent further challenges to development.	
NEW18	G	-	Part Lot 401 Great Northern Highway	State of WA	Residential	Community & cultural purposes	Yes		3.30	n/a	n/a	0	0	0	0	0	0		Pw, W, P	S, P, Z	M, NT	Identified in Newman Revitalisation Plan as residential new - single residential. This site is highly constrained by its proximity to possible future mining operations. Development on the site is now unlikely for the foreseeable future and it is probable that the project will not be pursued.	
NEW19	G	-	Part Lot 401 Great Northern Highway	State of WA	Residential	Rural, Community & cultural purposes	Yes		7.45	n/a	n/a	0	0	0	0	0	0		Pw, W, P	S, P, Z	M, NT	Identified in Newman Revitalisation Plan as residential new - single residential. This site is highly constrained by its proximity to possible future mining operations. Development on the site is now unlikely for the foreseeable future and it is probable that the project will not be pursued.	
NEW20	G	-	Lot 1640 Giles Avenue	State of WA	Residential	Community & cultural purposes	Yes		3.16	n/a	n/a	0	0	0	0	0	0		Pw, W, P	S, P, Z	M, NT	Identified in Newman Revitalisation Plan as residential new - single residential. This site is highly constrained by its proximity to possible future mining operations. Development on the site is now unlikely for the foreseeable future and it is probable that the project will not be pursued.	
NEW21	G	-	Lot 702 Newman Drive	State of WA	Residential	Recreation	Yes		3.32	115	115	0	0	0	0	80	0	NT	Pw	S, P, Z		Identified in Newman Revitalisation Plan as single residential.	
NEW22	G	-	Lot 301, 400 & 402 Newman Drive	State of WA	Transient workforce accommodation	Recreation, Rural	Yes		16.54	n/a	n/a	0	0	0	0	0	0			S	M, P, Z	Identified in Newman Revitalisation Plan as single residential. Currently the site of BHP's Kurra Village TWA camp. BHP has sought an extension to the lease and it is highly unlikely that residential development will occur on the site in the foreseeable future.	
NEW23	G	-	Part Lot 348 Newman Drive	State of WA	Residential	Rural	Yes, initiated		16.31	n/a	240	0	0	0	0	0	240			S, P, Z	D, NT,GT,W	Site located at the base of Radio Hill. Development of this site has been flagged in previous strategies; however, the site is heavily constrained by topography and geology. The costs associated with overcoming the constraints to develop this site are likely to deter development for some time.	
NEW24	G	-	Part Lot 370 Kalgan Drive	State of WA	Residential	Rural	Yes		10.85	96	125	0	0	0	0	125	0				Z, P, S, Pw, W, NT	This site has been flagged as a possible location for a future tourism development but may be developed for residential purposes depending on demand.	
NEW25	G	-	Part Lot 300 & part Lot 369 Kalgan Drive	State of WA	Residential	Rural	Yes		29.68	310	380	0	0	0	0	380	0				Z, P, S, Pw, W, NT	This site has been identified for development in the medium term with the potential for special rural lots in the interim. Longer-term, it is more probable that the site will serve as an expansion area for the proposed adjacent medium density residential area.	
NEW26	P, G	Kurra Estate (Stage 2)	Lot 700 Les Tutt Drive, part Lot 702 Candlestick Drive	Kurra at Newman Pty Ltd, State of WA	Medium density, residential	Residential development, Community & cultural purposes	Yes	Subdivision application has been approved to create 3 vacant strata lots on the site.	2.02	n/a	180	0	0	0	180	0	0	P, Z		S		The site forms Stage 2 of the Kurra Estate and will include medium density development up to three storeys in height. Planning has commenced and resolution of constraints largely progressed for development. Construction is likely to commence once Stage 1 nears completion. Project is likely to yield approximately 180 dwellings.	
NEW29	P, G	-	Hilditch Avenue and Newman Drive	Various	Medium density, residential	Residential	Yes, not initiated		2.30	n/a	50	0	0	0	50	0	0	P	L, Pw			Identified in Newman Revitalisation Plan as medium density residential. Medium density dwelling types may include: duplex development (where infill occurs); two storey townhouses; grouped dwellings for key worker and FIFO accommodation; low rise walk up apartments (3 storeys) in an around the town centre; courtyard; shop top apartments. The Shire is involved in this project, developing 8 dwellings on the site. The remainder of the site is in private ownership with multiple land owners which is likely to result in incremental development.	

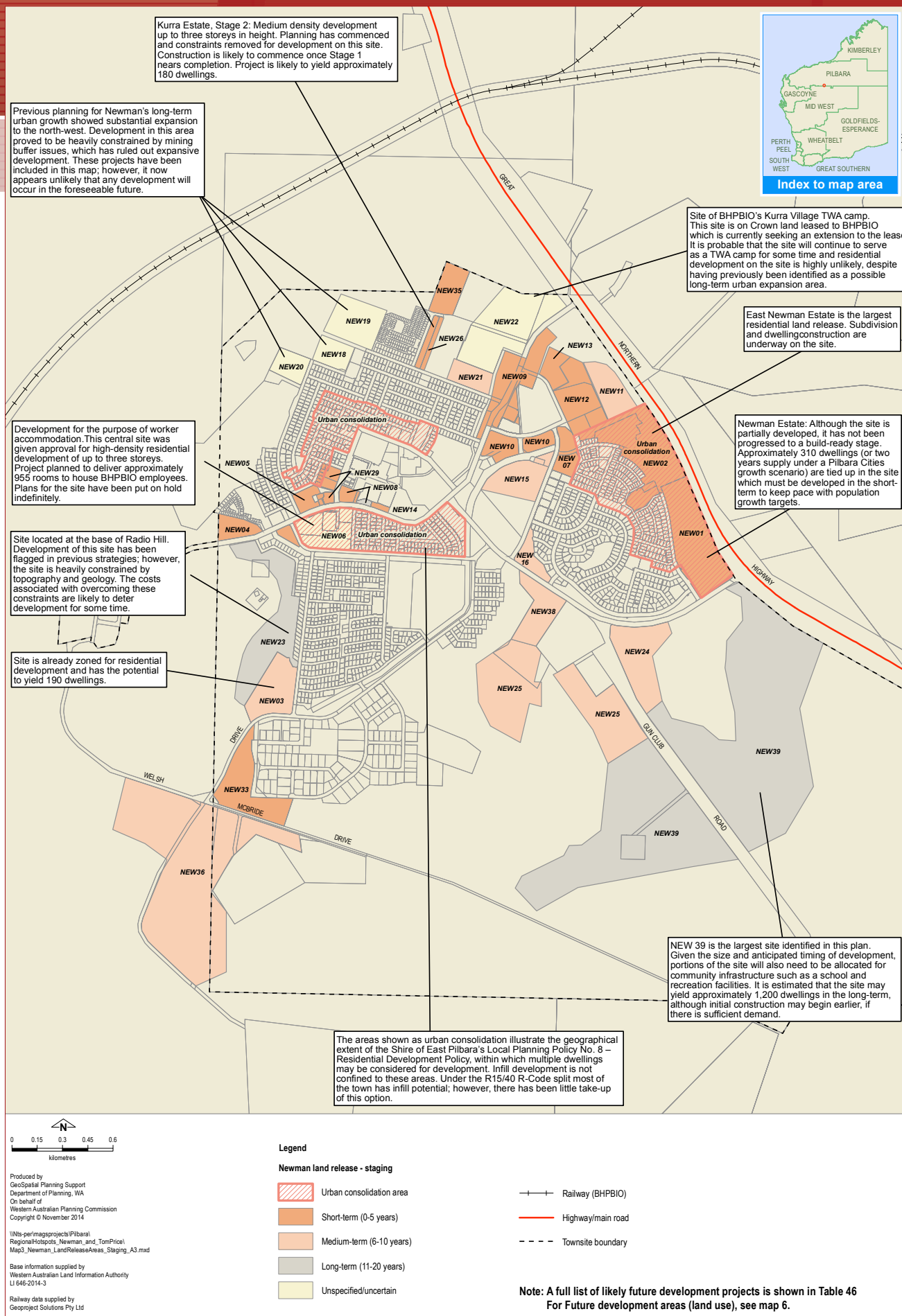
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NEW33	G	-	Lot 510 Welsh Drive	State of WA	Industrial	Industrial	No		10.01	25	25 (industrial)	0	0	0	0	0	0		Pw	S		Identified in Newman Revitalisation Plan as industrial. As the site is zoned for industrial use it is likely that, subject to resolution of constraints, development may proceed in the short-term.	
NEW34	G	-	Lot 600 Les Tutt Drive	State of WA	Tourism	Community & cultural purposes	Yes, not initiated		0.81	n/a	7 (tourism)	0	0	0	0	0	0					Construction was recently completed on 7 short stay accommodation units (eco tents) within the museum display area, adjacent to the Newman Visitor Centre car park.	
NEW35	G	-	Lot 1419 Fortescue Avenue	State of WA	Short term accommodation	Recreation	Yes, not initiated		4.43	n/a	n/a	0	0	0	0	0	0					Lease vested to the Shire for the purposes of fly camps for a construction work force to develop the town centre. The site will be sub-leased to construction companies working on East Newman and the town centre.	
NEW36	G	-	Part Lot 17 Yates Road, part UCL McBride Road	State of WA	Industrial	Rural	Yes, not initiated		56.79	100	100 (industrial)	0	0	0	0	0	0			Z, P		LandCorp is currently investigating the extension to the existing industrial area. Development will require rezoning and further planning. A significant proportion of this site is outside the townsite boundary.	
NEW38	G	-	Lot 300 Kalgan Drive	State of WA	Tourism	Rural	Yes, not initiated		6.63	49	60	0	0	0	0	60	0				Z, P, S, Pw, W, NT	The site has been identified as a tourism precinct; however, the could potentially be used for residential development depending on demand. The site is unlikely to be developed in the short/medium term.	
NEW39	G	-	Part Lot 370 Great Northern Highway, part Lot 369 Gun Club Road, Lot 27 Cemetery Road	State of WA	Residential	Rural	Yes, not initiated		129.2	n/a	1,200	0	0	0	0	0	1,200				Z, P, S, Pw, W, NT, E	NEW 39 is the largest site identified in this plan covering 129 ha. The entire site is shown as residential; however, given the size and anticipated timing of development for the site, portions of the site will also need to be allocated for community infrastructure such as a school and recreation facilities. It is estimated that the site mat yield approximately 1,200 dwellings in the longer term, although initial construction may begin earlier, should there be sufficient demand.	
1 P = Private, G = Government																							
2 UCL = unallocated Crown land																							
3 In some cases the yield for the project is indicative only. Final lot/dwellings yields will be determined by further detailed planning.																							
4 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.																							
5 Refers to conditionally approved lots where a servicing agreement (agreement to construct) has been signed between the Water Corporation and the developer. This gives further indication of lots likely to become available to the market in the short-term.																							
6 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.																							
7 Constraints and issues codes: Drainage (D), environmental (E), heritage (H), land assembly (L), native title (NT), planning (P), power (Pw), sewer (S), water (W) and zoning (Z).																							

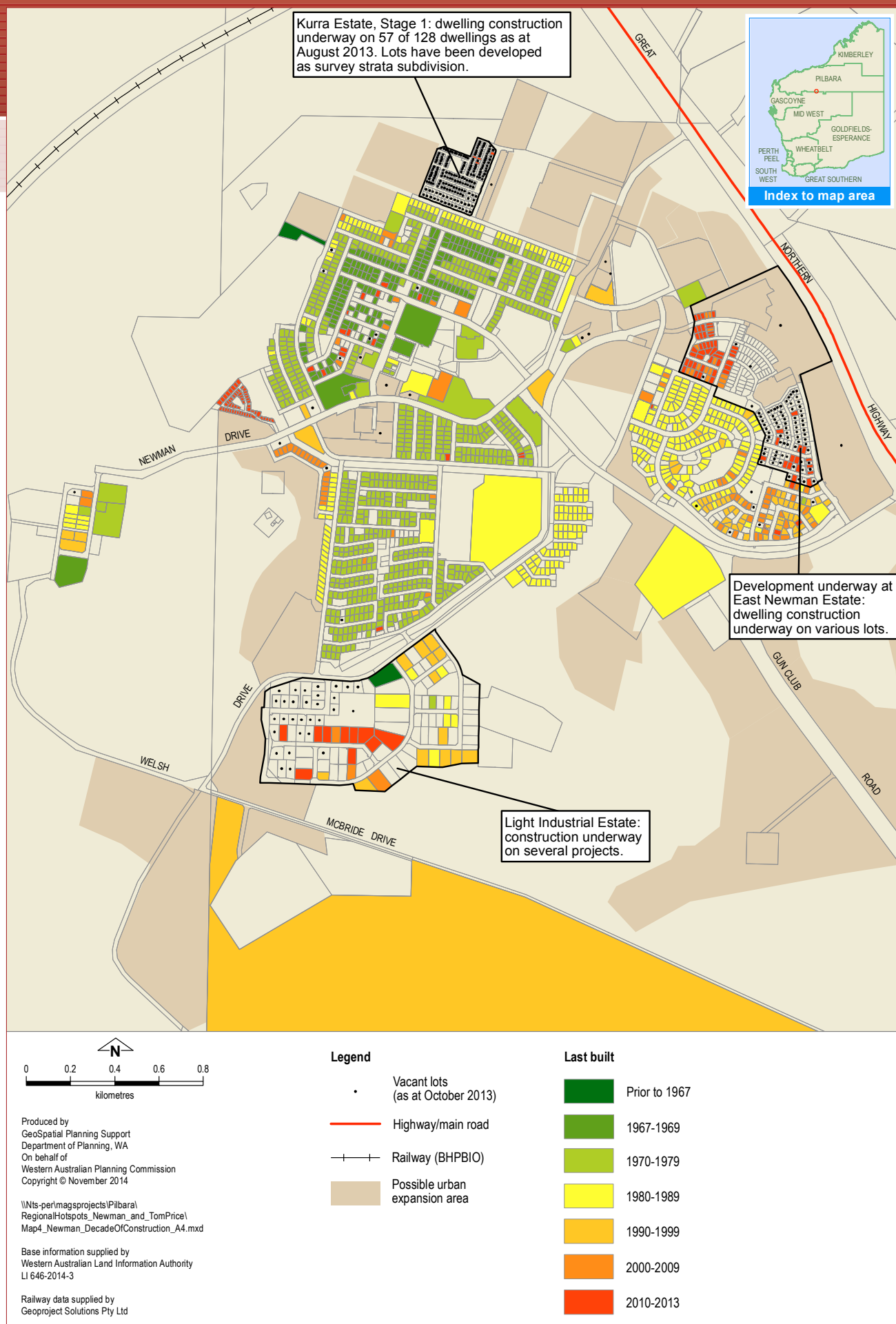


Map 1: Aerial image – Newman

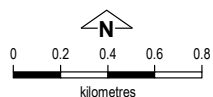
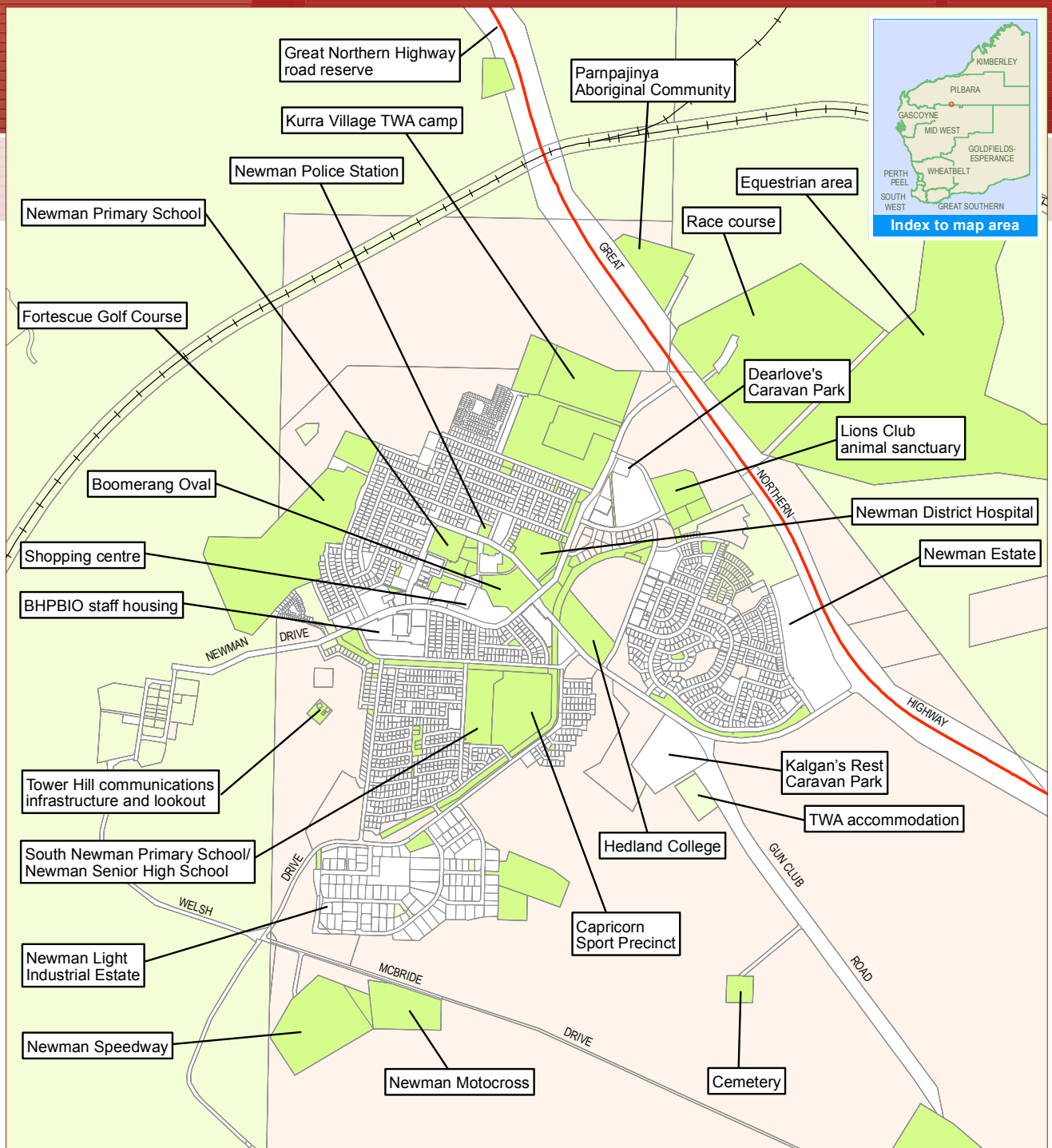




Map 3: Future development areas (staging) – Newman



Map 4: Decade of construction – Newman



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Railway data supplied by
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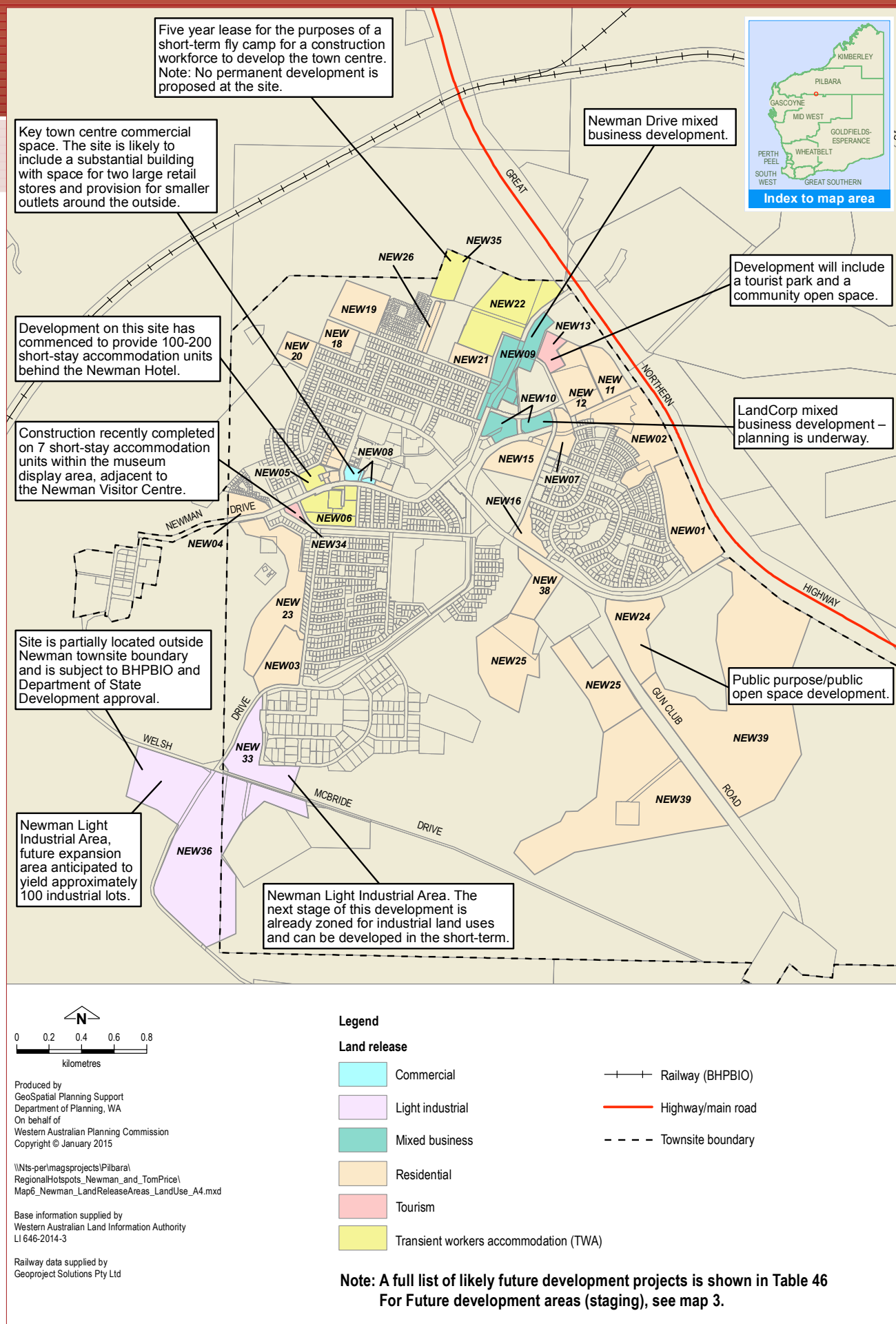
Legend

Land tenure

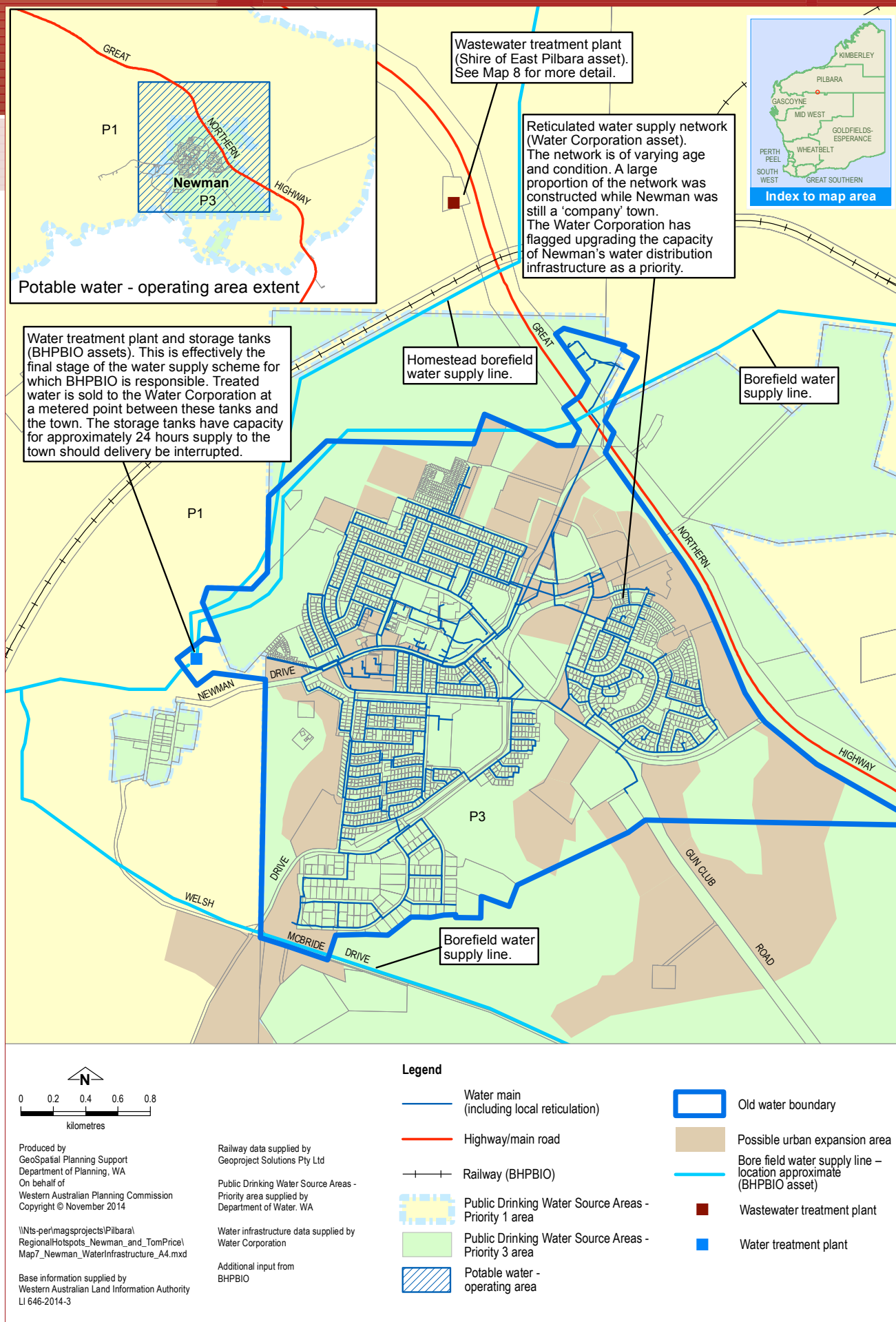
- Commonwealth government
- Crown lease
- Crown reserve
- Local government
- Private freehold land
- State government
- Unallocated Crown land

- Highway/main road
- Railway (BHPBIO)

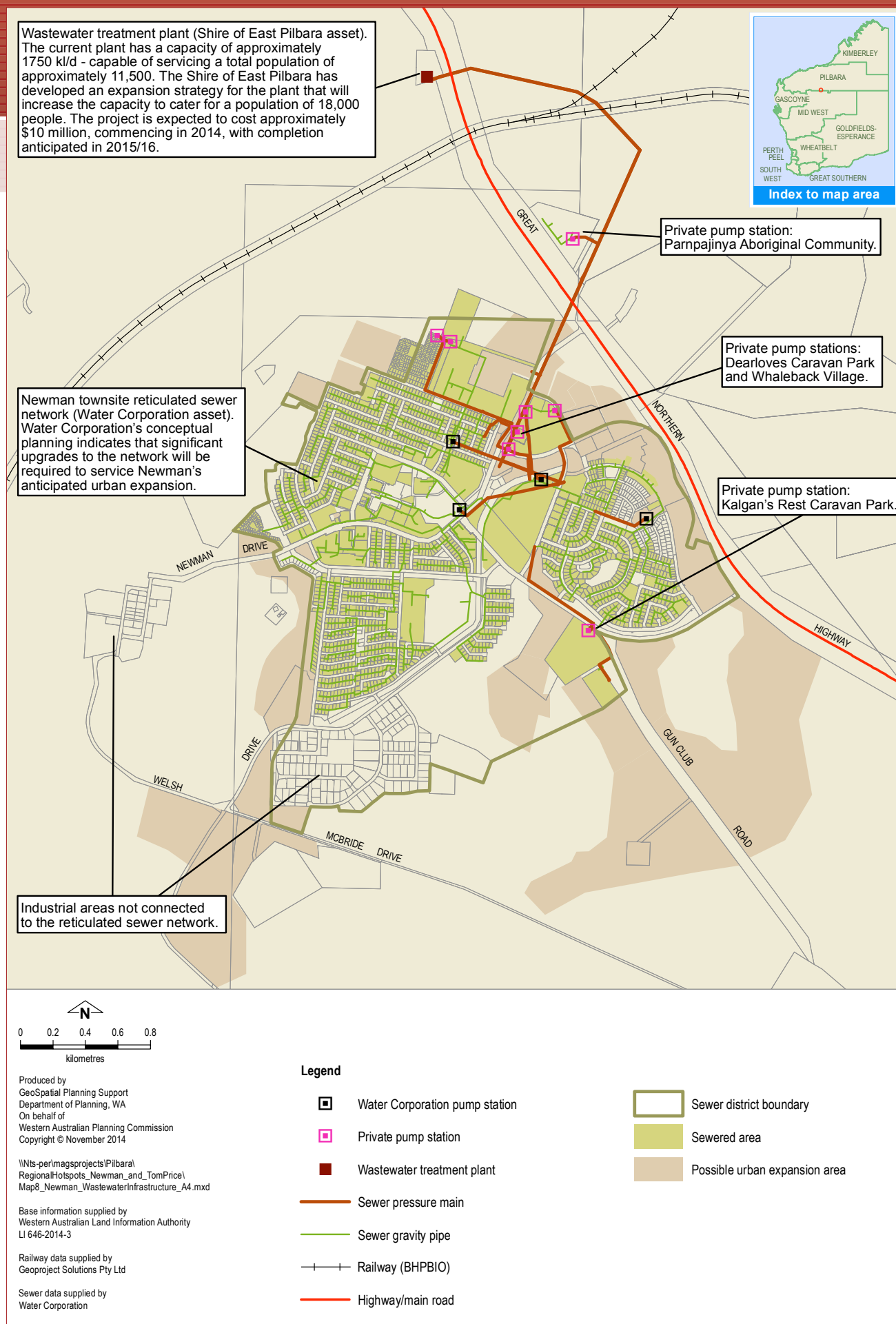
Map 5: Land tenure – Newman



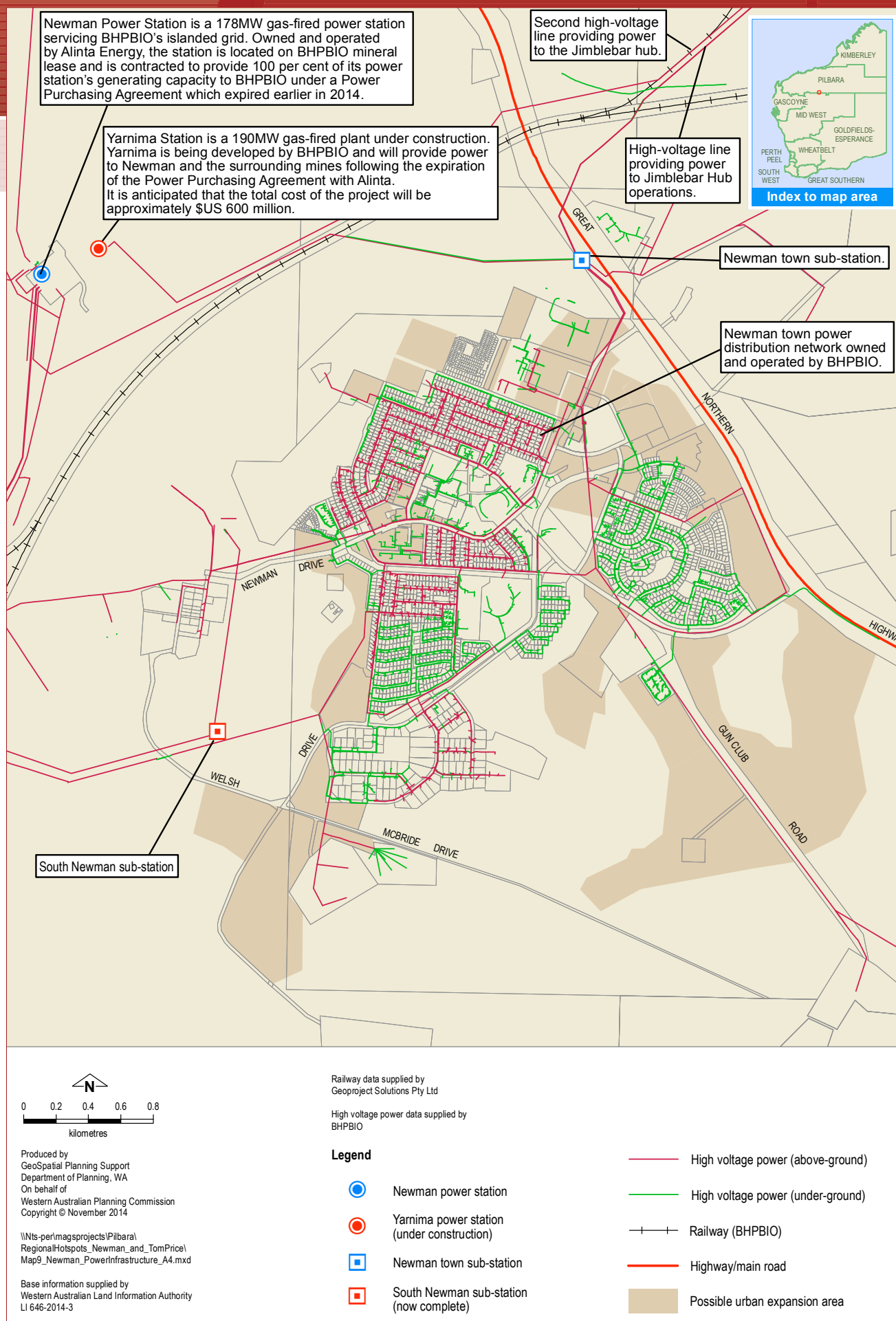
Map 6: Future development areas (land use) – Newman



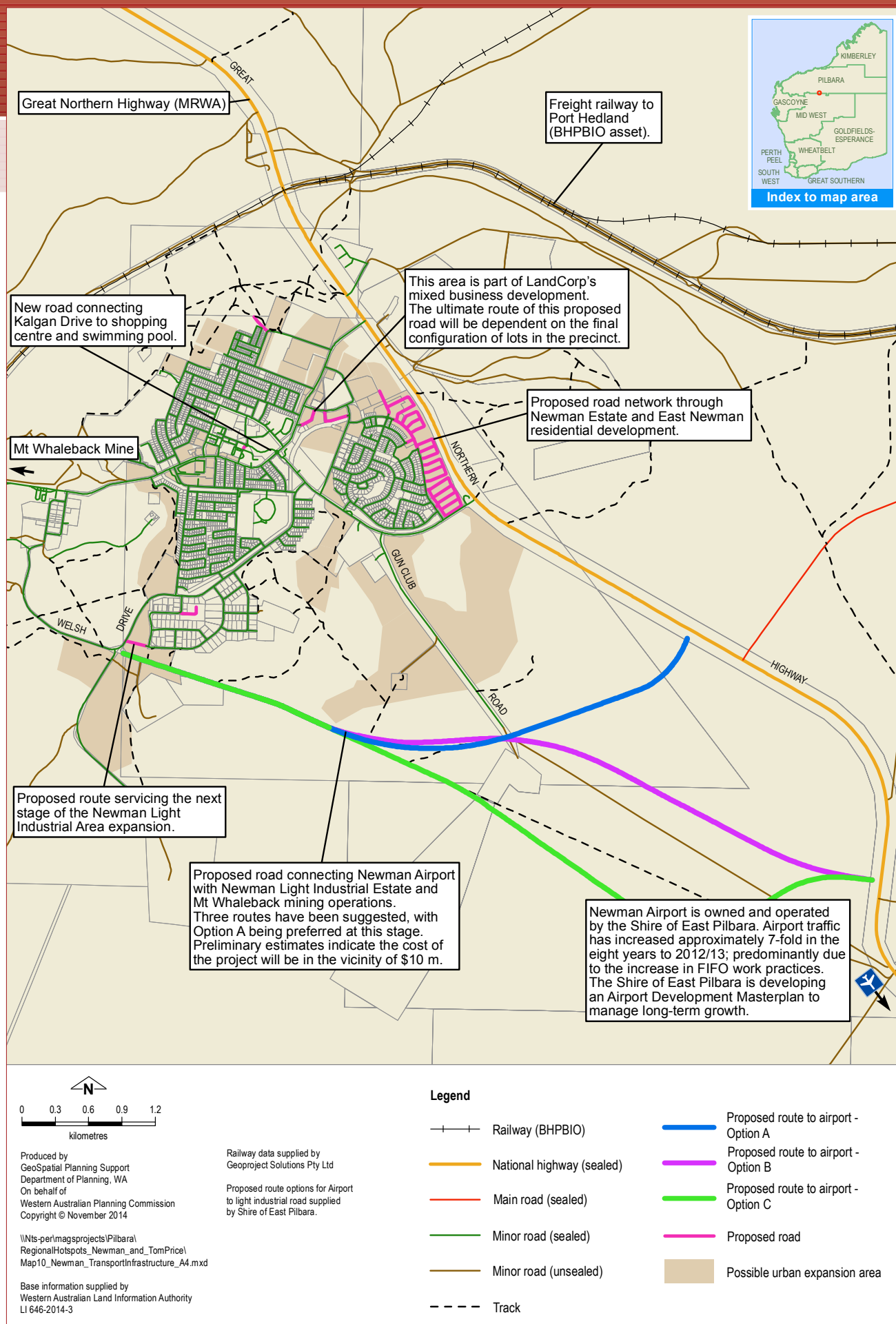
Map 7: Water infrastructure – Newman



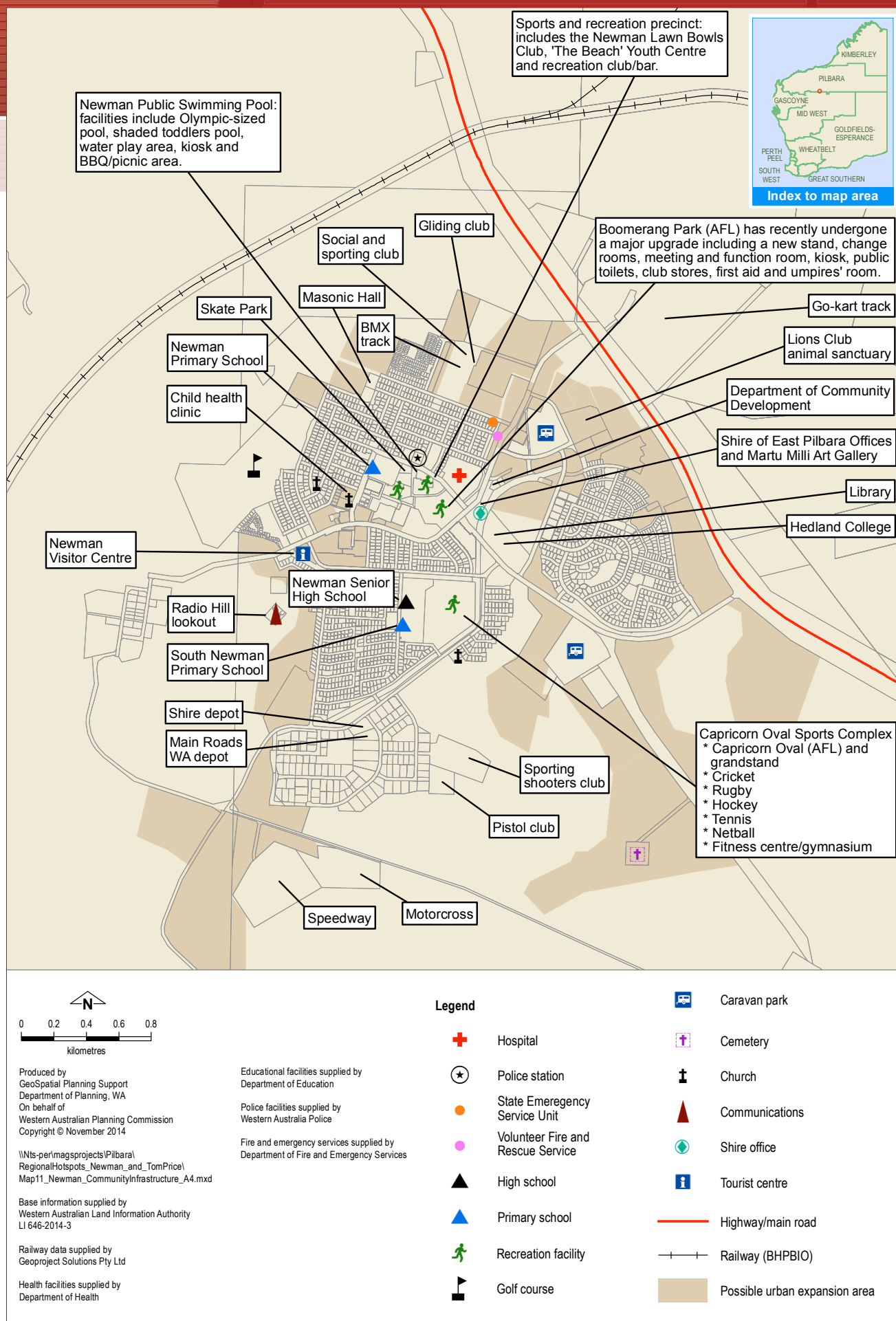
Map 8: Wastewater infrastructure – Newman



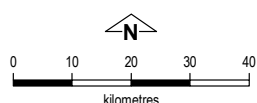
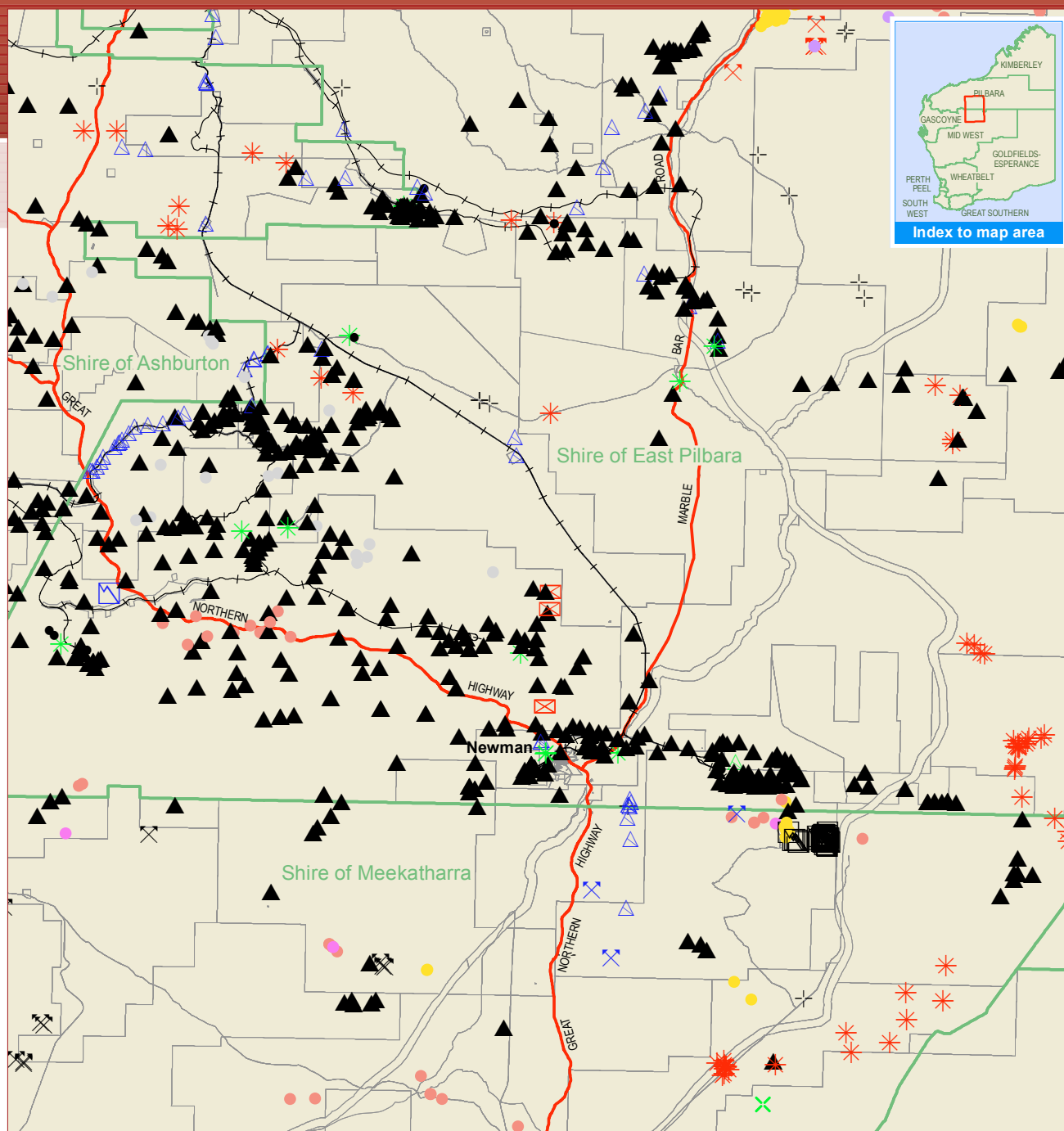
Map 9: Power infrastructure – Newman



Map 10: Transport infrastructure – Newman



Map 11: Community infrastructure – Newman



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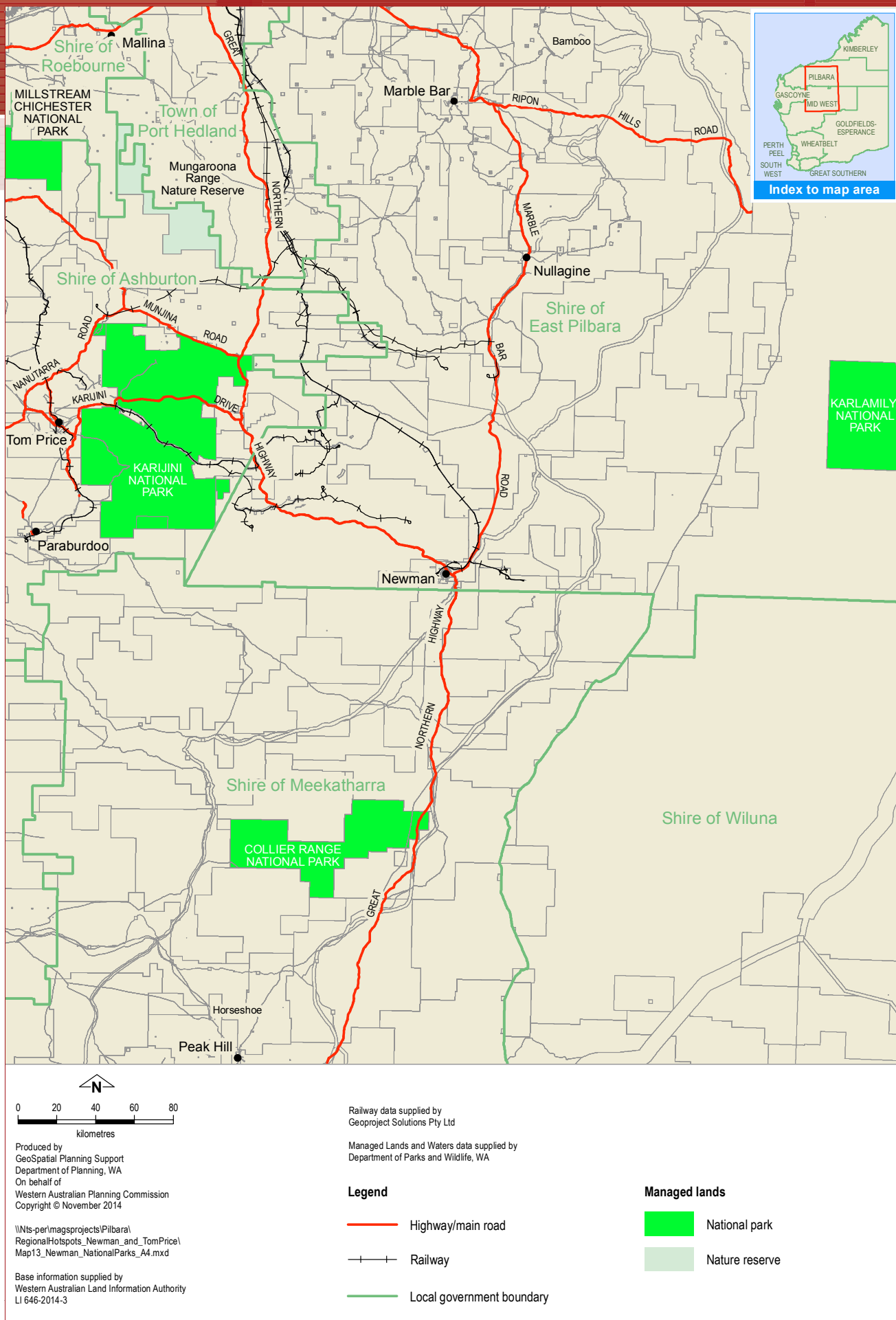
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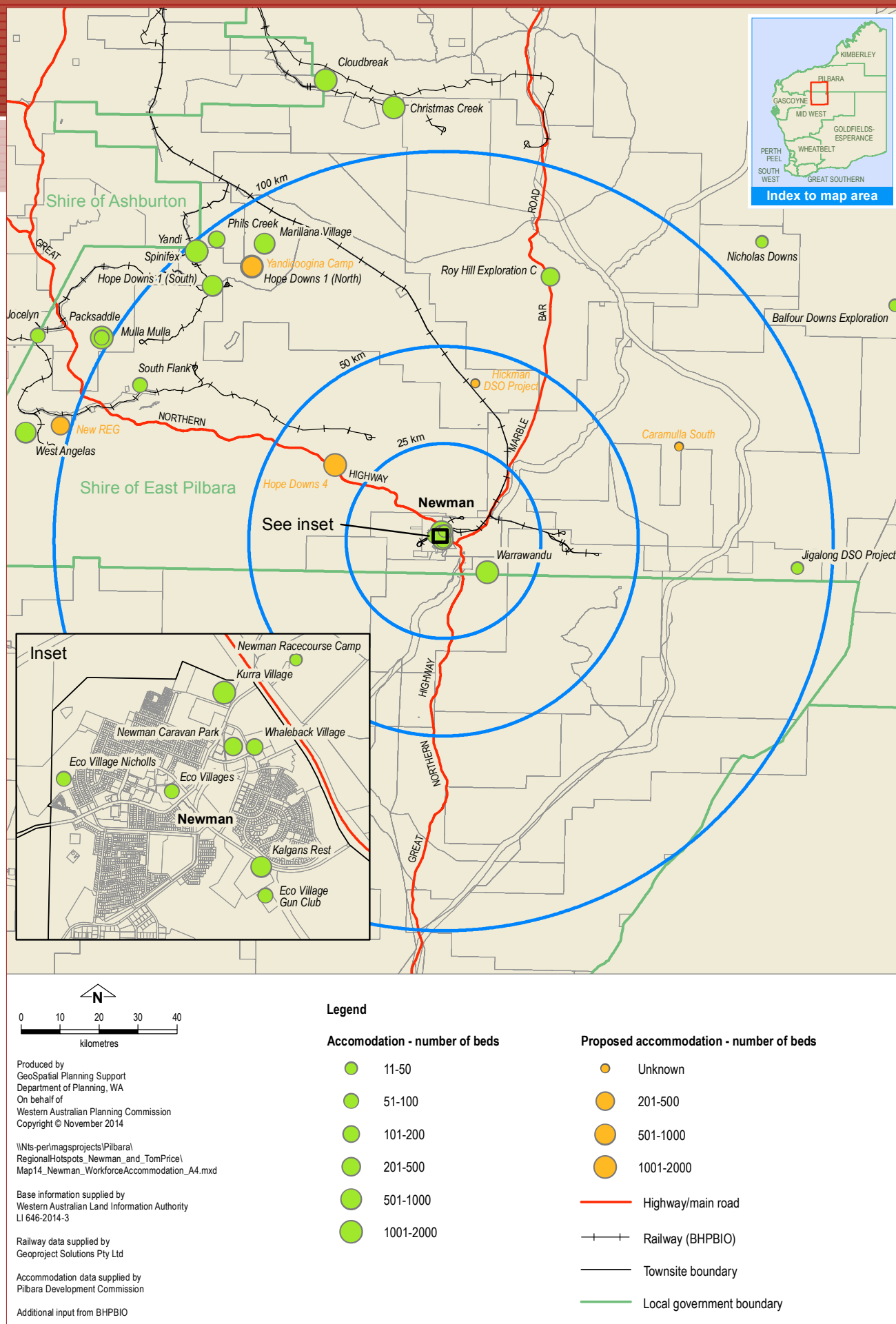
Legend

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|----------------------------------|------------------------|---------------------|
| ● Asbestos | ▲ Iron ore | — Highway/main road |
| ● Barite | ✱ Magnesite | —+— Railway |
| ◻ Chromite-platinoids | ✱ Manganese ore | |
| △ Construction materials | ✱ Nickel | |
| ● Copper-lead-zinc | ✱ Other | |
| ◻ Dolomite | ✱ Pigments | |
| —+— Gem and semi-precious stones | ✱ Tin-tantalum-lithium | |
| ● Gold | ✱ Tungsten-molybdenum | |
| ● Industrial pegmatite minerals | ✱ Uranium | |

Map 12: Confirmed mineral deposits – Newman



Map 13: Selected managed lands – Newman



Map 14: Workforce accommodation – Newman