

Gascoyne

Exmouth

Regional HotSpots Land Supply Update



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Albert Facey House

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6000

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website: www.wapc.wa.gov.au

email: corporate@wapc.wa.gov.au

tel: 08 9264 7777

fax: 08 9264 7566

TTY: 08 9264 7535

infoline: 1800 626 477

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Exmouth

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 economy of the area is dominated by the tourism and fishing industries. The tourism industry is vital to Exmouth, and is currently experiencing strong growth. The growth of this sector is affecting the demand for land and housing in Exmouth.

There are a number of offshore oil and gas projects either committed or under consideration in the Carnarvon Offshore Basin, located approximately 50 kilometres north of Exmouth. The projects will use floating production storage and offtake facilities to process, store and offload oil. Exmouth is ideally positioned geographically to provide new infrastructure to support the offshore industry.

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 Exmouth caused by service populations such as tourists and seasonal workforces, which are not represented by the WAPC forecasts. For example, of the 3 158 persons enumerated on census night 2006, 1 701 persons were counted as residents and 1 457 (46 per cent of persons enumerated) were counted as visitors. An additional 144 (8 per cent) residents of Exmouth were counted elsewhere in Australia on census night. There was a similar difference between the resident workforce (978 persons) and the workforce counted on the night (1 291 persons) which suggests that about one fifth 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)
Carnarvon	6 900	7 200	7 200	7 200	0.9	0.4	0.2
Exmouth	2 400	2 500	2 500	2 500	0.8	0.4	0.2
Shark Bay	1 000	100	1 100	1 100	1.9	1.0	0.5
Upper Gascoyne	420	440	500	500	0.9	1.8	1.2
Total Gascoyne region	10 720	11 240	11 300	11 330	1.0	0.5	0.3
Total Western Australia	2 112 600	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 Exmouth 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 Exmouth had an estimated resident population of 2 224 persons in 2007. Exmouth accounted for more than 89 per cent (1 845 persons) of the shire's population in the 2006 census (place of usual residence). However, the number of persons present in Exmouth on census night 2006 (place of enumeration) was significantly larger, with 3 158 persons recorded. This figure includes residents, tourists, visitors and service populations. The majority of the shire's population reside in Exmouth.

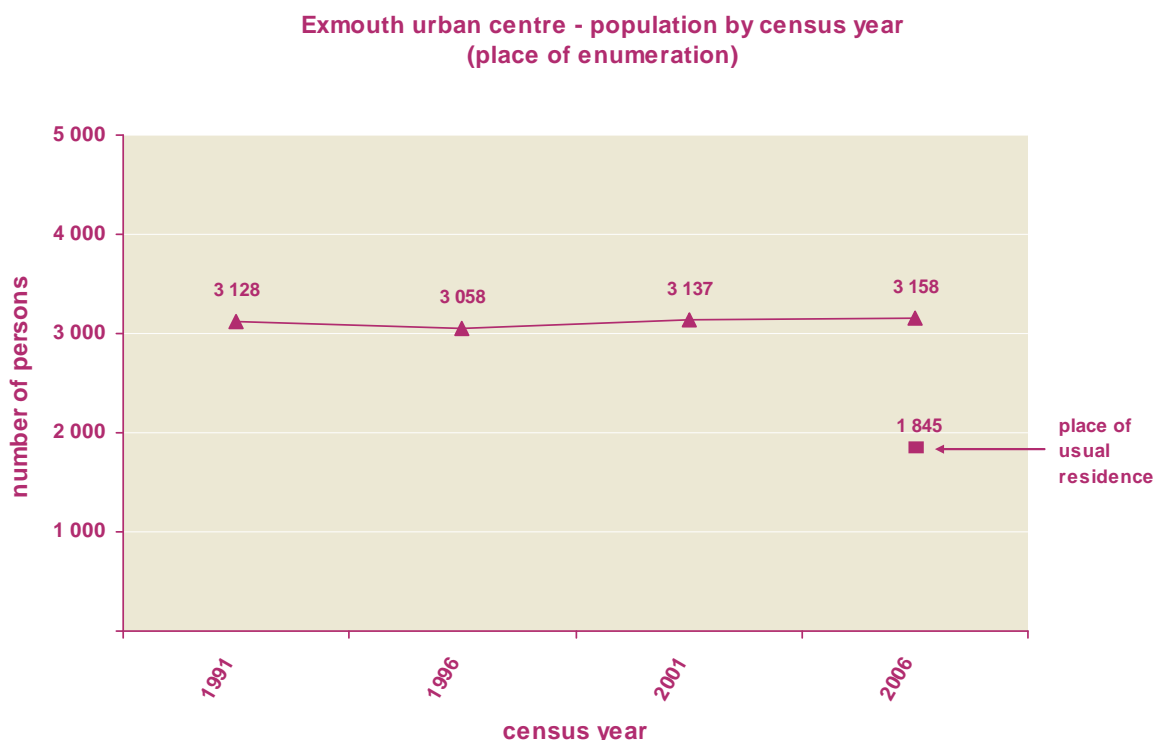
Local government (lg)	Estimated resident population 2007	Census population 2006 (place of usual residence)
Shire of Exmouth	2 224	2 061

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)
Exmouth	1 845	89.6

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

The graph below shows the number of persons present in Exmouth 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 Exmouth. The analysis focused on undeveloped greenfield areas, and as such, single vacant lots within the existing urban front have been classified as developed.

Areas of undeveloped residential zoned land are located to the north of the town, at Skipjack Circle (EXM03, currently under construction) and at Leamonth Street (EXM05). More than 230 ha is currently zoned for residential development, including large areas located south of Nimitz Street (EXM18), west of Murat Road (EXM17A/B) and south of Market Street. Development of these sites may be subject to flood mitigation measures. A portion of the area zoned for residential development is identified for both rural and special residential uses in the Exmouth structure plan, which is currently under review.

Of the 107 ha of land zoned marina, approximately 32 ha remains undeveloped or is currently under construction. This area comprises Marina superlots B and D.

Zone	Developed (ha)	Undeveloped (ha)
Residential R17.5	68.3	4.3
Residential R20	4.3	3.7
Residential R30	2.2	0.4
Residential Development	0	238.7
Marina	74.7	32.4
Total	149.5	279.5
Source: Department for Planning and Infrastructure internal databases (2008)		

Can demand be met?

- LandCorp released 60 lots by public ballot in late 2007, however there is still continuing demand for residential land. This demand can be met, so long as existing issues can be managed.
- Following completion of a flood study, jointly commissioned by the Department of Water and Shire of Exmouth, flood mitigation measures will be required to develop existing zoned land in the Exmouth townsite.
- There is a need for increased levels of rental accommodation in the town to house seasonal workers who are only able to access accommodation in the off-season.
- Completion of project EXM14 (Marina Superlot B) in the short to medium term will result in the creation of more than 160 lots which will ultimately yield approximately 250 dwelling units. The developer of this project plans to build out a portion of the dwelling units.
- There are a number of tourism projects in the planning phase which will improve tourism accommodation options in the area and accommodate increased demand for these facilities.

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

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
25	166	6	253	182 (EXM03 + EXM07)
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.				

- All of the residential lots created in 2006-07 were within Marina Superlot A developed by the Lester Group.
- The majority of lots with current conditional approval are within the Marina Precinct B (EXM14) and Skipjack Circle (EXM03) projects.
- LandCorp plans to complete the construction of lots in EXM03 in late 2008.
- There is potential for residential lots to be developed in the short-term at Marina Superlot D (EXM07), subject to resolution on the location of coastal facilities by DPI.

What are the challenges for land release and housing supply?

- Access to builders and capacity to construct within the 30-month time limit.
- Housing affordability – building costs associated with development in regional areas are often significantly higher than building costs in the metropolitan area.
- Development of flood mitigation measures.
- Concerns about the adequacy of the groundwater source, particularly with respect of environmental constraints on the resource.
- Possible long-term relocation of the Exmouth wastewater treatment plant. The existing facility has sufficient capacity to about 2016 and relocation in the near future is not justified. The buffer around the existing plant should be protected from encroachment by incompatible land uses. The Water Corporation has acknowledged that the location of the existing plant is not suitable in the longer term and that the plant may need to be relocated onto Department of Defence land to the north. Once established, the new plant site and its buffer will need to be protected in the shire's local planning scheme.
- Safety and efficiency for transport of building supplies. The Minilya-Exmouth Road is mostly below standard width with limited overtaking opportunities. The road can also be closed for significant periods due to flooding.
- Impacts on coastal processes and habitat (dunes etc) from clearing and infrastructure. Seabird/shorebirds and invertebrates may also be disturbed as a result of increased use of coastal areas for recreation type uses.
- Impacts on marine environment from marinas and other coastal development.
- Impacts on karst limestone system (caves) and associated subterranean fauna.
- Conflict between quarrying/processing activities and residential.
- Location and operation of landfill (proximity to water supply).

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 Gascoyne Region Water Plan. The plan will consolidate available water information, identify water management issues and report on actions to be implemented in the region (DoW).
- A draft management plan for the Cape Range National Park has been prepared and released for public comment. The plan includes provisions to ensure protection of natural values including strategies to maintain the integrity of subterranean habitats that support a range of native animals, ensure wildlife tourism is sustainable and improve knowledge about the park's values. The plan also identifies additional areas for possible vesting with the Conservation Commission.
- State and Commonwealth governments are progressing the proposal for the nomination of Ningaloo Reef on the World Heritage list.
- Developing projects to widen the Minilya-Exmouth Road and provide overtaking opportunities to improve transport efficiency and safety (MRWA).
- Developing a project for the construction of a bridge and approaches at Lyndon River to improve access to Exmouth (MRWA).

Local initiatives

- Investigating options for grouped housing sites to developed exclusively for rental accommodation for a fixed period of time (conditional freehold title), after which the constraint could be lifted (LC).
- Imposing 30 month development conditions on residential lots to reduce speculation in the local market. LandCorp lots are also pre-sold which assists buyers to secure builders for dwelling construction (LC).
- Updating strategic planning for Exmouth – A review of 1998 Exmouth-Learmonth (North-West Cape) Structure Plan is to be undertaken during 2008, with funding provided through the Local Government Planning Assistance Program (DPI, SoE).
- Working with native title holders to provide land for long-term development and growth (DPI, ONT, LC).
- Preparing a local tourism strategy (SoE).
- The Shire of Exmouth and Department of Water have finalised the Exmouth Flood Study. Flood mitigation measures are now being investigated (SoE, DoW).
- Undertaking a consultation program for the potential expansion of the Exmouth Boat Harbour to increase capacity and to support offshore oil and gas industries (DPI).
- Addressing anticipated generation capacity constraints with an expansion of the Exmouth Power Station. The installation of a new generator is nearing completion (HP).
- Regulating dust, noise and other emissions through Part IV and Part V of the Environmental Protection Act 1986 (DEC).
- Identifying projects such as the major refurbishment of the Exmouth Police Station in agency 10 and 20 year capital investment plans (Police).
- Delivering additional accommodation for government employees in Exmouth by purchasing two homes in 2007-08 and planning for the purchase of three residential lots in 2008-09 (GROH).
- Progressing the establishment of the Ningaloo Ocean Earth Research Centre. The centre aims to be a modern world class, independent, multidisciplinary research and conference centre for national and international research and educational bodies, industry and other stakeholders. A feasibility study has been completed and a business plan prepared (Gascoyne Development Commission, SoE).
- Monitoring school site requirements. Exmouth District High School will be able to accommodate the students from some of the residential development projects identified. However, if development proceeds at Murat Road west (EXM17A and EXM17B), the Department will review its school site requirements and may look at the possibility of locating a primary school site in this area (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 Exmouth (SoE)
- Water Corporation (WC)
- Western Australia Police (Police)

Exmouth

Regional HotSpots Land Supply Update | Identified Project Areas



Skipjack Circle
* development includes 69 single residential lots and one group housing site
* 60 lots released by public ballot September 2007
* currently under construction, completion anticipated late 2008
* sale conditions require development within 30 months of settlement
* group housing lot offered for sale by tender

Learmonth Street
* site zoned residential R20
* requires clearance of native title (negotiations progressing)
* development subject to flood mitigation measures

King Place
* site zoned residential R20
* requires local scheme amendment for density increase
* requires clearance of native title (negotiations progressing)
* site may be developed for rental only accommodation

Nimitz Street
* ~35 ha zoned residential development
* requires clearance of native title
* development subject to flood mitigation measures

Welch Street
* unallocated crown land
* site is clear of native title
* development subject to flood mitigation measures
* extension of existing LIA

Nimitz/Pelias/Pellew/Maley Street
* 15 mixed use lots recently developed by LandCorp
* released to market in April 2007

Murat Road
* current conditional approval for six mixed use lots

Truscott Crescent
* unallocated crown land
* zoned tourist
* requires clearance of native title
* development subject to flood mitigation measures
* development requires relocation of sewage ponds as portion of site located within buffer

EXM19B
* non-strategic tourism location
* planning approval granted by council in June 2007
* proposal is for survey strata development comprising 69 units
* project includes some long stay apartments (local planning scheme amendment required for this portion)

Broadwater Norcape Resort
* non-strategic tourism location
* planning approval granted by council in July 2007
* project includes some long stay apartments (local planning scheme amendment initiated for this portion)

Marina Superlot B
* modified outline development plan identifies sites for single residential, group residential, offices, shops and tourist accommodation
* conditional approval in place and construction under way
* completion of civil works anticipated late 2008

Ningaloo Resort
* strategic tourism site
* stage 2 comprises 24 units - completion anticipated late 2008
* site has ultimate capacity of 600 beds

Boat harbour
* Exmouth boat harbour currently operating at full capacity
* growth in charter, larger recreational and offshore vessels seeking to access facilities at Exmouth
* consultation with stakeholders and community under way
* EOI process undertaken for the purpose of expanding the Exmouth boat harbour
* potential expansion will need to consider a number of key issues including environmental and sustainability, amenity and lifestyle, and economic and urban issues

Market Street
* subdivision application lodged to create 46 lots (not yet determined)
* area requires further comprehensive planning

Marina Superlot D
* outline development plan identifies residential/marine residential/tourist site in this area
* tourist site may be relocated (subject to shires's tourism strategy)
* requires modification to outline development plan
* development could commence in short to medium term (subject to flood mitigation measures)
* possible joint venture
* services available
* site clear of native title

Murat Road West
* identified as Exmouth's longer-term land supply
* ~140 ha zoned residential development
* unallocated crown land
* sites are clear of native title
* development subject to flood mitigation measures
* northern portion (stage 1) developable in the short-term
* further planning required for full extent of area

Telstra site
* relocation may be required in long-term
* relocation would result in additional land available for development in a prominent location

Market Street
* development for residential uses subject to further investigation
* zoned residential development

0

250

500 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

industrial

mixed use

residential

residential/tourism

tourism

health facility

district high school

vacant lots (not verified)

wastewater treatment plant

wastewater treatment plant buffer

local road (local government control)

State road (Main Roads control)

town centre/mixed use zone

industrial/light industrial zone

cadastre

residential final approvals (from 1 July 2006 to 30 June 2008)

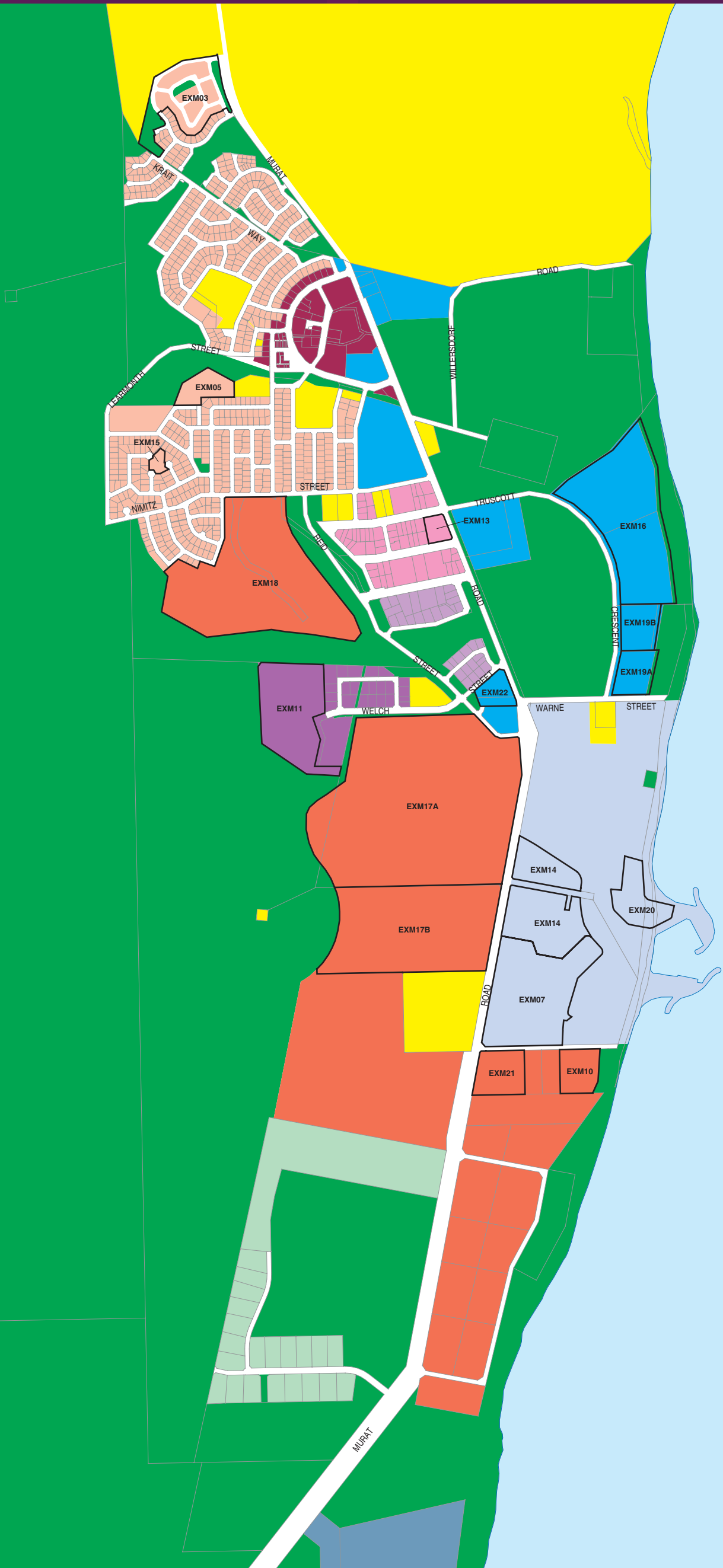
area of interest

Note:

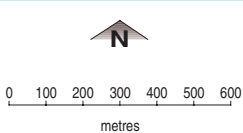
The extent and timing of project areas are indicative only. No onus is placed on the landowner or relevant agency to comply with these representations. Proposals for development on each site must still follow relevant planning procedures.

Exmouth

Regional HotSpots Land Supply Update | Local Planning Schemes



Exmouth Gulf



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**
- EXM20 identified project areas
 - residential
 - residential development
 - town centre
 - mixed use
 - tourist
 - marina
 - special use
 - light industrial
 - industrial
 - special rural
 - public purposes
 - recreation and open space
 - roads

Exmouth 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+)	
EXM03	Lot 1415 Skipjack Circle	WA Land Authority	Residential	Residential R17.5, Residential R30	No		10.1	70	83	70	0	70	0	0	Sixty lots released by public ballot September 2007. Construction anticipated to be completed by late 2008. Sale conditions require development within 30 months of settlement.
EXM05	Lot 302 Sargent Street	State of WA (UCL)	Residential	Residential R20	No	Concept plan prepared	2.9	30	30	0	0	0	0	30	Site requires clearance of native title (negotiations progressing). Development subject to flood mitigation measures.
EXM07	Lot 1479 Murat Road	WA Land Authority	Residential	Marina	No	ODP for Exmouth Marina Village endorsed Concept plan prepared	18.0	112 (minimum)	112 (minimum)	0	0	112 (minimum)	0	0	Marina Superlot D. Existing outline development plan identifies residential/marine residential and tourist site in this area. Tourist site may be relocated (subject to shire's tourism strategy). Requires modification to outline development plan. Dwelling yield will be increased if developed as residential only. Development anticipated to commence in short to medium term (possible joint venture). Site clear of native title.
EXM11	Lot 1469 Welch Street	State of WA (UCL)	Industrial	Industrial	No		12.8	15	15	0	0	To be determined			Site is clear of native title. Development subject to flood mitigation measures.
EXM15	Lot 300 King Place	State of WA (UCL)	Residential	Residential R20	Yes (if developed at a higher density)		0.6	1	25	0	0	25	0	0	Site requires clearance of native title (negotiations progressing). Requires local scheme amendment (to increase residential density). Yield may be decreased if lower residential density achieved. Site may be developed for rental only accommodation.
EXM16	Lot 1403 & 1404 Truscott Crescent	State of WA (UCL)	Residential / tourism	Tourist	Yes (if portion developed for long-stay accommodation)		23.1	Not determined		0	0	To be determined			Site requires clearance of native title. Development subject to flood mitigation measures. Development requires relocation of sewage ponds as portion of site located within buffer.
EXM17A	Lot 1391 Murat Road	State of WA (UCL)	Residential	Residential development	Yes (post subdivision)		63.6	Not determined		0	0	To be determined			Site is clear of native title. Development subject to flood mitigation measures. Requires preparation of outline development plan. Northern portion developable in short-term.
EXM17B	Lot 1493 Murat Road	State of WA (UCL)	Residential	Residential development	Yes (post subdivision)		28.8	Not determined		0	0	Subject to demand			Site is clear of native title. Development subject to flood mitigation measures. Requires preparation of outline development plan.
EXM18	Nimitz Street	State of WA (UCL)	Residential	Residential development	Yes (post subdivision)		34.9	Not determined		0	0	To be determined			Site requires clearance of native title. Development subject to flood mitigation measures.

1CR = Crown reserve

2UCL = unallocated crown land

3Refers 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.

4In 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+)	
EXM21	Lot 946 Murat Road (Leasehold K231383)	State of WA	Residential	Residential development	Yes (post subdivision)		4.5	Not determined		0	0	To be determined			Development of site for residential uses subject to further investigation and will need to take into account adjacent development proposals and possible harbour expansion (further comprehensive planning required). Development subject to flood mitigation measures.
Privately owned land															
EXM10	Lot 11 & 12 Market Street	Ironbridge Holdings Pty Ltd	Residential	Residential development	Yes (post subdivision)	ODP prepared, currently being considered by WAPC	3.5	46	46	0	46	46	0	0	Subdivision application proposing 46 lots lodged – currently deferred. Development subject to flood mitigation measures. Area requires further comprehensive planning.
EXM13	Lot 309 Murat Road	Sunpoint Nominees Pty Ltd, Williams N W	Mixed use	Mixed use	No		1.2	6	6	6	0	6	0	0	Current conditional approval for 6 lots.
EXM14	Lot 1478 Murat Road	Exmouth Marina Holdings Pty Ltd	Mixed use	Marina	No	ODP for Exmouth Marina Village endorsed	13.3	166	~250	186	27	166	0	0	Marina Superlot B. Current conditional approval for 166 lots – civil works under way with completion anticipated late 2008. Project includes sites for single residential, group residential, offices, retail and tourism uses. Application for strata development has been lodged for some sites within this project.
EXM19A	Lot 715 Truscott Crescent	P & B Corporation Ltd	Residential / tourism	Tourist	Yes (for portion containing long-stay accommodation – amendment 21 initiated)		3.4	1	180	0	0	180 (yielding 225 beds)	0	0	Broadwater Norcape Lodge Resort Planning approval granted by council in July 2007. Project includes some long-stay accommodation units requiring an amendment to the local planning scheme (amendment no. 21 initiated) to permit dwellings as an additional use in this zone.
EXM19B	Lot 848 Truscott Crescent	Gleinster C R, Gleinster R P, Gleinster S D	Residential / tourism	Tourist	Yes (for portion containing long-stay accommodation – not initiated)		3.6	1	69	0	71	69	0	0	Planning approval granted by council in July 2007. Development of 69 detached dwellings (survey strata). Proposal includes 16 long-stay accommodation units – an amendment to the local planning scheme is required for this portion. Survey strata application lodged with WAPC March 2008 (yet to be determined).
EXM20	Lot 900 Madaffari Drive	Sunrise Beach Resort Pty Ltd	Tourism	Marina	No		4.7	1	24 (stage 2)	0	0	24	0	0	Novotel Ningaloo Resort. Stage 1 comprising 44 apartments opened December 2006. Stage 2 yielding 24 units – anticipated completion late 2008. Project will yield 600 beds in total.
EXM22	Lot 900 Welch Street	Exmouth Escape Resort Pty Ltd	Tourism	Tourist	No		2.2	1	40	43	0	43	0	0	Exmouth Escape Resort. Development consists of 40 short stay bungalows (on separate strata lots). Project currently on hold.
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.														