

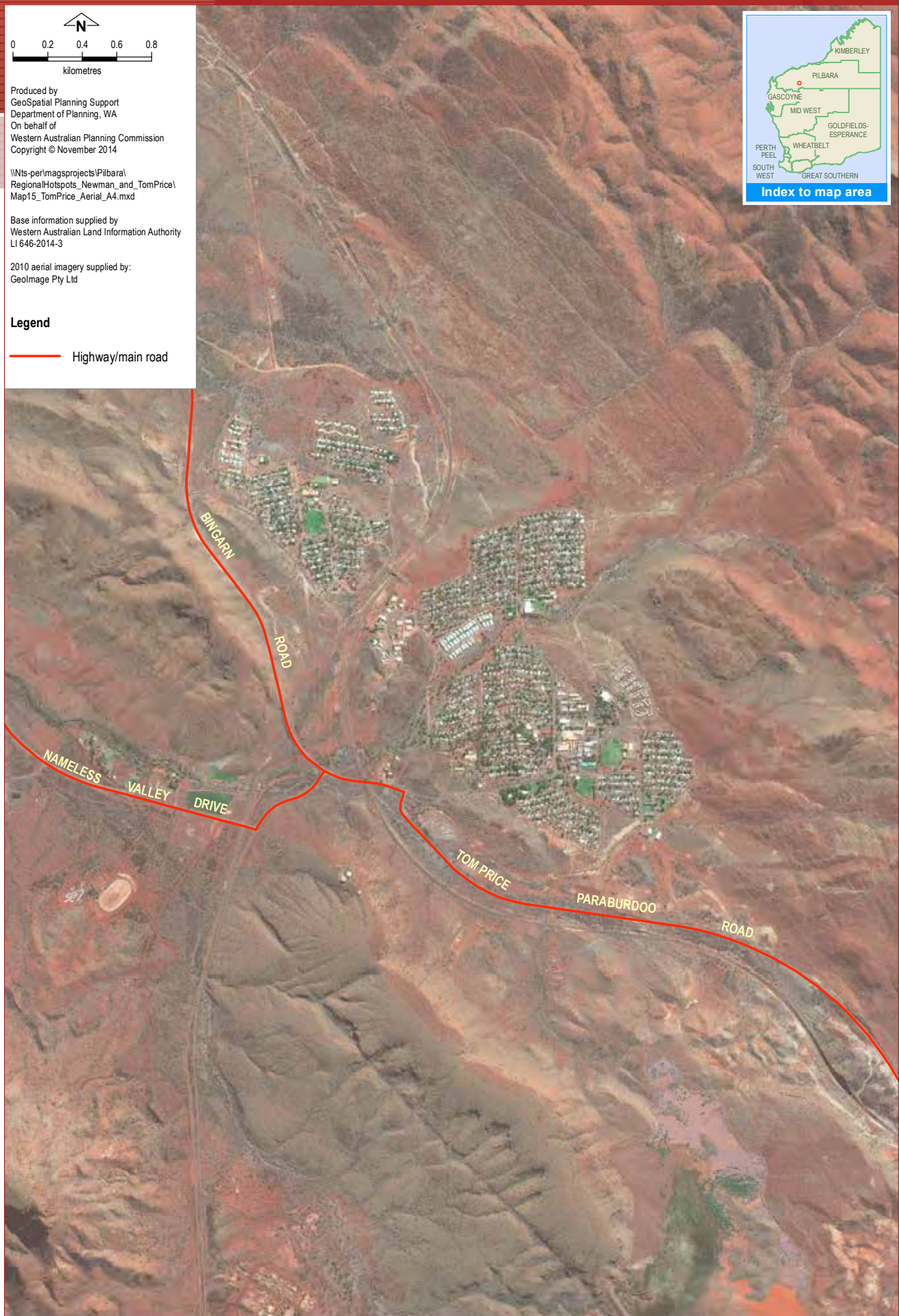
Table 47: Project summaries – Tom Price

Identifier	Land ownership*	Location ¹	Existing tenure ²	Purpose	Zoning/planning			Area/yield ³			Subdivision approvals ⁴			Anticipated dwelling release ⁶ (commencing mid 2011)						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 (0-5 yrs)	Medium term (5-10yrs)	Long term (10+yrs)	Concern but resolution anticipated	Critical but resolution anticipated	Critical and resolution not definite	
TP01	P	Lot 327 Warara Street	Rhino Industries Pty Ltd	Grouped Dwellings	Residential	No		0.6	1	22	0	0	0	22	0	0				Two subdivision applications have been approved for this site in the past four years without development progressing. The third (vacant strata application approved in 2013) is progressing with dwelling construction underway on the site.
TP02	G	Lot 3011 Central Road (UCL)	State of WA	Tourism	Special Use	Yes		13.5	n/a	132	0	0	0	0	0	0				A resort style development was proposed for this site featuring 132 room hotel with ancillary facilities. Development approval was granted for the project and a conceptual development plan has been produced. The site is serviced with a sealed road, underground power and water; however, there is currently no active plans to proceed with the development.
TP06	G	Part Lot 35 Canberra Drive (UCL), Lot 289 Canberra Drive (CR), Lot 290 Canberra Drive (CR) & Lot 309 Canberra Drive (CR)	State of WA	Single Residential	Parks, recreation and drainage; Conservation, Recreation & nature landscape	Yes		28.5	200	200	0	0	0	0	200	0		P,Z,D,Pw,S,W, NT		This site covers a large portion of land to the north of the town and had previously been zoned for 'residential development' under an earlier planning scheme. The site is currently covered in bush scrub and requires substantial groundworks, planning and infrastructure investment before any lots or dwellings can be developed.
TP07	G	Part Lot 23 Warara Street (UCL), part Lot 527 Milpera Street (UCL)	State of WA	Single Residential	Conservation, Recreation & nature landscape	Yes		98.9			0	0	0	0	0	900		D,P,Z	NT,M,Pw,W,S	This site was identified as a potential expansion area in the draft Pilbara Planning and Infrastructure Framework; however, it is heavily constrained and it's development potential is uncertain.
TP08	G	Part Lot 69 West Road (CR)	State of WA	Single Residential	Parks, recreation and drainage	Yes		7.2			0	0	0	0	0	24			TG	Identified in the Pilbara Planning and Infrastructure Framework. This site has drawn some interest in development; however, the physical form of the site will make it particularly problematic and expensive to develop. Currently Crown reserve class c - public recreation.
TP09	G, P	Part Lot 46 South Road, Lot 314 South Road, Lot 374 East Road, Lot 352, 371, 373 Poinsettia Street	Hamersley Iron Pty Ltd, State of WA	Single Residential/Grouped Housing	Residential	No		4.5			0	0	0	0	18	0		D,TG	L	Identified in the Pilbara Planning and Infrastructure Framework. The site is adjacent to the Mountain View sports club and golf course. A major drain runs through this site that may need to be diverted to achieve the anticipated dwelling yield.
TP10	G	Lot 333 Doradeen Road (CR)	State of WA	Single Residential	Residential	No		4.9	10	10	0	0	0	10	0	0			D	Although this site covers 4.9 hectares it is likely that only about ten dwellings will be able to be constructed due to the drain that currently runs through the site. Currently Crown reserve class c - drainage.
TP11	G	Lot 277 Killawarra Drive	State of WA	Single Residential	Parks, recreation and drainage	Yes		10.4	20	20	0	0	0	20	0	0	D	P,Z		Although this site covers 10.4 hectares it is likely that most of the site is undevelopable due to the drain that currently runs through the site. Uses are likely to include housing for service workers or GROH.
TP12	G	Lot 292 Poinsettia Street (CR)	State of WA	Single Residential	Parks, recreation and drainage	Yes		0.3	6	6	0	0	0	6	0	0	D	P,Z		Site has been identified through the Tom Price 'lazy lands' project. The sub-station and under ground cables traversing the site represent a constraint to development. The Shire is seeking vesting to allow development of staff housing. Currently Crown reserve class c - public recreation.
TP13	G	Lot 279 Wilgerup Street, Lot 316 Tanunda Street, Lot 900 Tanunda Street	Hamersley Iron, State of WA	Single Residential	Parks, recreation and drainage, public purpose	Yes		1.5	23	23	0	0	0	0	60	0	D	P,Z		Site has been identified through the Tom Price 'lazy lands' project and is part owned (Lot 900) by Rio Tinto Iron Ore; however, there are currently no plans for development. Lot 316 is currently a Crown reserve class c - recreation. Lot 279 is currently a Crown reserve class c - drainage.
TP14	G	Lot 294 Hibiscus Street	State of WA	Single Residential	Parks, recreation and drainage	Yes		0.3	6	6	0	0	0	6	0	0	D	L,P,Z		Site has been identified through the Tom Price 'lazy lands' project. Currently Crown reserve class c - public recreation.

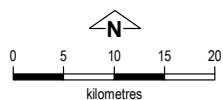
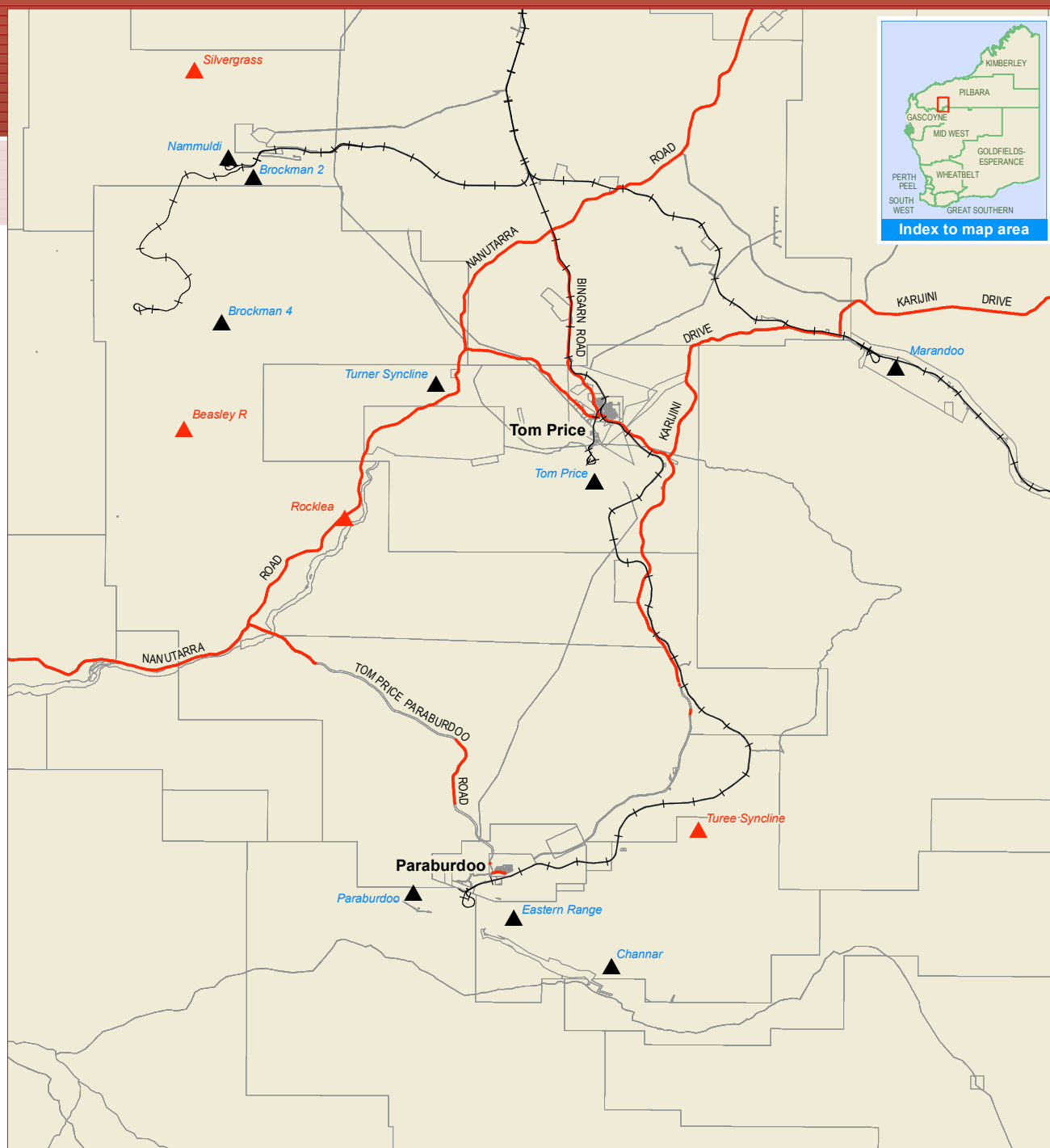
Table 47: Project summaries – Tom Price

Identifier	Land ownership ¹	Location ¹	Existing tenure ²	Purpose	Zoning/planning			Area/yield ³			Subdivision approvals ⁴			Anticipated dwelling release ⁶ (commencing mid 2011)						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 (0-5 yrs)	Medium term (5-10yrs)	Long term (10+yrs)	Concern but resolution anticipated	Critical but resolution anticipated	Critical and resolution not definite	
TP15	G	Lot 274 Palm Street (CR)	State of WA	Single Residential	Public recreation	Yes		0.9	16	16	0	0	0	16	0	0	D	P,Z		Site has been identified through the Tom Price 'lazy lands' project. Drainage infrastructure that traverses the site represents a constraint to development. Currently Crown reserve class c - public recreation.
TP16	G	Lot 271 Jabbarup Place (CR)	State of WA	Single Residential	Parks, recreation and drainage	Yes		0.7	8	8	0	0	0	8	0	0	D	P,Z		Site has been identified through the Tom Price 'lazy lands' project. Currently Crown reserve class c - public recreation.
TP17	G	Lot 26 Killawarra Drive (UCL)	State of WA	Single Residential	Parks, recreation and drainage	Yes		0.4	6	6	0	0	0	6	0	0	D	P,Z		Site has been identified through the Tom Price 'lazy lands' project and is anticipated to yield approximately 6 dwellings.
TP18	P	Lot 851 Central Road	Raminea PTY LTD	TWA accommodation	Commercial and civic	Yes		1.3	0	40	0	0	0	0	0	0				Development application has been lodged to demolition 23 accommodation units and construct 63 TWA units at the site of the Tom Price Motel.
TP19	G	Lot 524 Doradeen Road	State of WA	Light industrial	Industrial and mixed business/ development	No		13.4	n/a	n/a	0	0	0	0	0	0			TG,D,Pw,S, W	The land is vacant and zoned for industrial development; however, it is heavily constrained - particularly by topography and geology - to such an extent that it would be very costly to develop and consequently, development of the site may be unviable, even in the long-term.

1	CR = Crown reserve
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: Environmental (E), heritage (H), land assembly (L), native title (NT), planning (P), power (Pw), sewer (S), water (W), TG topography and geology, (M) mining lease and zoning (Z).



Map 15: Aerial image – Tom Price



Produced by
GeoSpatial Planning Support
Department of Planning, WA
On behalf of
Western Australian Planning Commission
Copyright © November 2014

\\NTS-per\magsprojects\Pilbara\RegionalHotspots\Newman_and_TomPrice\Map16_TomPrice_MajorProjects_A4.mxd

Base information supplied by
Western Australian Land Information Authority
LI 646-2014-3

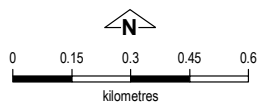
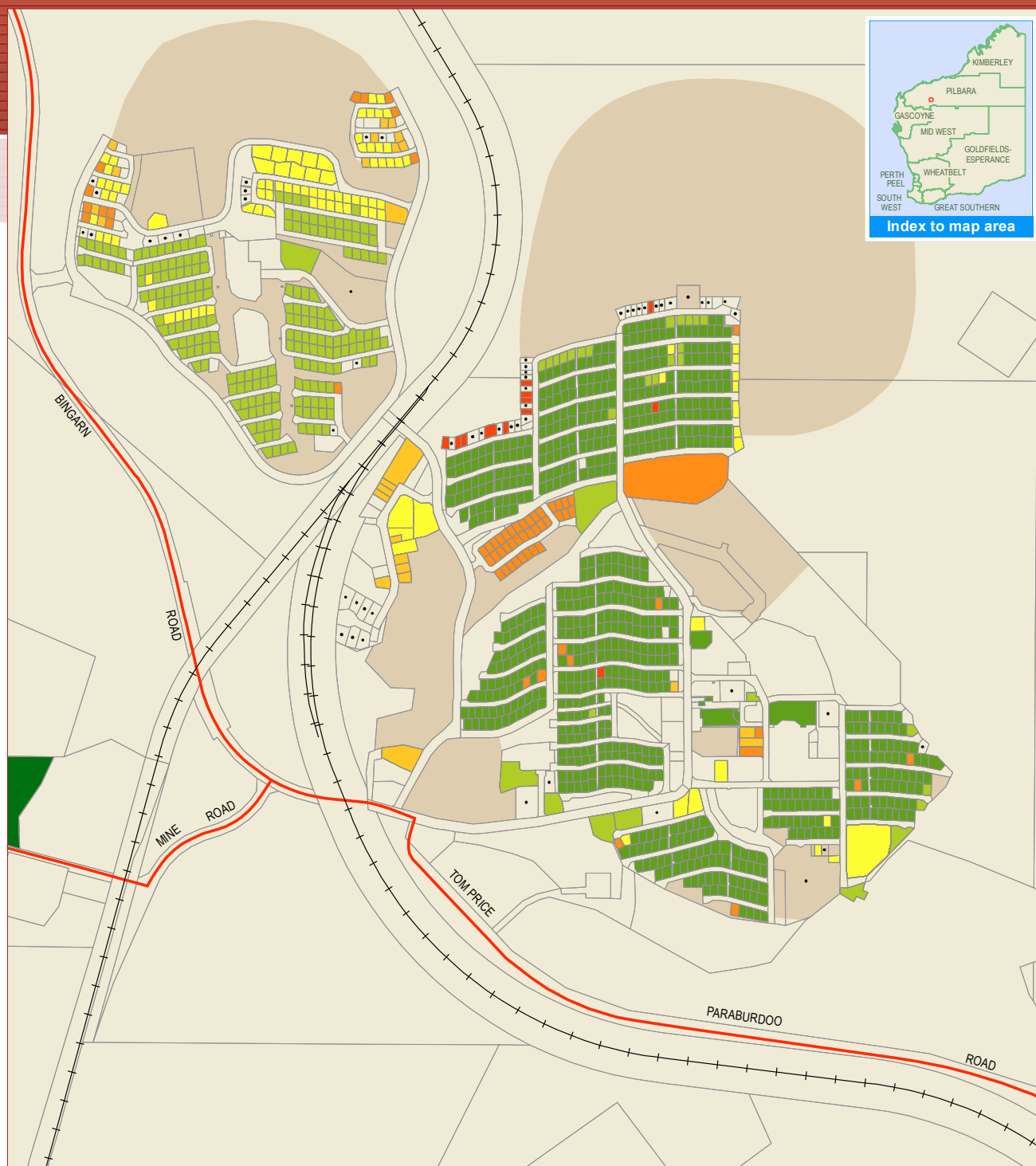
Railway data supplied by
Geoproject Solutions Pty Ltd

MINDEX data supplied by
Department of Mines and Petroleum

Legend

- ▲ Iron ore - proposed or potential project
- ▲ Iron ore - project operating or under development
- Highway/main road
- + + Railway (Rio Tinto)
- Local government boundary

Map 16: Major projects – Tom Price



Produced by
GeoSpatial Planning Support
Department of Planning, WA
On behalf of
Western Australian Planning Commission
Copyright © November 2014

\\Nls-perlmagsprojects\Pilbara\RegionalHotspots_Newman_and_TomPrice\Map18_TomPrice_DecadeOfConstruction_A4.mxd

Base information supplied by
Western Australian Land Information Authority
LI 646-2014-3

Railway data supplied by
Geoproject Solutions Pty Ltd

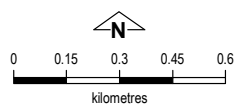
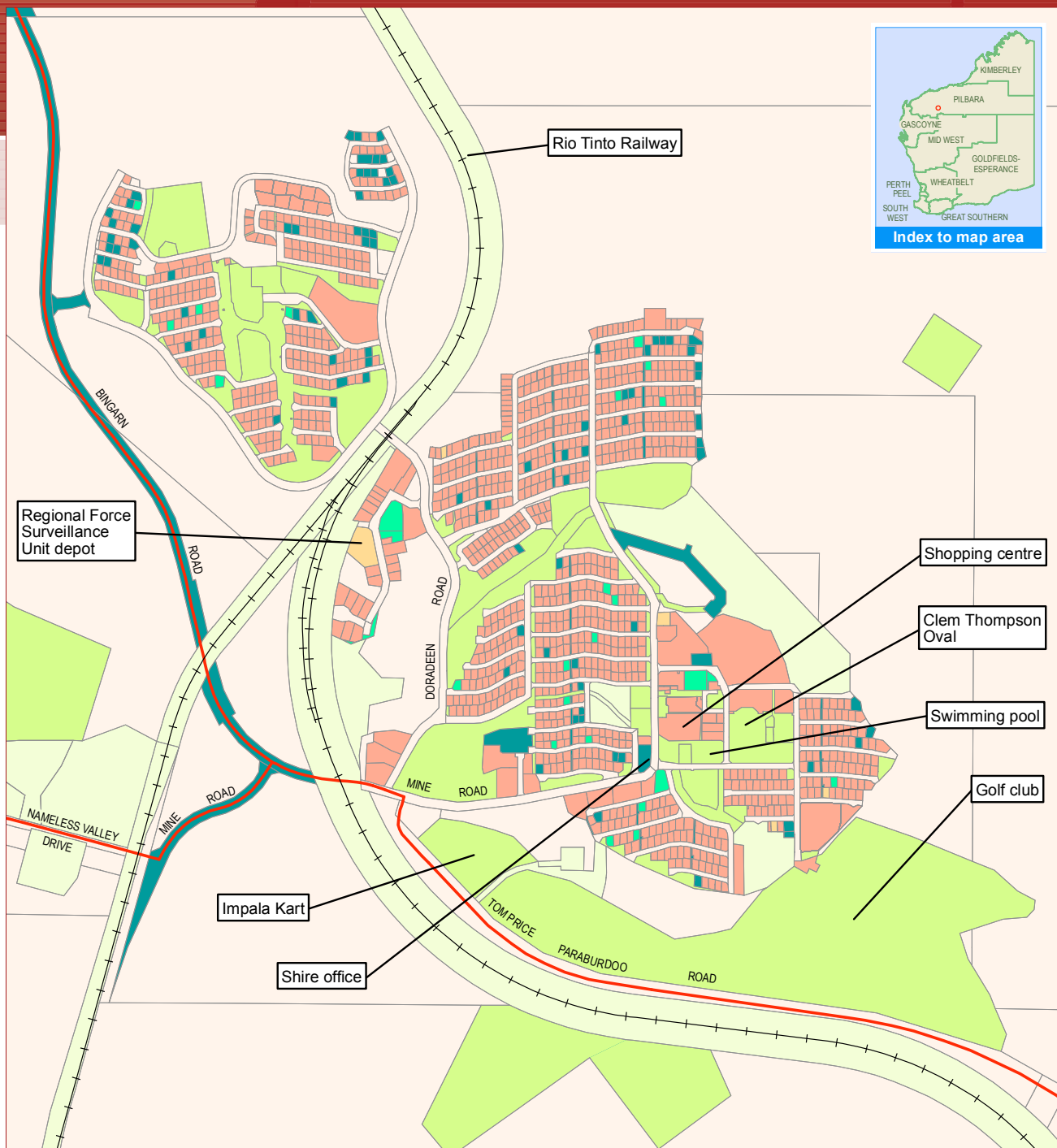
Legend

- Vacant lots
(as at October 2013)
- +—+— Railway (Rio Tinto)
- Highway/main road
- Possible urban
expansion area

Last built

- prior to 1967
- 1967-1969
- 1970-1979
- 1980-1989
- 1990-1999
- 2000-2009
- 2010-2013

Map 18: Decade of construction – Tom Price



Produced by
GeoSpatial Planning Support
Department of Planning, WA
On behalf of
Western Australian Planning Commission
Copyright © November 2014

\\Nts-perlmagsprojects\Pilbara\RegionalHotspots_Newman_and_TomPrice\Map19_TomPrice_Tenure_A4.mxd

Base information supplied by
Western Australian Land Information Authority
LI 646-2014-3

Railway data supplied by
Geoproject Solutions Pty Ltd

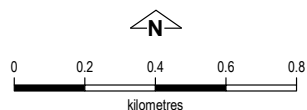
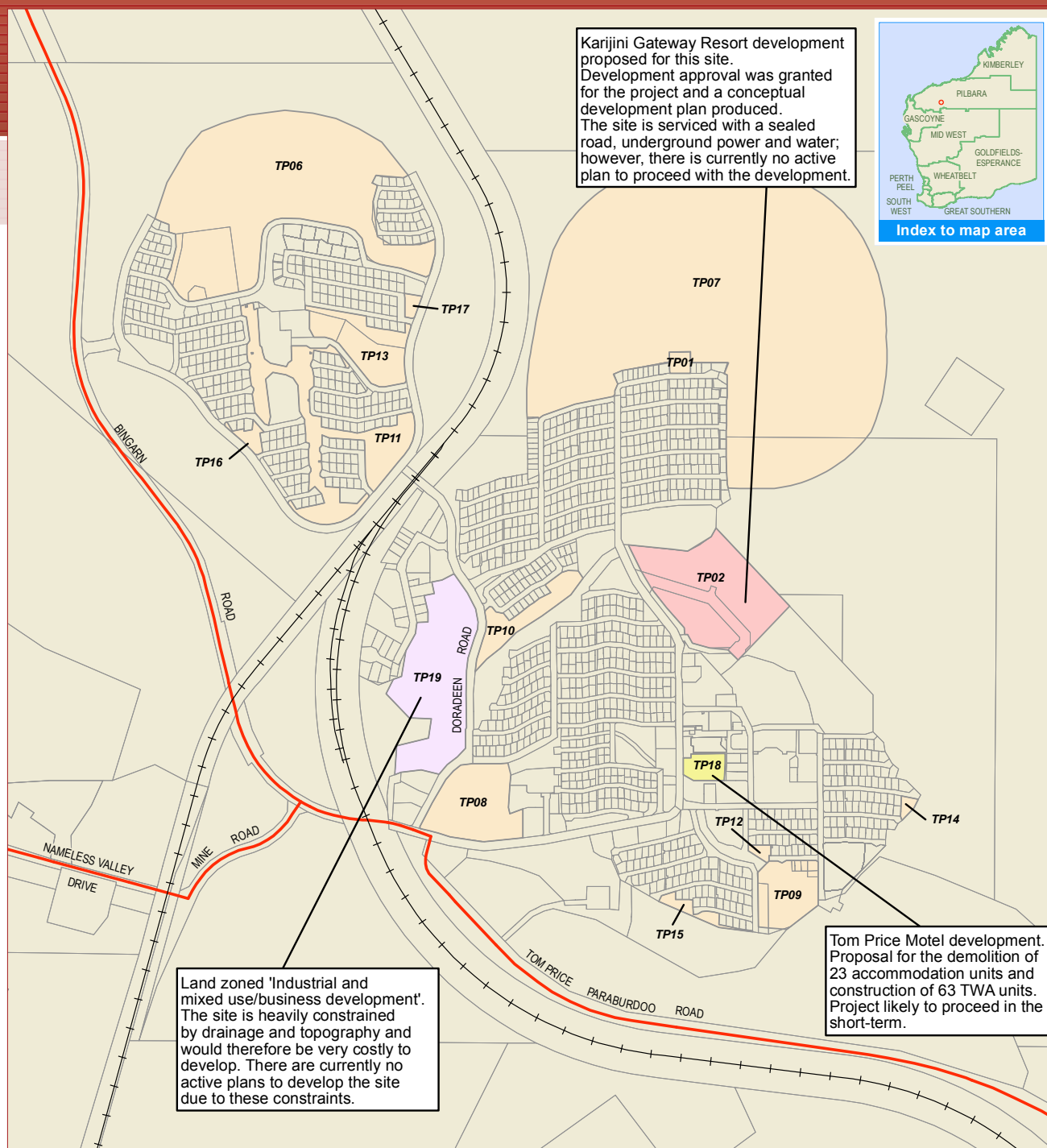
Legend

Land tenure

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

- Highway/main road
- Railway (Rio Tinto)

Map 19: Land tenure – Tom Price



Produced by
GeoSpatial Planning Support
Department of Planning, WA
On behalf of
Western Australian Planning Commission
Copyright © November 2014

\\Nts-per\magsprojects\Pilbara\RegionalHotspots_Newman_and_TomPrice\Map20_TomPrice_LandReleaseAreas_LandUse_A4.mxd

Base information supplied by
Western Australian Land Information Authority
LI 646-2014-3

Railway data supplied by
Geoproject Solutions Pty Ltd

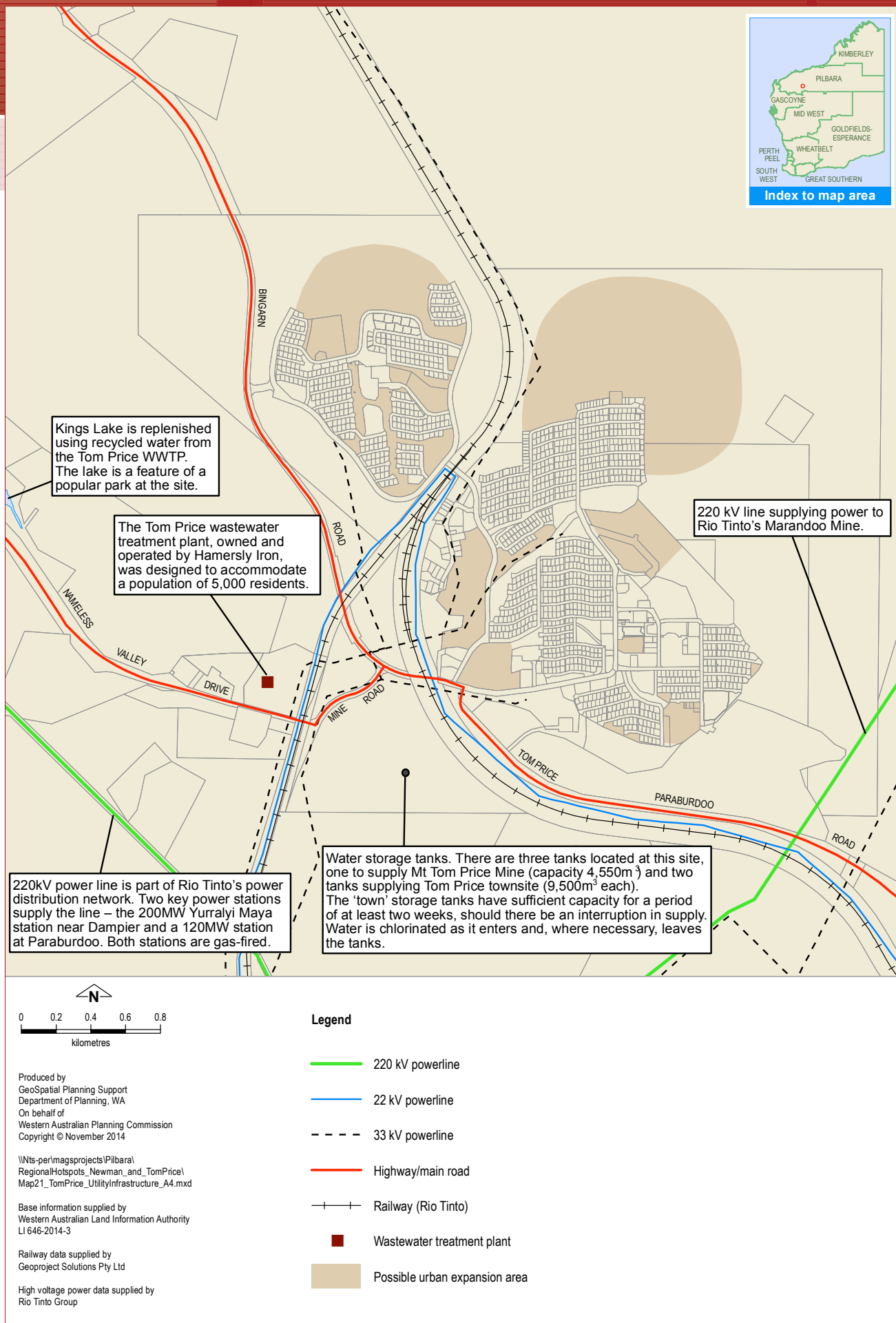
Legend

Land release

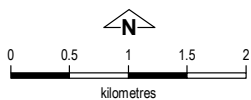
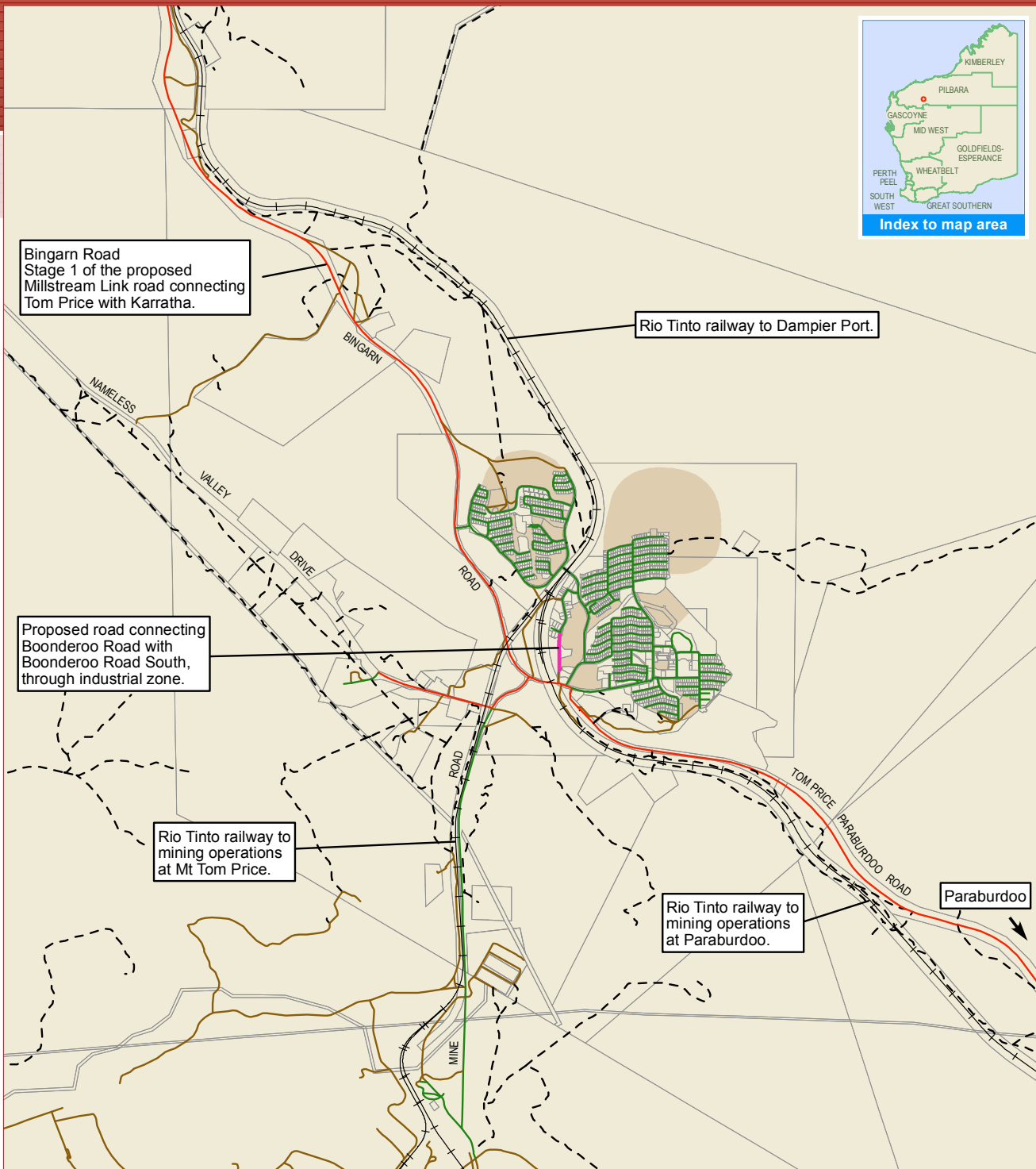
- Light industrial
- Residential
- Tourism
- Transient workforce accommodation (TWA)
- Highway/main road
- Railway (Rio Tinto)

**Note: A full list of likely future development projects is shown in Table 47.
For Future development areas (staging), see map 17.**

Map 20: Future development areas (land use) – Tom Price



Map 21: Utility infrastructure – Tom Price



Produced by
GeoSpatial Planning Support
Department of Planning, WA
On behalf of
Western Australian Planning Commission
Copyright © November 2014

\\Nts-per\magsprojects\Pilbara\
RegionalHotspots_Newman_and_TomPrice\
Map22_TomPrice_TransportInfrastructure_A4.mxd

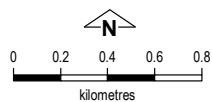
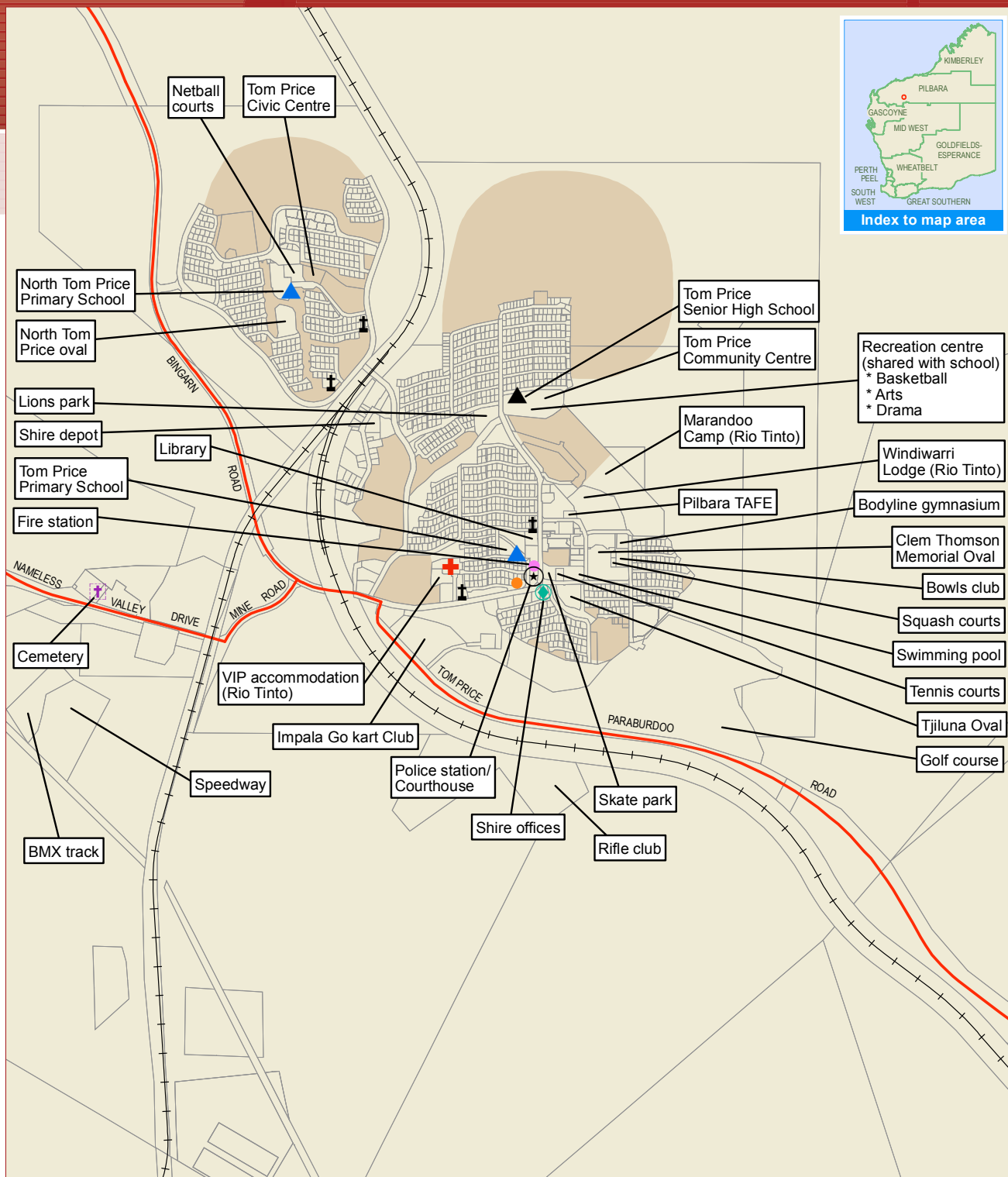
Base information supplied by
Western Australian Land Information Authority
LI 646-2014-3

Railway data supplied by
Geoproject Solutions Pty Ltd

Legend

- +—+— Railway (Rio Tinto)
- Main road (sealed)
- Minor road (sealed)
- Minor road (unsealed)
- - - Track
- Proposed road
- Possible urban expansion area

Map 22: Transport infrastructure – Tom Price



Produced by
GeoSpatial Planning Support
Department of Planning, WA
On behalf of
Western Australian Planning Commission
Copyright © November 2014

\\nts-perlmagsprojects\Pilbara\RegionalHotspots_Newman_and_TomPrice\Map23_TomPrice_CommunityInfrastructure_A4.mxd

Base information supplied by
Western Australian Land Information Authority
LI 646-2014-3

Railway data supplied by
Geoproject Solutions Pty Ltd

Health facilities supplied by
Department of Health

Educational facilities supplied by
Department of Education

Police facilities supplied by
Western Australia Police

Fire and emergency services supplied by
Department of Fire and Emergency Services

Legend



Hospital



Police station



State Emergency Service Unit



Volunteer Fire and Rescue Service



High school



Primary school



Shire office



Cemetery



Church



Highway/main road

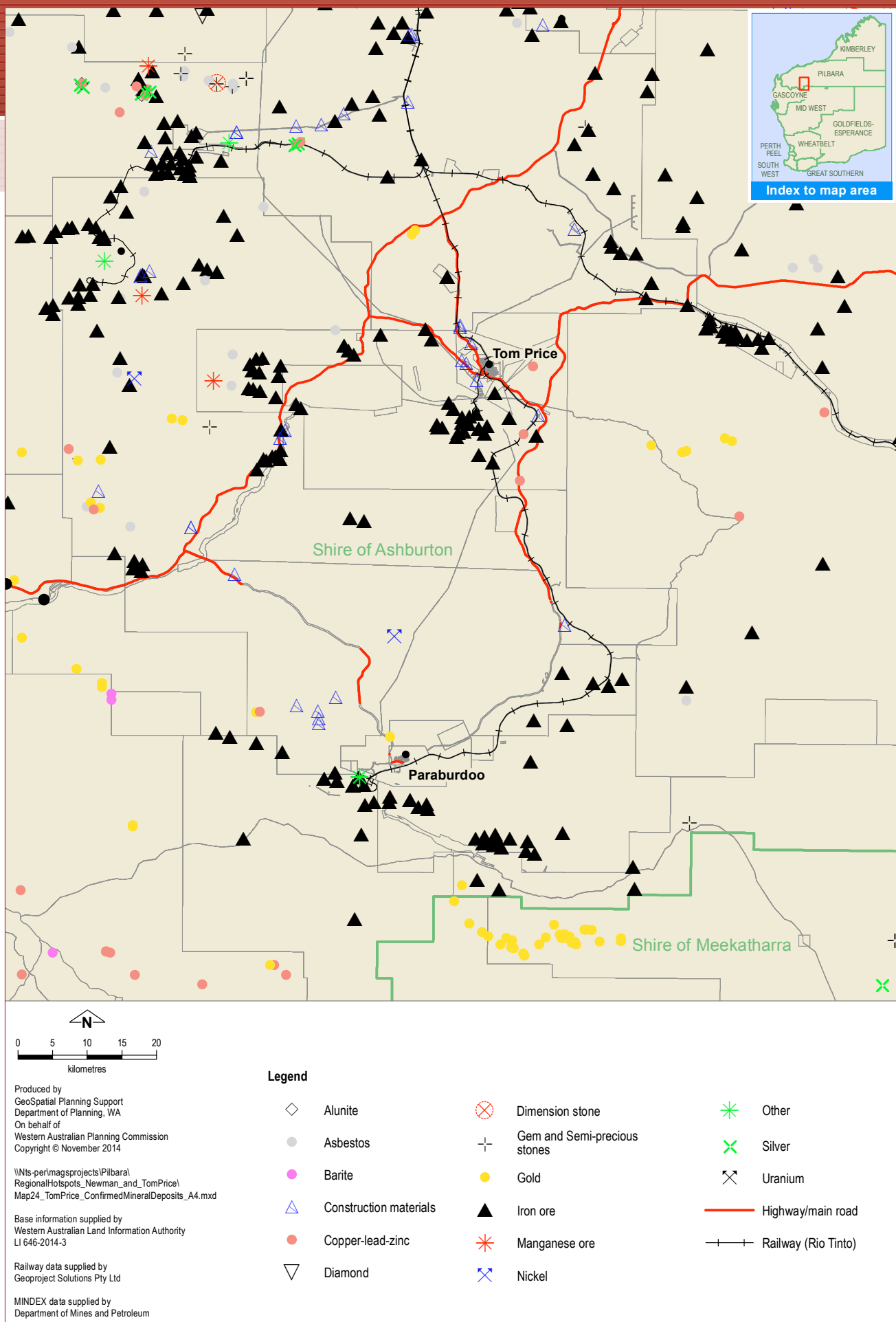


Railway (Rio Tinto)

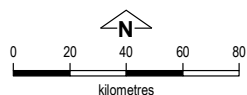
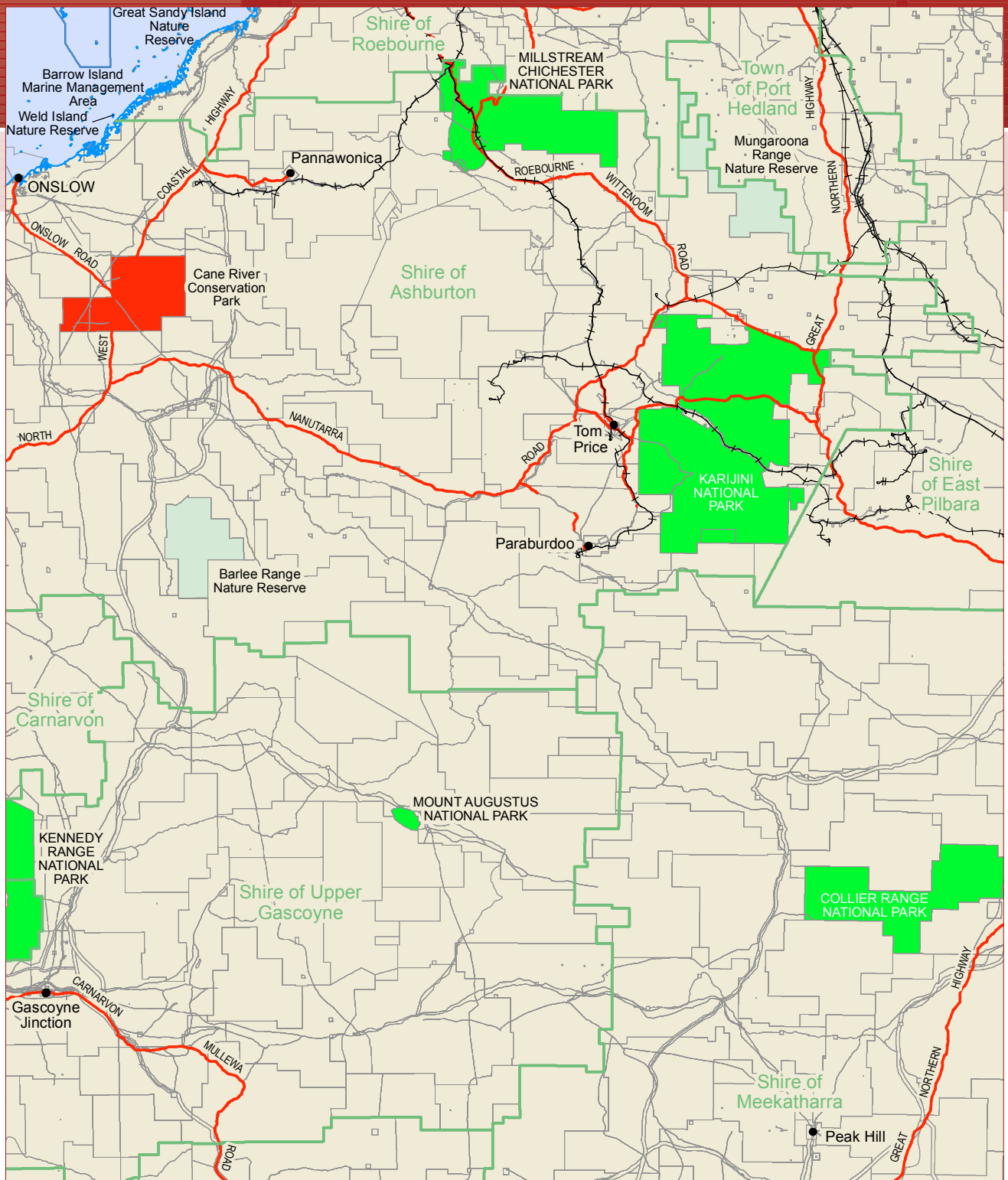


Possible urban expansion area

Map 23: Community infrastructure – Tom Price



Map 24: Confirmed mineral deposits – Tom Price



Produced by
GeoSpatial Planning Support
Department of Planning, WA
On behalf of
Western Australian Planning Commission
Copyright © November 2014

\\nts-perlmagprojects\Pilbara\RegionalHotspots_Newman_and_TomPrice\Map25_TomPrice_NationalParks_A4.mxd

Base information supplied by
Western Australian Land Information Authority
LI 646-2014-3

Railway data supplied by
Geoproject Solutions Pty Ltd

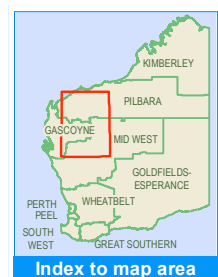
Managed Lands and Waters data supplied by
Department of Parks and Wildlife, WA

Legend

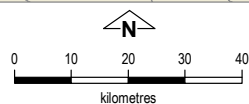
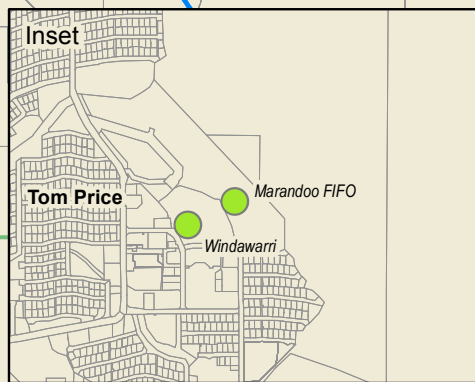
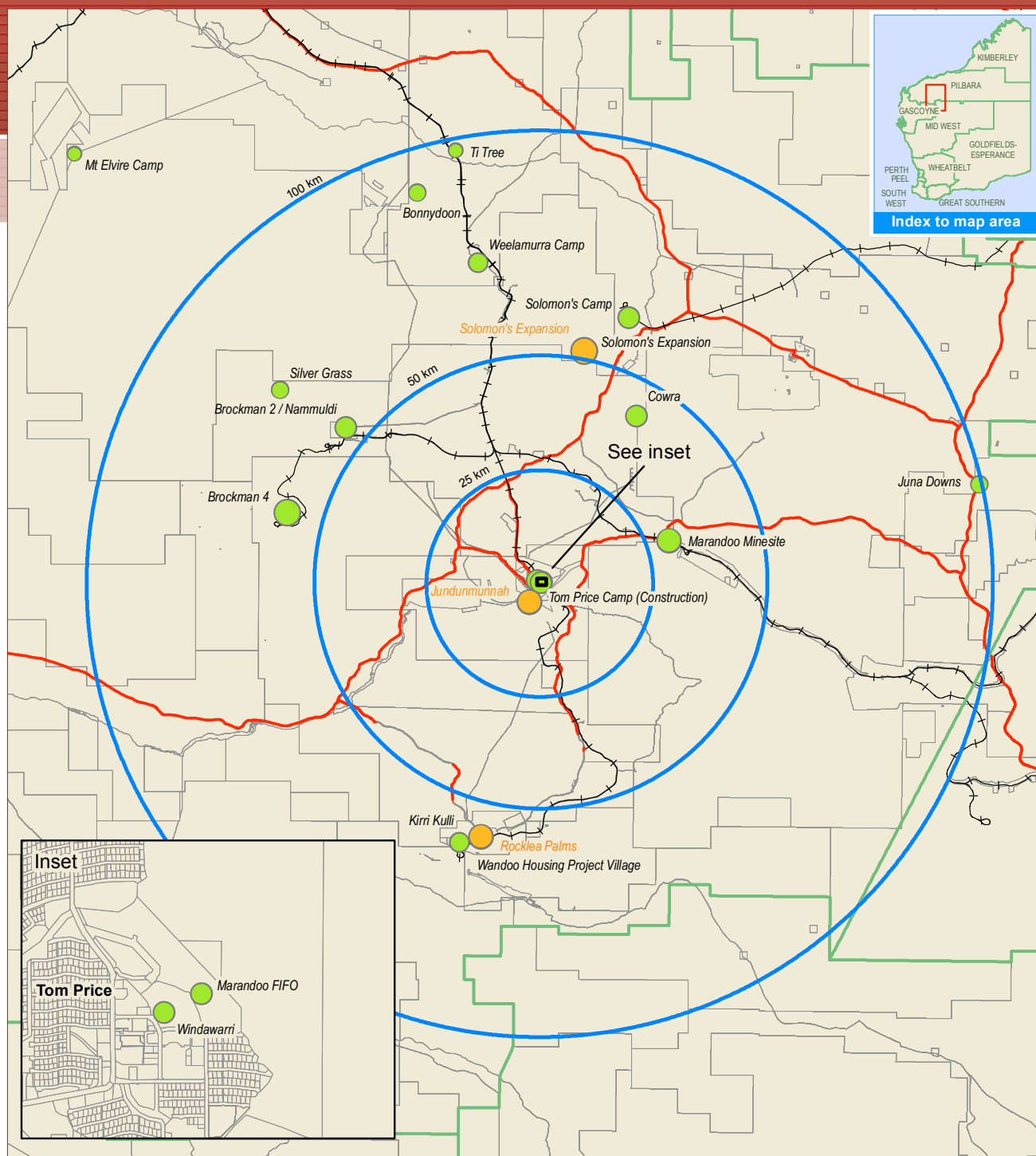
- Highway/main road
- + + Railway
- Local government boundary

Managed lands and waters

- National park
- Nature reserve
- Conservation park
- Marine management area



Map 25: Selected managed lands – Tom Price



Produced by
GeoSpatial Planning Support
Department of Planning, WA
On behalf of
Western Australian Planning Commission
Copyright © November 2014

\\NTS-per\magsprojects\Pilbara\RegionalHotspots_Newman_and_TomPrice\Map26_TomPrice_WorkforceAccommodation_A4.mxd

Base information supplied by
Western Australian Land Information Authority
LI 646-2014-3

Railway data supplied by
Geoproject Solutions Pty Ltd

Accommodation data supplied by
Pilbara Development Commission

Legend

Accommodation - number of beds

- 11-50
- 51-100
- 101-200
- 201-500
- 501-1000
- 1001-2000

Proposed accommodation - number of beds

- 501-1000
- 1001-2000
- Highway/main road
- +— Railway (Rio Tinto)
- Townsite boundary
- Local government boundary

Map 26: Workforce accommodation – Tom Price