

Fitzroy Crossing

Regional HotSpots Land Supply Update



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Fitzroy Crossing

Introduction

This document forms part of a series of documents prepared by the Department for Planning and Infrastructure (DPI) in conjunction with LandCorp, for the Western Australian Planning Commission (WAPC). These documents provide a snapshot of land supply in regional centres experiencing land and housing supply pressures as a result of growth in the resource and/or other industry sectors.

The document has been prepared as part of the country land development program and is the result of consultation with a number of stakeholders, including local governments and servicing authorities. Information is provided on the status of major projects and current and anticipated lot creation activity. Major issues constraining development are also identified.

What is driving growth?

The area's economy is primarily driven by pastoral, mining and tourism activities. Fitzroy Crossing functions as a service centre, servicing Aboriginal communities, pastoral stations and mining interests within the Fitzroy Valley. There are also a number of government, health and community services present in the town.

There is emerging growth within the resource industry across the Shire of Derby-West Kimberley, with a number of resource projects either currently operational or undergoing further investigation across the shire. The Lennard Shelf zinc mine, located approximately 80 kilometres east of Fitzroy Crossing, resumed its operations in 2007 after closure for a period of four years, but has recently ceased operations due to low commodity prices.

The Shire of Derby-West Kimberley experiences high growth without any major economic driver, due mainly to the high birth rates within the indigenous community.

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 Fitzroy Crossing caused by service populations such as visitors and short term contract workers, which are not represented by the WAPC forecasts. For example, of the 1 331 persons enumerated on census night 2006, 838 persons were counted as residents and 493 (37 per cent of persons enumerated) were counted as visitors. An additional 90 (11 per cent) residents of Fitzroy Crossing were counted elsewhere in Australia on census night. There was a similar difference between the resident workforce (436 persons) and the workforce counted on the night (573 persons) which suggests that about one quarter of the visitor population were there for work purposes. This additional service population is significant, and generates impacts for the delivery of services in the area. These impacts may be different to impacts generated by the resident population.

Population figures in this document reflect the best available data. The use and interpretation of this data is complex (see Australian Bureau of Statistics information paper – catalogue 3107.0.55.006, Population Concepts, 2008) and will be subject to ongoing review.

Local government	Projected popln. 2008 ¹	Projected popln. 2013 ¹	Projected popln. 2018 ¹	Projected popln. 2028 ¹	Average annual growth 2008-2013 (per cent)	Average annual growth 2008-2018 (per cent)	Average annual growth 2008-2028 (per cent)
Broome	16 600	19 000	21 900	28 000	2.7	2.8	2.6
Derby/West Kimberley	10 500	12 600	14 300	17 200	3.7	3.1	2.5
Halls Creek	5 000	5 700	6 600	8 300	2.7	2.8	2.6
Wyndham-East Kimberley	9 100	10 200	11 200	13 300	2.3	2.1	1.9
Total Kimberley	41 200	47 500	54 000	66 800	2.9	2.7	2.4
Total Western Australia	2 112 700	2 276 900	2 441 000	2 730 400	1.5	1.5	1.3

Source: Western Australia Tomorrow, Western Australian Planning Commission (2005)
 1 Projection for resident population

Population data published by the Australian Bureau of Statistics for the Shire of Derby-West Kimberley 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 of this document.

The Shire of Derby/West Kimberley had an estimated resident population of 7 917 persons in 2007. Fitzroy Crossing accounted for approximately 14 per cent (928 persons) of the shire's population in the 2006 census (place of usual residence). However, the number of persons present in Fitzroy Crossing on census night 2006 (place of enumeration) was significantly larger, with 1 331 persons recorded. This figure includes residents, tourists, visitors and service populations. The shire's population is spread across the two major centres of Derby and Fitzroy Crossing, and a number of aboriginal communities across the shire.

Local government (lg)	Estimated resident population 2007	Census population 2006 (place of usual residence)
Shire of Derby/West Kimberley	7 917	6 505

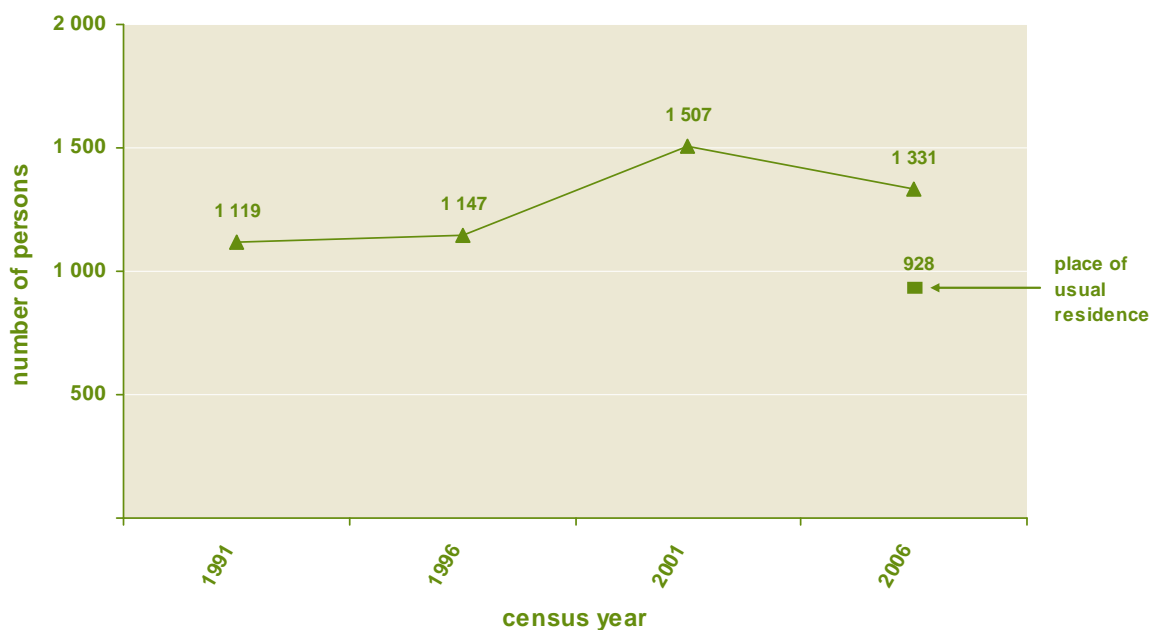
Source: Australian Bureau of Statistics
 Catalogue 3218.0 Regional Population Growth Australia (March 2008)
 Catalogue 2068.0 Census Tables (June 2007)

Locality	Census locality population 2006 (place of usual residence)	Locality population 2006 (per cent of lg)
Derby	3 093	47.5
Fitzroy Crossing	928	14.3
Looma community	393	6.0
Mowanjum community	258	4.0
Muludja community	109	1.7
Noonkandah (Yungngora) community	288	4.4

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

The graph below shows the number of persons present in Fitzroy Crossing 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.

Fitzroy Crossing 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 (as in the Pilbara region) of the number of people enumerated in a town or locality on census night.

Can demand be met?

- Fitzroy Crossing is experiencing strong demand for housing, especially for government and social housing. Business owners are also seeking housing in their endeavour to attract permanent staff. This is affecting the provision of some services in the town.
- Land supply in Fitzroy Crossing is severely limited with few vacant and currently available lots.
- Future development sites have been identified in the draft Fitzroy Futures Town Plan, although development timing is uncertain given the complexity of land assembly issues.
- There is little vacant industrial land currently available. The existing light industrial area is fully occupied, with few infill opportunities available. The future supply of industrial land is linked to the implementation of initiatives outlined in the draft Fitzroy Futures Town Plan.

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

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
1	0	19	0	To be determined

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 Fitzroy Crossing prior to the 2007-08 year.
- There are currently no lots with current conditional approval for the creation of residential lots or industrial lots.
- The release of land in the short-term by LandCorp is dependent on the resolution of a number of complex issues. If issues can be resolved it is likely that project area FC01 will be developed initially.
- There is ongoing dwelling activity occurring on Crown land which does not register as subdivision/lot creation activity.

What are the challenges for land release and housing supply?

- Limited availability of land, with the town site being severely constrained by a 100-year flood level.
- Resolution of native title issues.
- Complex and anomalous land tenure arrangements, resulting in complex and lengthy land assembly processes.
- High development costs due to remoteness and difficult site conditions.
- Provision of services and accommodation options for temporary and seasonal visitors.
- High indigenous occupancy rates and federal government initiatives to reduce.
- Managing the safety and efficiency of the regional road network to cater for increased travel demand and conflict between local and regional traffic, including heavy freight vehicles.

What is Government doing?

The State government is developing the Royalties for Regions fund. The fund, equivalent to 25 per cent of annual mining and petroleum royalties collected by the State, will be allocated to new infrastructure projects and services in regional areas of Western Australia. The fund will be delivered through three new funds: the Regional Infrastructure and Headworks Fund, the Country Local Government Fund and the Regional Community Services Fund. Legislation is currently being drafted, and a funding blueprint is expected to be released before the end of 2008.

Regional initiatives

- Developing a Kimberley Regional Water Plan. The plan will consolidate available water information, identify water management issues and report on actions to be implemented in the region. It is anticipated that a draft will be released for public comment in late 2009 (DoW).

Local initiatives

- Undertaking preparation of a local planning strategy. The strategy will address the land use components of the draft Fitzroy Futures Town Plan (SDWK, DPI).
- Working with stakeholders to develop a prioritised and consolidated land assembly strategy and action plan (DPI).
- Preparing Community Layout Plans. In April 2008 the WAPC endorsed Community Layout Plans for Burawa, Bungardi, Darlungunaya, Junjuwa and Kurnangki (DPI).
- State government is partnering with the Australian Children's Trust to increase the range of family and community health services in Fitzroy Crossing. Initiatives include establishment of a safe house and family centre.
- Completing a new \$15.7m multi-purpose health facility (DoH).
- Upgrading more than 45 State government owned homes (DHW).
- Delivering additional accommodation for government employees in Fitzroy Crossing by commencing construction of seven units in 2008-09 (GROH).

- The State government has allocated \$5.4million for the construction and operation of a new aquatic facility. It is anticipated that construction will be completed by mid-2009 (DHW, SDWK).
- Addressing power capacity constraints. A new gas fired power station was commissioned in February 2008. Generation capacity upgrade is currently being negotiated to match expected load increases. Network capacity and reach has been up rated with a rise in the system voltage from 6.6kV to 11kV (HP).
- Continuing to monitor the condition and operation of the regional road network to identify road network improvement requirements (MRWA).
- Progressing the Fitzroy Crossing Police Station project (replacement facility). The replacement of the Fitzroy Police Station is a Liberal election commitment pending ratification through the 2009-10 State Budget process (Police).
- Monitoring school site requirements. Fitzroy Crossing District High School is being rebuilt on a new site at a cost of \$34 million and will be able to accommodate the students from the proposed developments (DET).

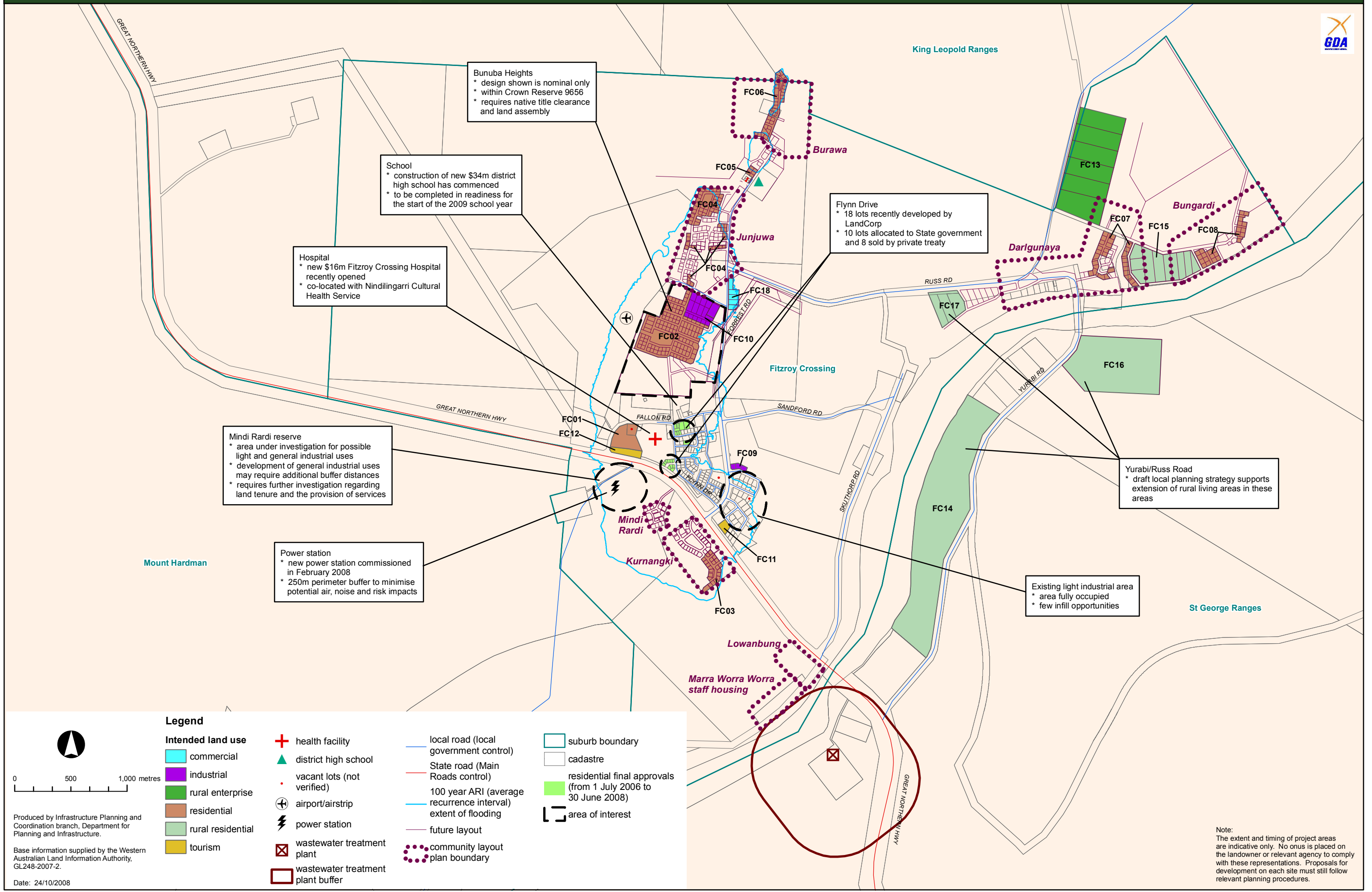
Consultation

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 Derby-West Kimberley (SDWK)
- Water Corporation (WC)
- Western Australia Police (Police)

Fitzroy Crossing

Regional HotSpots Land Supply Update | Identified Project Areas



Bunuba Heights
 * design shown is nominal only
 * within Crown Reserve 9656
 * requires native title clearance and land assembly

School
 * construction of new \$34m district high school has commenced
 * to be completed in readiness for the start of the 2009 school year

Hospital
 * new \$16m Fitzroy Crossing Hospital recently opened
 * co-located with Nindilingarri Cultural Health Service

Flynn Drive
 * 18 lots recently developed by LandCorp
 * 10 lots allocated to State government and 8 sold by private treaty

Mindi Rardi reserve
 * area under investigation for possible light and general industrial uses
 * development of general industrial uses may require additional buffer distances
 * requires further investigation regarding land tenure and the provision of services

Power station
 * new power station commissioned in February 2008
 * 250m perimeter buffer to minimise potential air, noise and risk impacts

Yurabi/Russ Road
 * draft local planning strategy supports extension of rural living areas in these areas

Existing light industrial area
 * area fully occupied
 * few infill opportunities

Legend

Intended land use

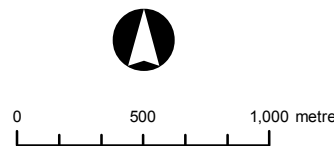
- commercial
- industrial
- rural enterprise
- residential
- rural residential
- tourism

- + health facility
- ▲ district high school
- vacant lots (not verified)
- ⊕ airport/airstrip
- ⚡ power station
- ⊗ wastewater treatment plant
- ⊗ wastewater treatment plant buffer

- local road (local government control)
- State road (Main Roads control)
- 100 year ARI (average recurrence interval) extent of flooding
- future layout

- suburb boundary
- cadastre
- residential final approvals (from 1 July 2006 to 30 June 2008)
- area of interest

- community layout plan boundary



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

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.

Fitzroy Crossing 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+)		
FC01	Crown land Great Northern Highway, Lot 103 Fallon Road (CR 35090)	State of WA (UCL)	Residential	No local planning scheme over Fitzroy Crossing town site. Fitzroy Crossing and environs is the subject of Interim Development Order No.7.				4.6	Not determined		0	0	To be determined			Identified in draft Fitzroy Futures Town Plan for residential uses. Project requires land assembly. Site is clear of native title.
FC02	Lot 9656 (CR 9656) – vested in the Aboriginal Lands Trust	State of WA	Residential					23.2	107	107	0	0	The Department of Housing and Works has centralised funds for provision of Aboriginal housing. Dwellings are constructed in communities subject to demand.			Within Crown Reserve 9656. Revision of Bununba Heights outline development plan required (to be undertaken by DPI). Project requires land assembly.
FC03	Lot 213 (CR 39294) – vested in Kurnangki Aboriginal Corporation	State of WA	Residential		Kurnangki community layout plan (endorsed)			3.7	22	22	0	0				Covered by Kurnangki community layout plan (endorsed).
FC04	Lot 49 & 9656 (CR 9656) – vested in the Aboriginal Lands Trust	State of WA	Residential		Junjuwa community layout plan (endorsed)			8.4	53	53	0	0	Covered by Junjuwa community layout plan (endorsed).			
FC05	Lot 49 (CR 9656) – vested in the Aboriginal Lands Trust	State of WA	Residential					0.7	6	6	0	0				
FC06	Lot 2, 10, 17 & 49 (CR 9656) – vested in the Aboriginal Lands Trust, Lot 12475 (CR 2475), Lot 242 Geikie Gorge Road	State of WA	Residential		Burawa community layout plan (endorsed)			5.7	30	30	0	0	Covered by Burawa community layout plan (endorsed).			
FC07	Lot 161 & 277 (CR 45046) – vested in Darlgunaya Aboriginal Corporation, Lot 289 (CR 45608) – vested in Munmarul Aboriginal Corporation, Lot 290 (CR 45609)	State of WA	Residential		Darlgunaya community layout plan (endorsed)			6.3	26	26	0	0	Covered by Darlgunaya community layout plan (endorsed). The Department of Housing and Works has centralised funds for provision of Aboriginal housing. Dwellings are constructed in communities subject to demand.			
FC08	Lot 289 (CR 45608) – vested in Munmarul Aboriginal Corporation	State of WA	Residential		Munmarul community layout plan (endorsed)			4.5	24	24	0	0	Covered by Munmarul community layout plan (endorsed).			
FC09	Lot 325, 326 & 327 Bell Road	State of WA (UCL)	Industrial					0.7	4	4	2	0	To be determined			High development costs for this site (site is low-lying).

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+)	
FC10	Lot 9656 (CR 9656) & Lot 108 (CR34690) - vested in the Aboriginal Lands Trust	State of WA	Industrial	No local planning scheme over Fitzroy Crossing town site. Fitzroy Crossing and environs is the subject of Interim Development Order No.7.			5.8	15	15	0	0	To be determined			Revision of Bununba Heights outline development plan required (to be undertaken by DPI). Project requires land assembly.
FC12	Crown land Great Northern Highway	State of WA (UCL)	Tourism				1.6	Not determined		0	0	To be determined			Identified in draft Fitzroy Futures Town Plan for tourism uses. Site is clear of native title.
FC13	Lot 289 (CR 45608) - vested in Munmarul Aboriginal Corporation	State of WA	Rural Enterprise				39.8	6	6	0	0	To be determined			Identified in draft Fitzroy Futures Town Plan for rural enterprise uses.
FC14	Lot 68 Yurabi Road (Leasehold 398/810)	Gogo Station Pty Ltd, State of WA	Special Rural				77.1	20	20	0	0	To be determined			Identified in draft Fitzroy Futures Town Plan for rural living uses.
FC15	Lot 289 (CR 45608) - vested in Munmarul Aboriginal Corporation	State of WA	Special Rural				15.2	8	8	0	0	To be determined			Identified in draft Fitzroy Futures Town Plan for rural living uses.
FC16	Lot 108 Yurabi Road (CR 23897)	State of WA	Special Rural				38.1	10	10	0	0	To be determined			Identified in draft Fitzroy Futures Town Plan for rural living uses.
FC17	Lot 88, 89 & 90 Russ Road	State of WA, Murphy D F, Murphy R	Special Rural				6.7	3	3	0	0	To be determined			Identified in draft Fitzroy Futures Town Plan for rural living uses.
FC18	Lot 9656 (CR 9656) - vested in the Aboriginal Lands Trust	State of WA	Commercial				2.0	5	5	0	0	To be determined			Revision of Bununba Heights outline development plan required (to be undertaken by DPI). Project requires land assembly.

Privately owned land

FC11	Lot 2 Emanuel Way	GJ Johnson Pty Ltd	Tourism				0.8	Not determined		0	0	To be determined			
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 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.