
E Urban land supply

This appendix provides further details of the land supply processes and outcomes discussed in chapter 4. Specifically it includes:

- flowcharts depicting the regulatory approvals and processes affecting land supply in each jurisdiction (section E.1)
- maps reflecting changes in the dwelling densities of the capital city planning areas for the period 2001 to 2006 — this is used as a proxy measure for the extent of infill development (section E.2)
- further details of some land supply outcomes for commercial and industrial land (section E.3).

E.1 Land supply approvals and processes

The flow charts in this section represent the ‘standard’ land supply processes that apply in each jurisdiction and do not consider the potential ‘fast track’ approaches such as those that may be available for state significant projects. However, some of the alternative processes available in designated growth areas are depicted including:

- the Precinct Planning Process for Sydney’s Growth Centres (figure E.1)
- the rezoning process in South Australia that applies under a Ministerial initiated Development Plan Amendment (figure E.13).

However, the flowcharts do not consider the appeals processes that may be available to those seeking redress for decisions arising from the planning processes depicted — the availability, nature and effect of appeals within the planning system more broadly are considered in chapter 3.

Table E.1 describes the starting point of the land supply process in each jurisdiction. The figures listed in table E.2 contain flowcharts that describe the subsequent steps in the land supply process of each jurisdiction.

Table E.1 Stage 1: future urban designation

For greenfield development

<i>Description of land</i>	
Syd (NSW)	Land is included in the Metropolitan Development Program as land for urban development.
Mel (Vic)	Land is within the Urban Growth Boundary as approved by Parliament.
SEQ (Qld)	Land is within the Urban Footprint in the SEQ Region Plan
Per (WA)	The land is rezoned as urban growth area in the statutory Region Scheme. Land will also be identified in the draft spatial plan and supporting sub-regional plans.
Adel (SA)	Land is within the urban boundary designated by the Greater Adelaide Plan.
Hob (Tas)	Land is within the 10 year urban growth boundary and zoned for development in the draft planning schemes.
Can (ACT)	Land is classified 'future urban area' and formally identified in Territory Plan maps.
Dar (NT)	Land is zoned future development in the Northern Territory Planning Scheme and has been released to developers by the Crown. Land is released to developers with a structure plan in place.

Source: Based on NHSC (2010).

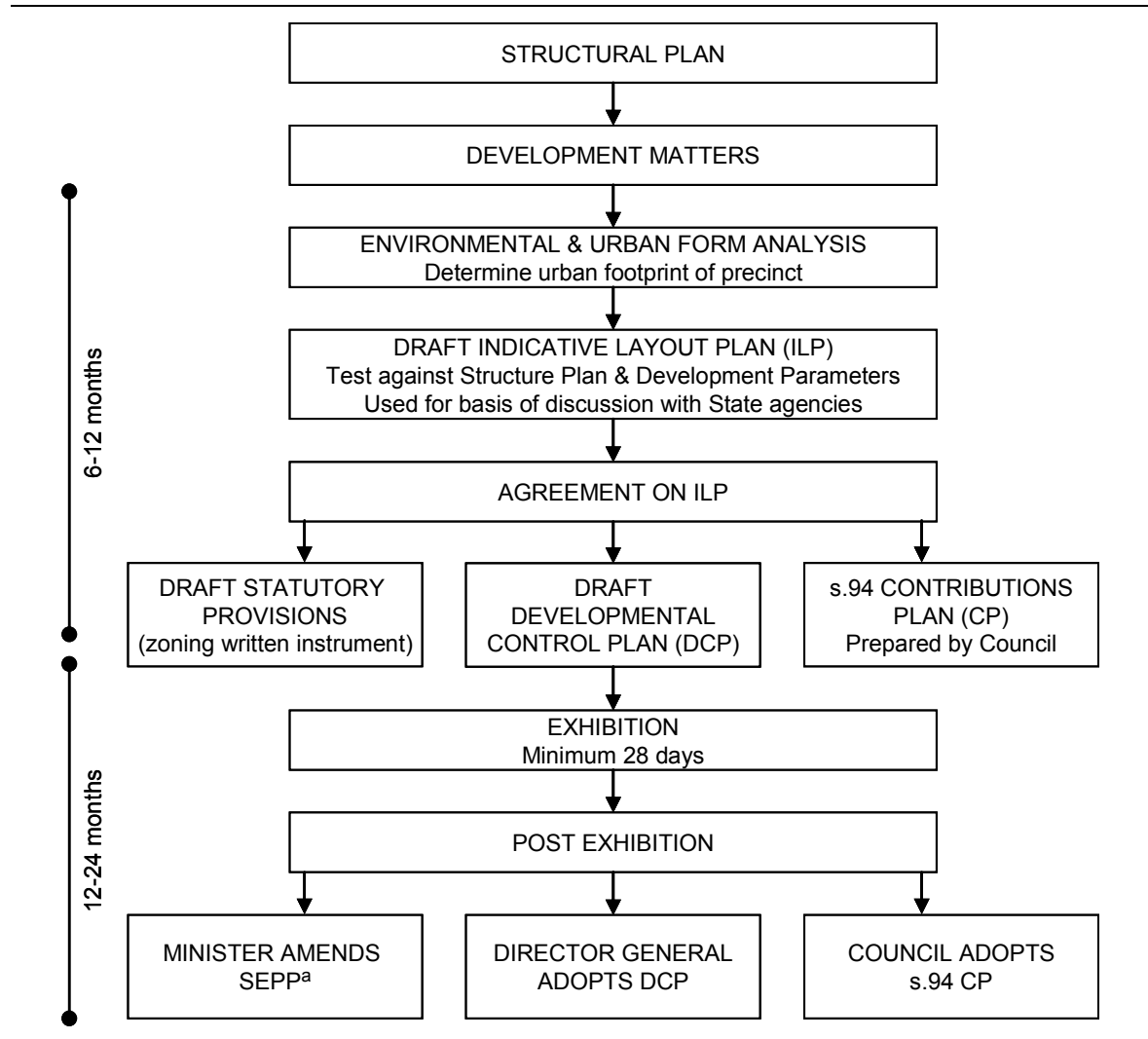
Table E.2 Key planning approval processes for land supply

<i>Approval process</i>	<i>Syd (NSW)</i>	<i>Mel (Vic)</i>	<i>SEQ (Qld)</i>	<i>Per (WA)</i>	<i>Adel (SA)</i>	<i>Hob (Tas)</i>	<i>Can (ACT)</i>	<i>Dar (NT)</i>
Land designated for future development	Table E.1							
Rezoned land / plan amendment	Figs. E.2a & E.2b	Fig. E.4	n.a	Fig. E.10	Fig. E.12a & E.12.b	Figs. E.16a & E.16b	Fig. E.17	Fig. E.19
Structure planning	n.a	Fig. E.5 ^a	Fig. E.7	n.a	n.a	n.a	n.a	n.a
Master planning	n.a	Fig. E.5 ^a	Fig. E.8	n.a	n.a	n.a	n.a	n.a
Subdivision approval	Fig E.3	Fig. E.6	Fig. E.9	Fig. E.11	Fig. E.14	Fig. E.15	Fig E.18	Fig E.20

n.a not applicable (is not a mandatory process within planning legislation). ^a The Precinct Structure Planning process contains elements of both structure planning and master planning.

Figure E.1 **Sydney (New South Wales) — Precinct Planning Process for Growth Centres**

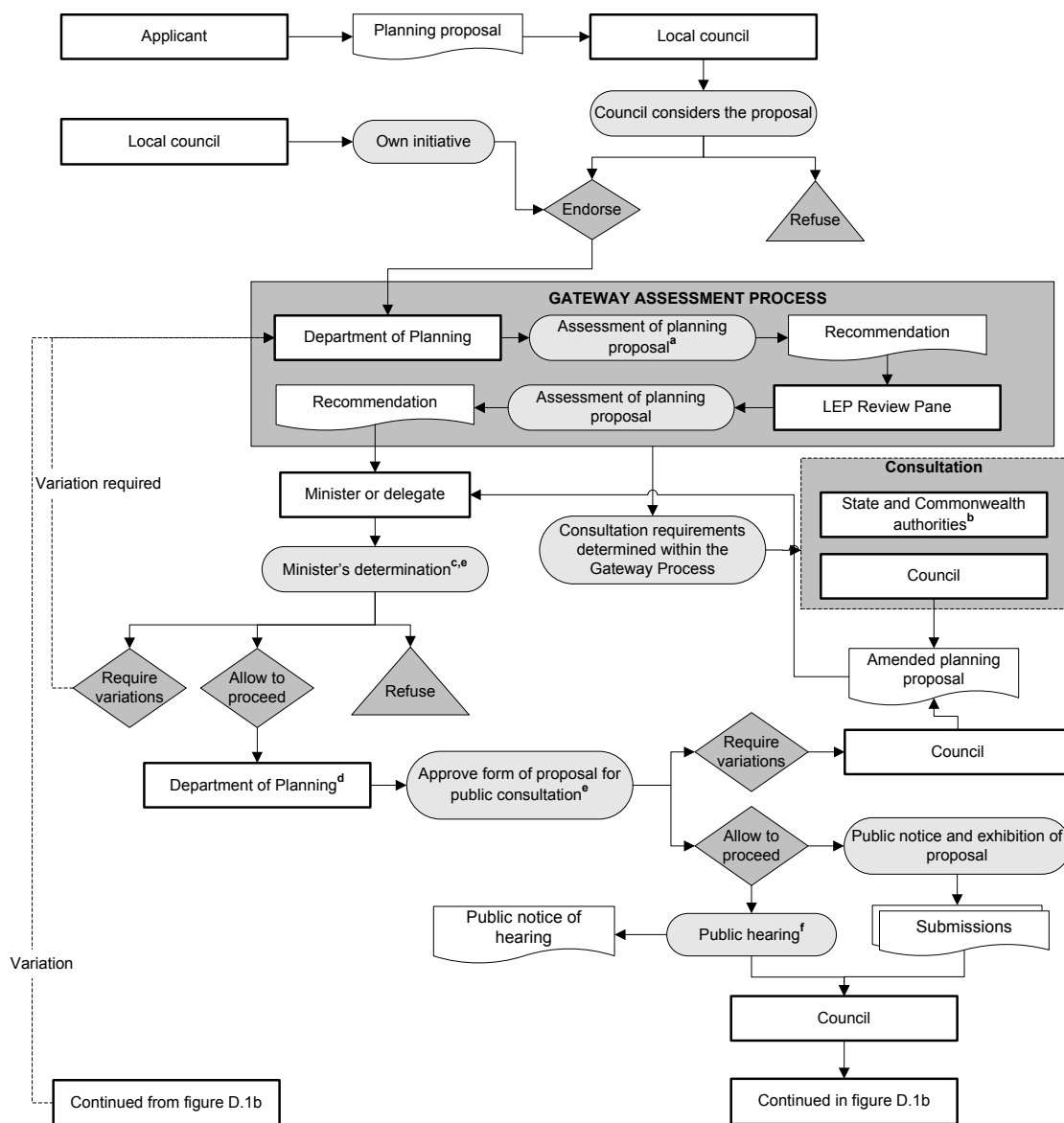
Summary



^a State Environmental Planning Policy. ^b Development Control.

Data source: PC State and Territory Planning Agency Survey 2010 (unpublished).

Figure E.2a Sydney (New South Wales) — rezoning

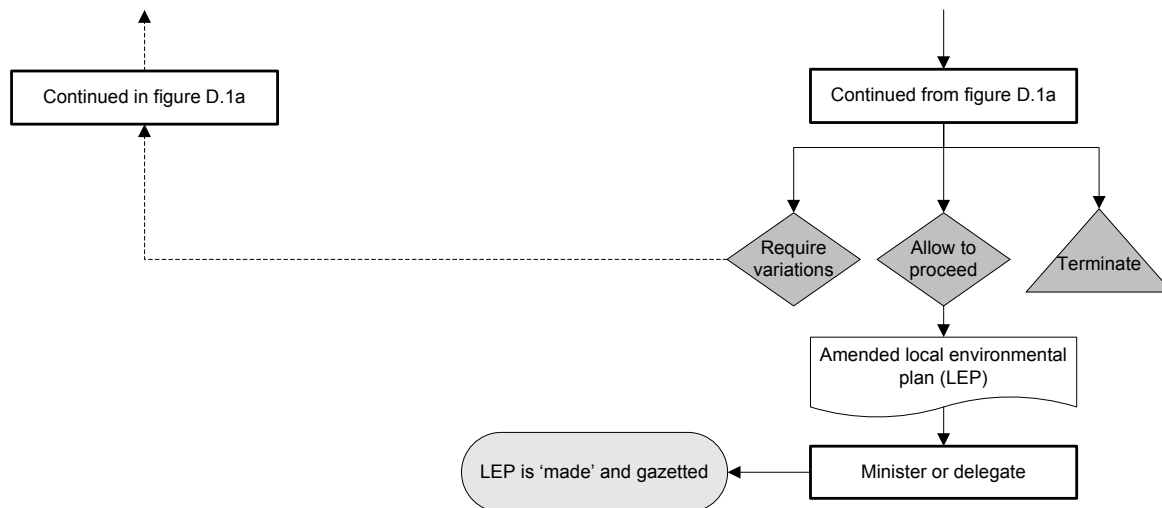


a Part of the Department of Planning’s assessment includes a consideration of the local council’s Community Strategic Plan to ensure that State Government priorities have been adequately addressed, as well as to inform the Minister for Planning of any community issues identified through the community engagement strategy. **b** The appropriate authorities are determined within the Gateway assessment process. **c** Other matters the Minister’s Gateway determination will indicate include: the required community consultation; whether a public hearing is required; and timeframes for various stages of the process. **d** Director General (or delegate). **e** The Minister’s determination and the approval to proceed to public consultation should be taken concurrently wherever possible. **f** A public hearing may be required by the Minister in the Gateway determination or may be sought by any person making a submission on the proposal.

Data sources: *Environmental Planning and Assessment Act 1979* (NSW); Department of Planning (NSW) (2009b); PC State and Territory Planning Agency Survey 2010 (unpublished).

Figure E.2b Sydney (New South Wales) — rezoning

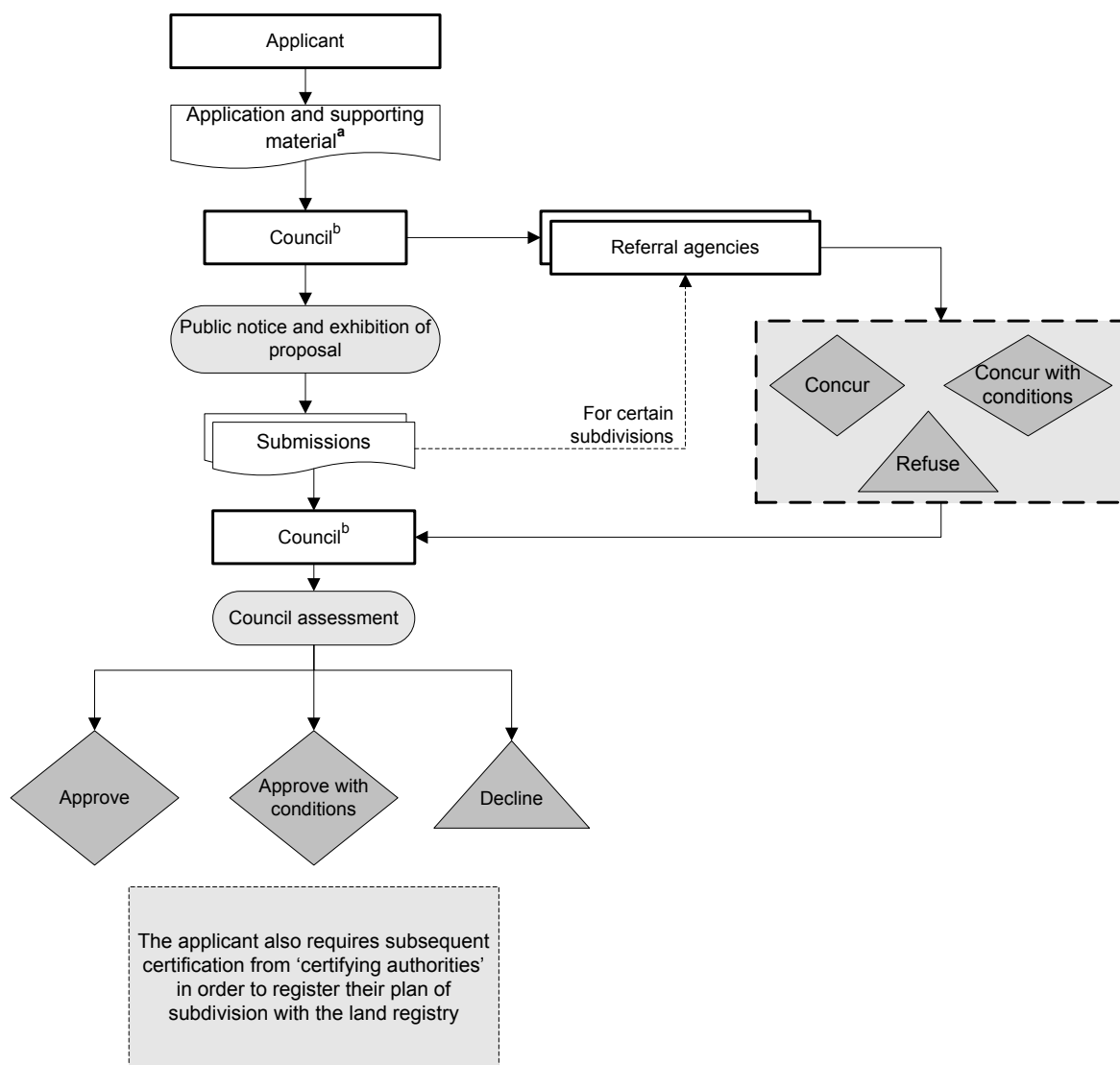
Continued



Data sources: *Environmental Planning and Assessment Act 1979* (NSW); Department of Planning (NSW) (2009b); PC State and Territory Planning Agency Survey 2010 (unpublished).

Figure E.3 Sydney (New South Wales) — subdivision

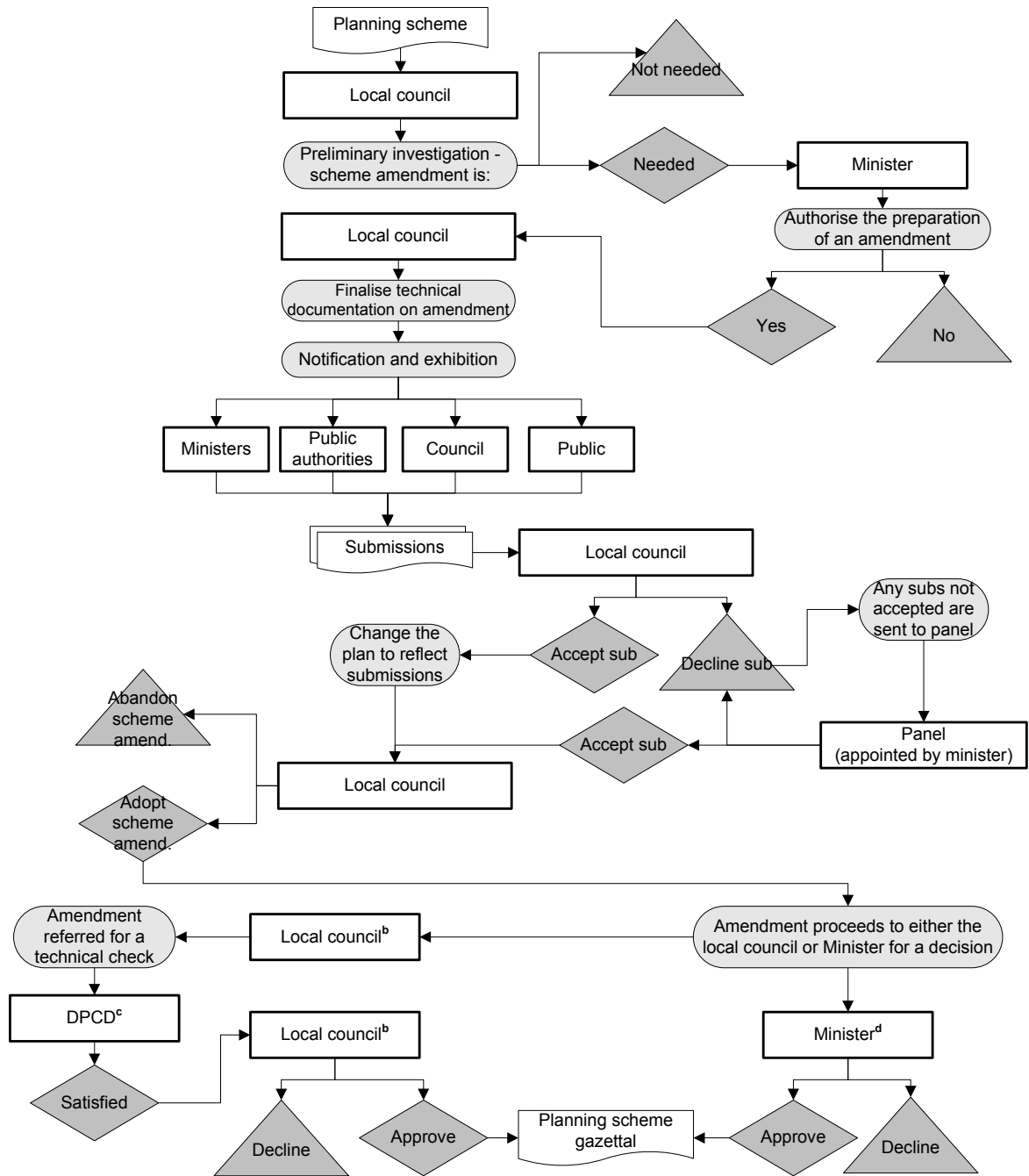
Process under Part 4 of the *Environmental Planning and Assessment Act 1979*



^a Assumes a complete application is provided. The council may revert to the applicant where a lodged application is incomplete or lacking the requisite supporting material. The application may also include request(s) for approval for any matters requiring approval under s. 68 of the *Local Government Act 1993* (NSW). ^b Application for a subdivision containing over 250 lots and certain coastal subdivisions are determined by a joint regional planning panel rather than the local council.

Data sources: *Environmental Planning and Assessment Act 1979* (NSW); PC State and Territory Planning Agency Survey 2010 (unpublished).

Figure E.4 Melbourne (Victoria) — rezoning^a

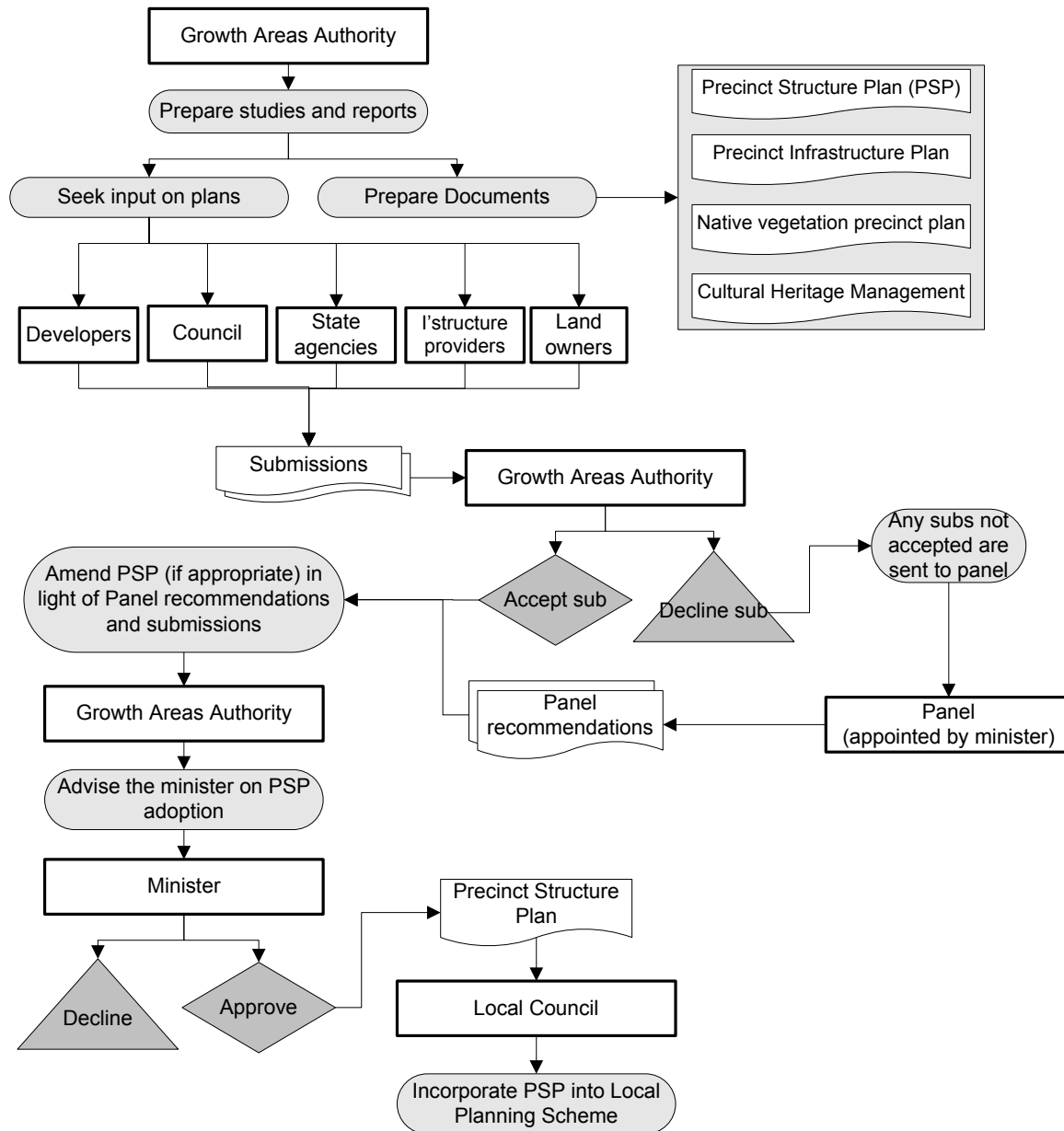


^a Completed concurrent with structure planning (figure E.5). ^b Where the Council has delegated authority. ^c Department of Planning and Community Development. ^d Where the Council does not have delegated authority.

Data sources: Growth Areas Authority (2009); PC State and Territory Planning Agency Survey 2010 (unpublished).

Figure E.5 Melbourne (Victoria) — structure planning^a

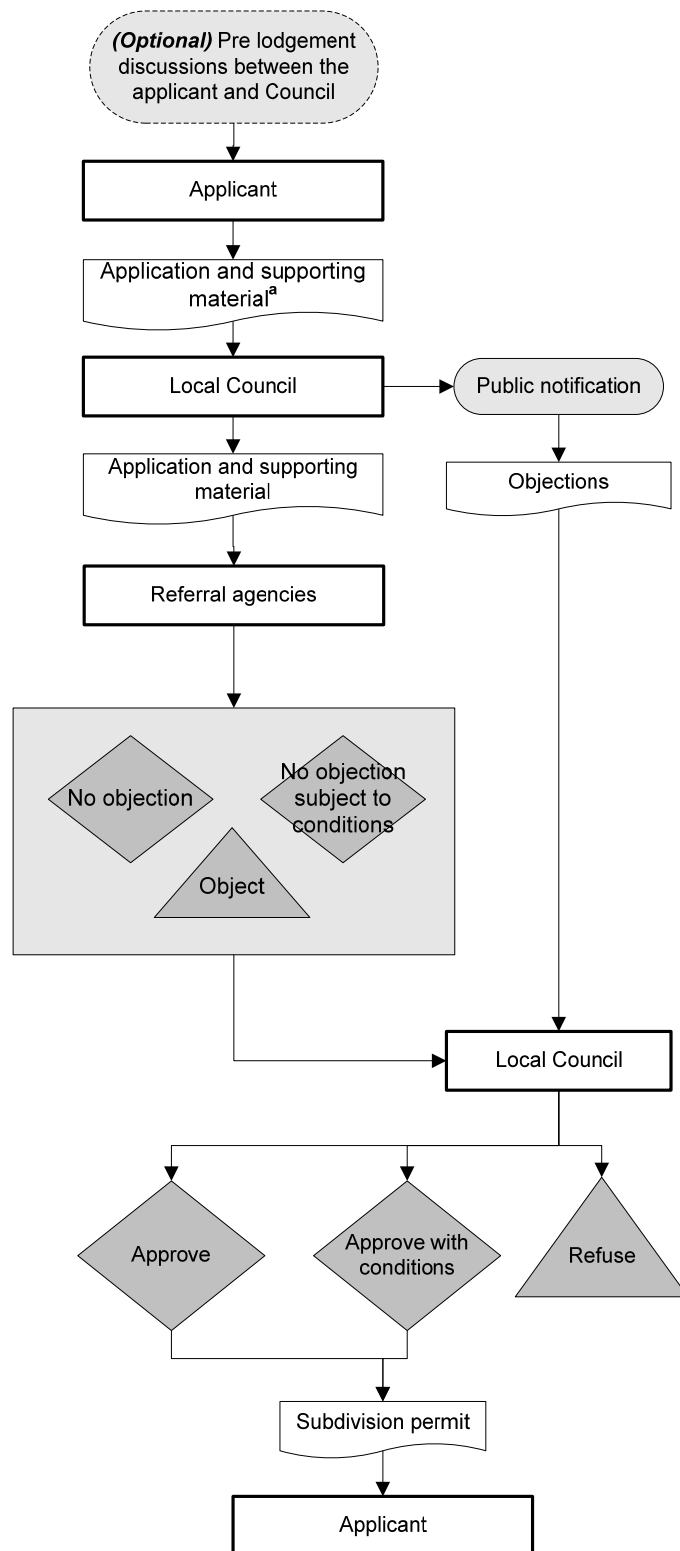
Growth areas (Casey-Cardinia, Hume, Melton-Caroline Springs, Whittlesea, Wyndham and Mitchell)



^a Completed concurrent with rezoning (figure E.4).

Data sources: Growth Areas Authority (2009); PC State and Territory Planning Agency Survey 2010 (unpublished).

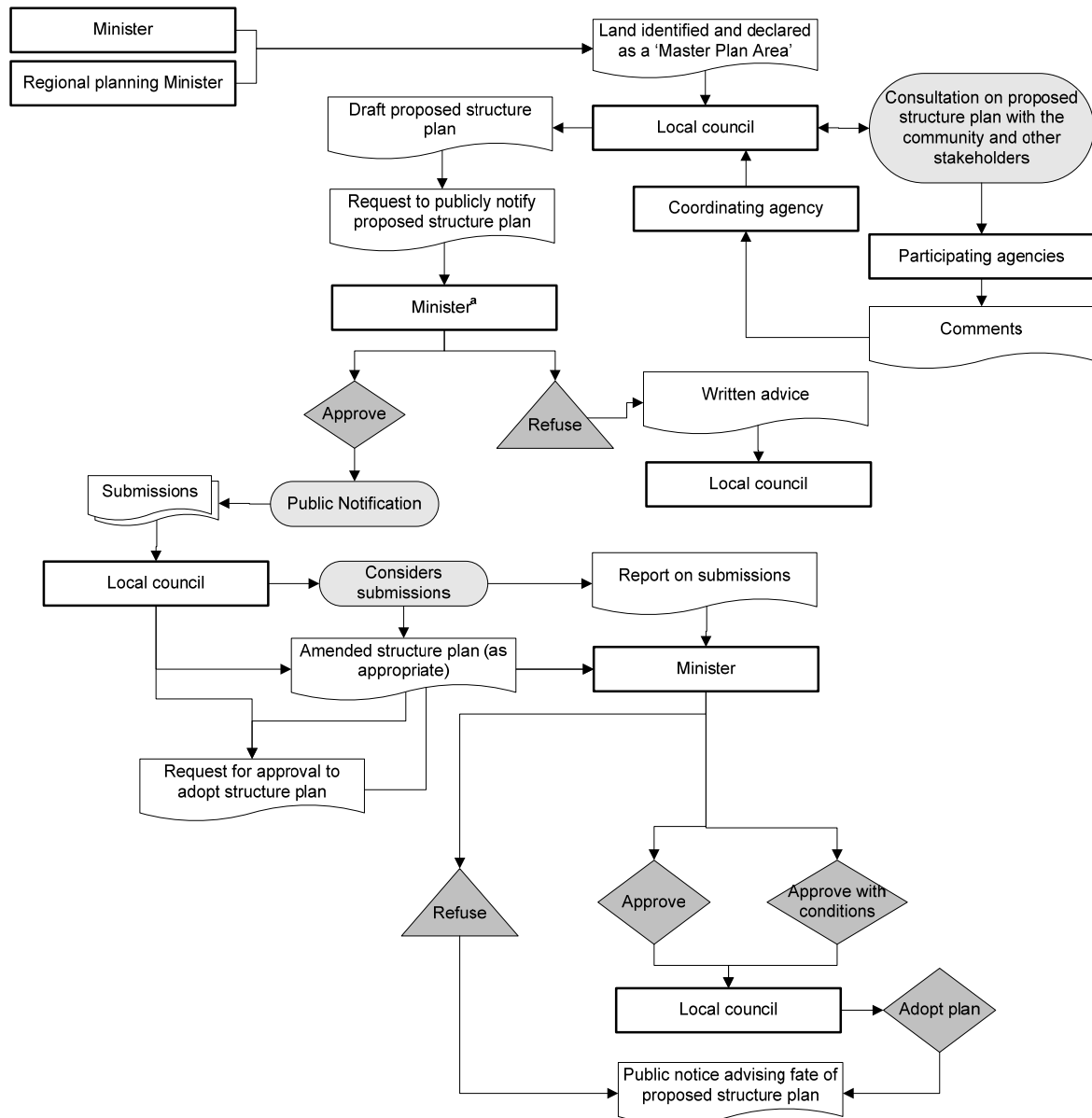
Figure E.6 Melbourne (Victoria) — subdivision



^a Assumes a complete application is provided. The council or a referral agency may revert to the applicant where a lodged application is incomplete or lacking the requisite supporting material.

Data sources: Department of Planning and Community Development (Vic) (2010a); PC State and Territory Planning Agency Survey 2010 (unpublished).

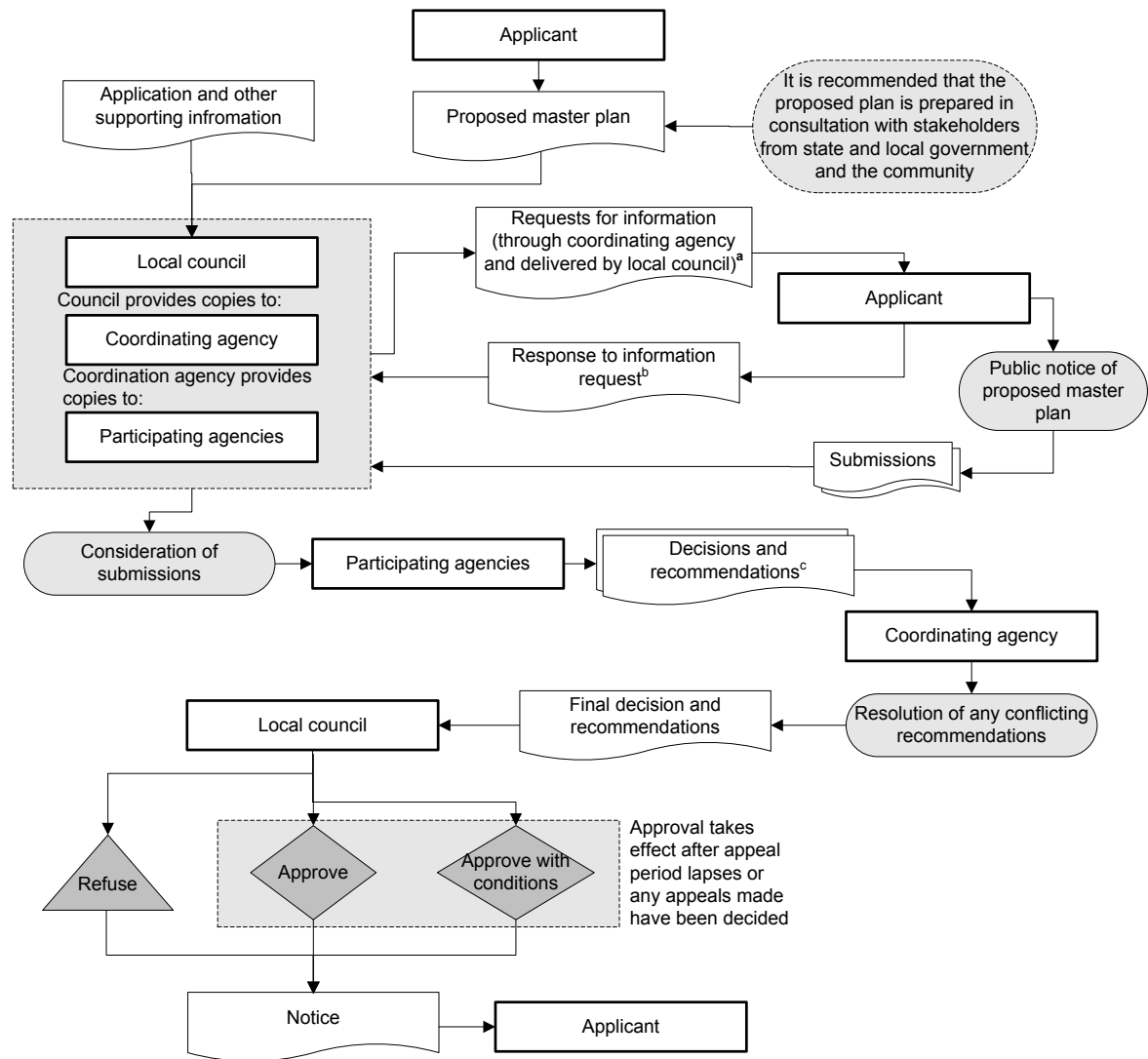
Figure E.7 South East Queensland (Queensland) — structure planning



^a The Minister may seek advice from within Government. If the Minister does so, responses to the Minister must be provided within 40 business days of receiving the proposed structure plan. If a party does not respond to the Minister within 40 business days, the party's issues will be taken to have been appropriately addressed in the proposed structure plan. The Minister may extend the timeframe if appropriate. The Minister may also seek advice from outside Government.

Data sources: Sustainable Planning Act 2009 (Qld); PC State and Territory Planning Agency Survey 2010 (unpublished).

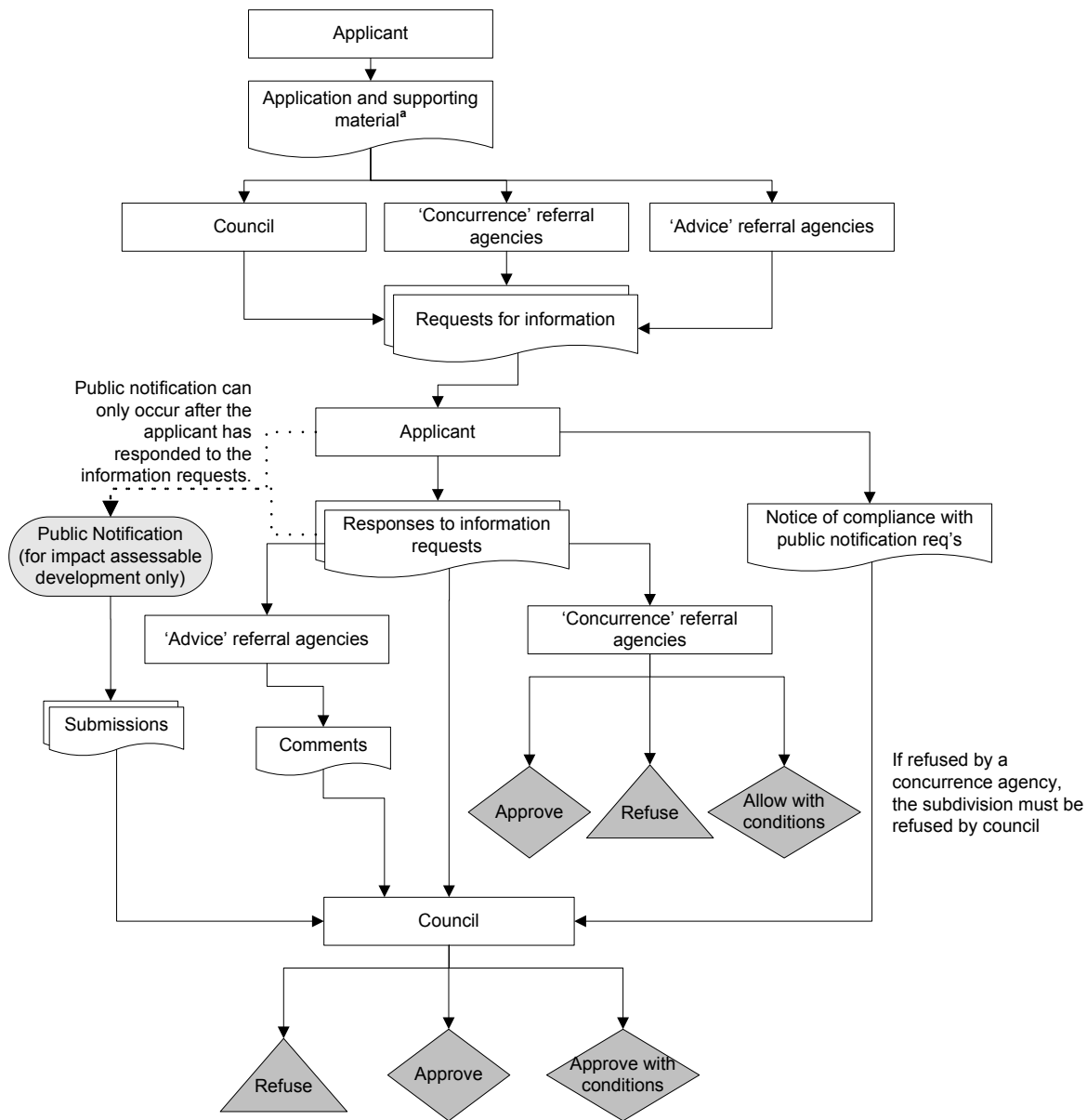
Figure E.8 South East Queensland (Queensland) — Master planning



^a s.162 of Act prescribes varying time periods for requests for information. At most, agencies have 40 days to make their requests for information. The coordinating agency mediates any issues raised by participating agencies (including points of difference between agencies) in order to provide a cohesive and complete information request to the applicant. ^b Application lapses if applicant does not respond within 6 months. ^c Recommendation must be made within 60 days of receiving information sought or the day of receiving the master plan (if no information was sought). Recommendations can be: refuse, allow (no conditions) and allow with conditions (depending upon the agency's powers and jurisdiction).

Data sources: Sustainable Planning Act 2009 (Qld); PC State and Territory Planning Agency Survey 2010 (unpublished).

Figure E.9 South East Queensland (Queensland) — subdivision

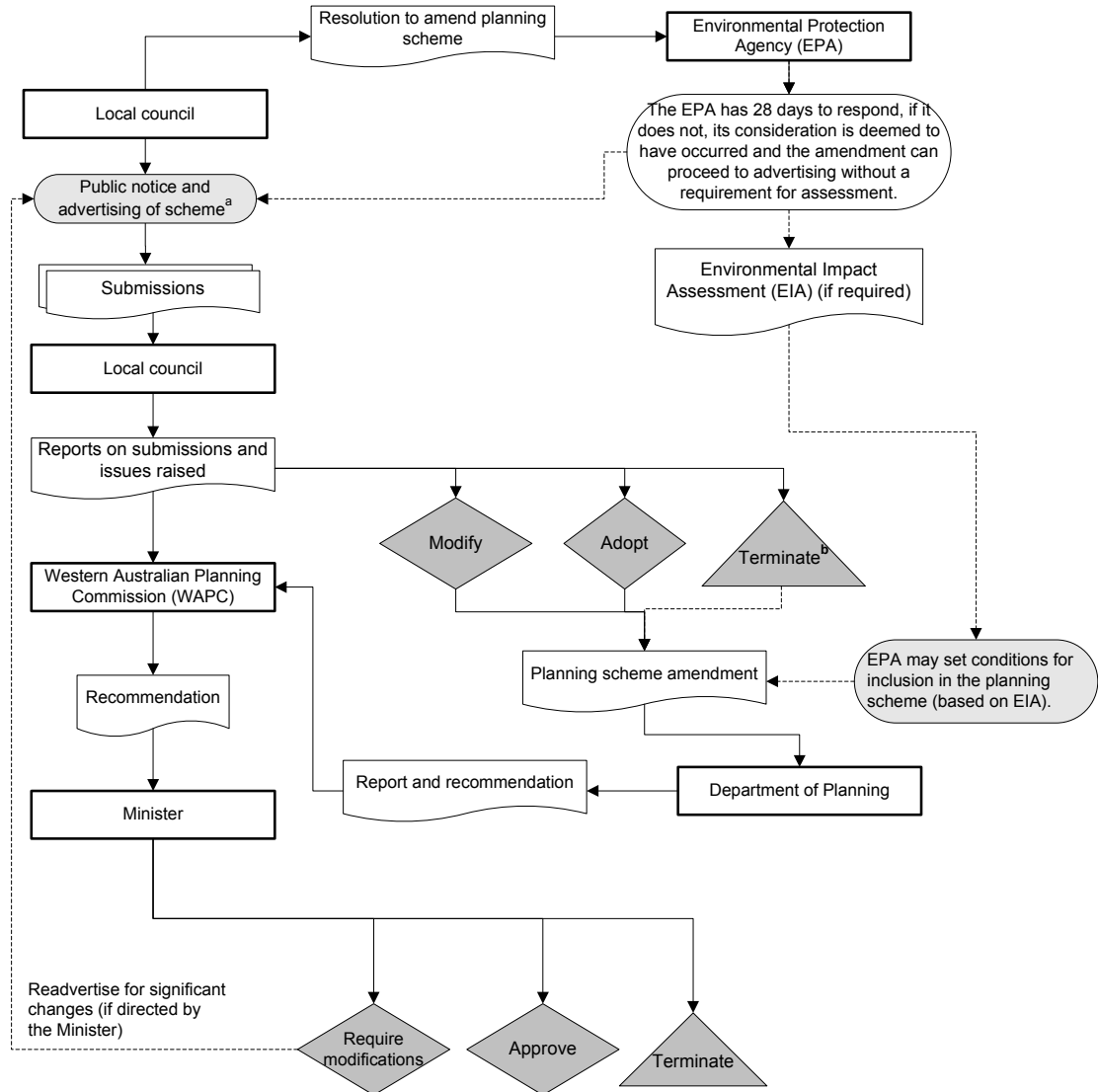


^a Assumes a complete application is provided. The council may revert to the applicant where a lodged application is incomplete or lacking the requisite supporting material.

Data sources: Sustainable Planning Act 2009 (Qld); PC State and Territory Planning Agency Survey 2010 (unpublished).

Figure E.10 **Western Australia — rezoning/ local planning scheme amendment**

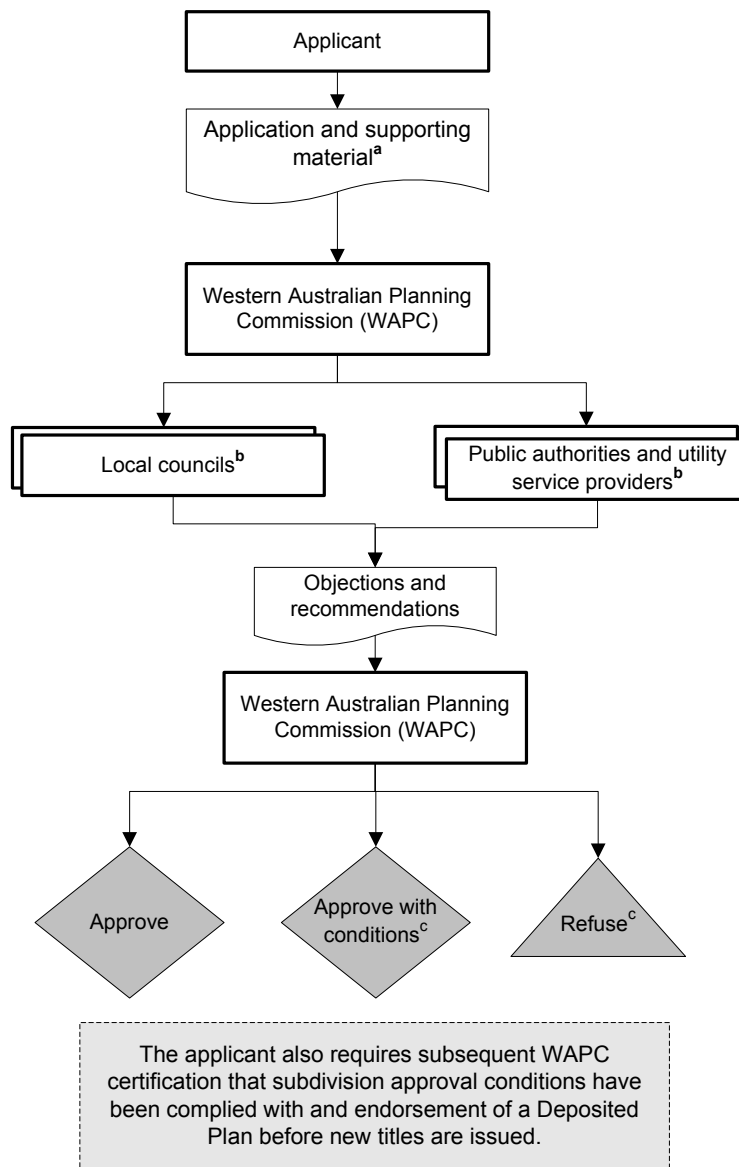
Local Planning Scheme amendment



^a For a small minority of amendments, those that do not conform to a region scheme (if applicable) and the relevant WAPC planning policy, the WAPC's consent to advertise a proposed amendment is required. The WAPC cannot withhold approval to advertise an amendment, only the relevant Minister can do so. ^b The final decision to 'terminate' an amendment can only be made by the Minister.

Data sources: *Planning and Development Act 2005* (WA); Department for Planning and Infrastructure (WA) (2007); Department for Planning and Infrastructure (WA) (2009); PC State and Territory Planning Agency Survey 2010 (unpublished).

Figure E.11 Western Australia — subdivision

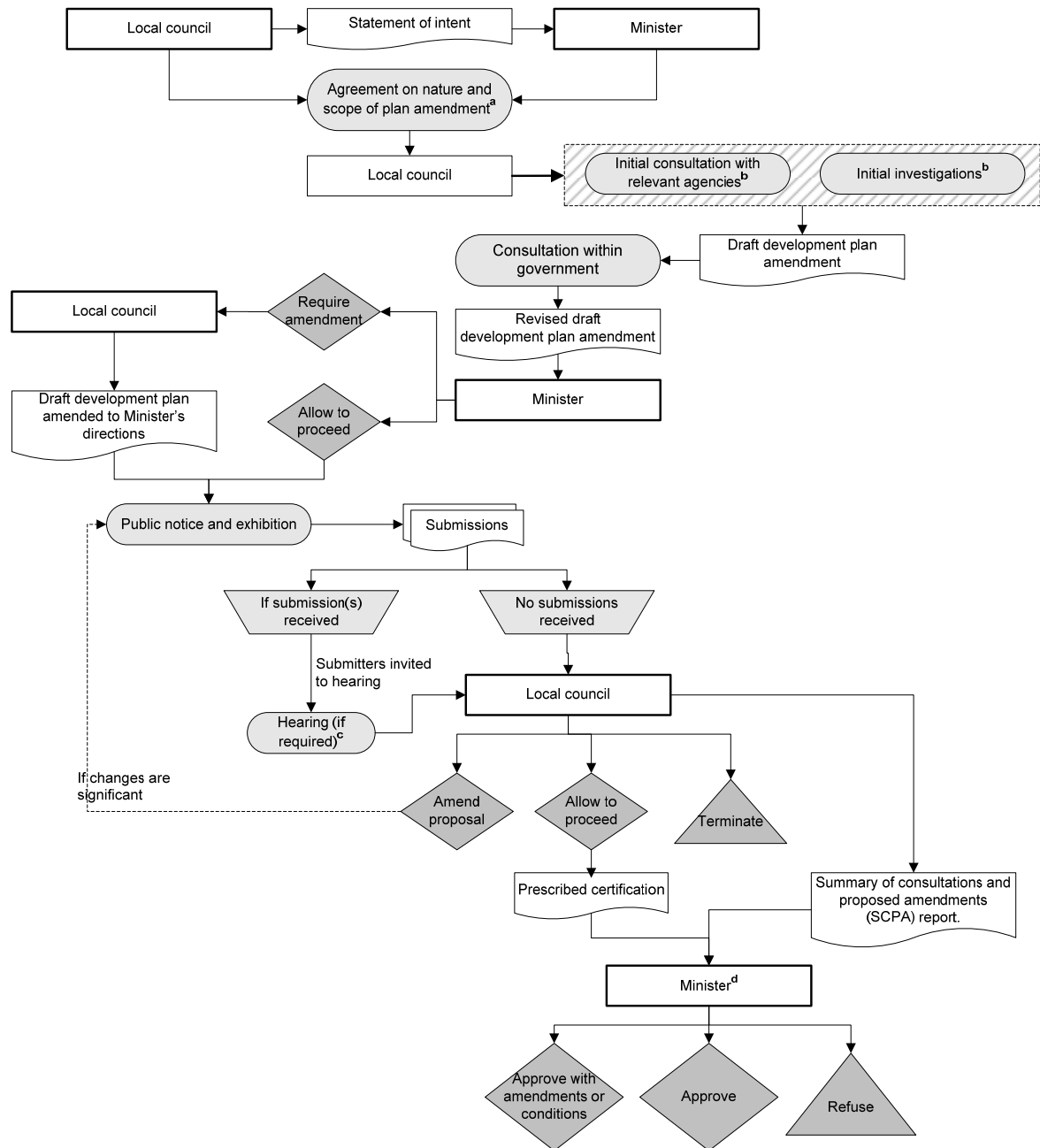


^a Assumes a complete application is provided. The WAPC may revert to the applicant where a lodged application is incomplete or lacking the requisite supporting material. ^b Where a plan of subdivision might affect the functions of a local government, a public authority or a utility services provider, the WAPC is to refer the application to them for their objections and recommendations. ^c Such decisions are: subject to reconsideration request by the applicant; and/or appealable to the State Administrative Tribunal.

Data sources: Department for Planning and Infrastructure (WA) (2009); PC State and Territory Planning Agency Survey 2010 (unpublished).

Figure E.12a **Adelaide (South Australia) — rezoning/development plan amendment**

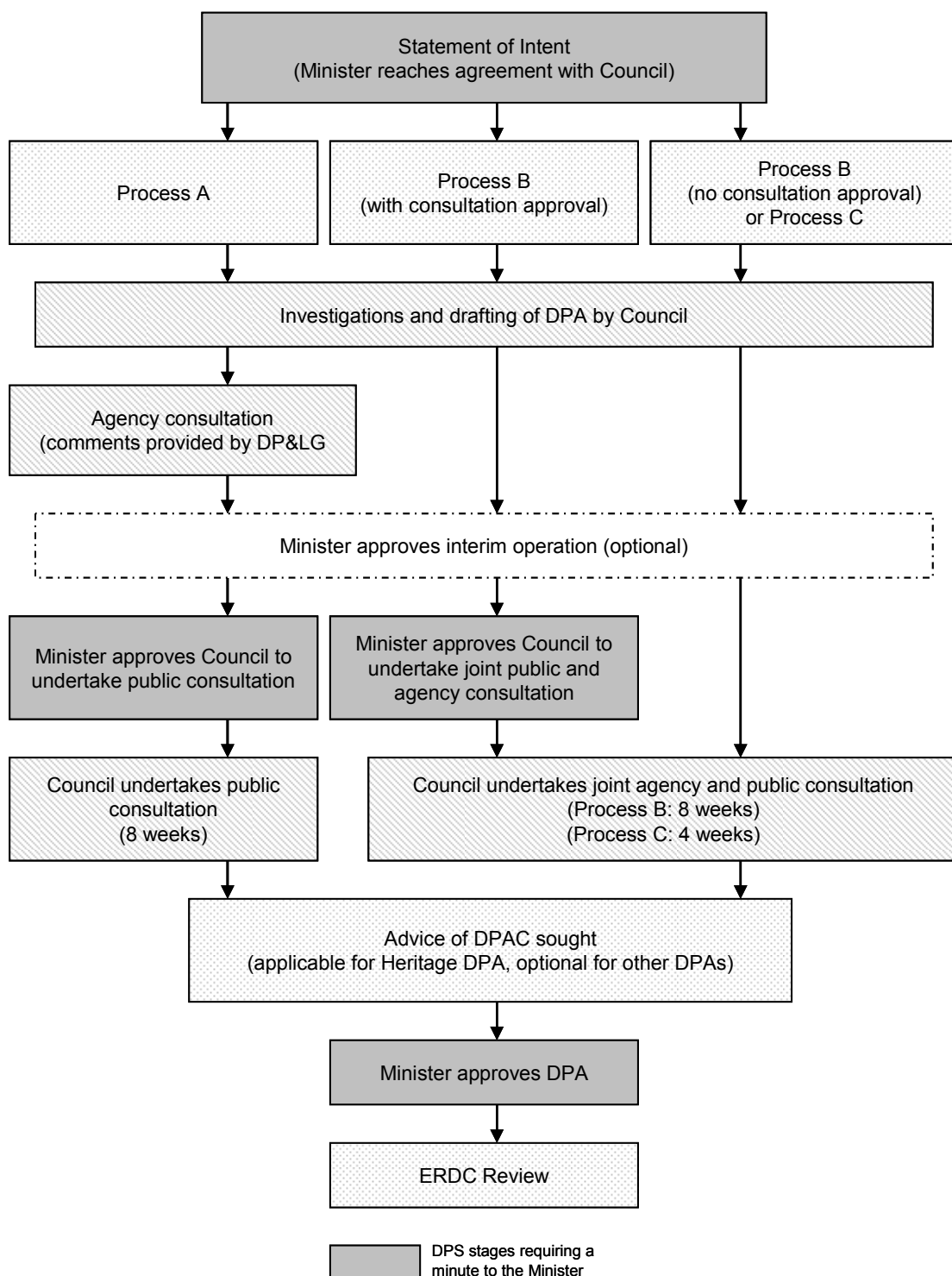
Council initiated Development Plan Amendment



^a As part of this process, the consultation approach is agreed. There are three possible consultation processes (see figure E.12b) — process A is depicted here. ^b The nature of the initial consultations and investigation will be determined by the nature of the site — for example, matters such as the potential for soil contamination and heritage concerns will be an influence on those processes. ^c If no submitter requests a hearing, a hearing need not be held. ^d Prior to the Minister's decision, the amendment needs to be reviewed by the independent Development Policy Advisory Committee (if there are inconsistencies with the Planning Strategy) and/or the independent Local Heritage Advisory Committee (if there are local heritage places to be listed).

Data sources: Development Act 1993 (SA); Department of Planning and Local Government (SA) (2010a); PC State and Territory Planning Agency Survey 2010 (unpublished).

Figure E.12b Adelaide (South Australia) — consultation paths for rezonings/development plan amendments^a

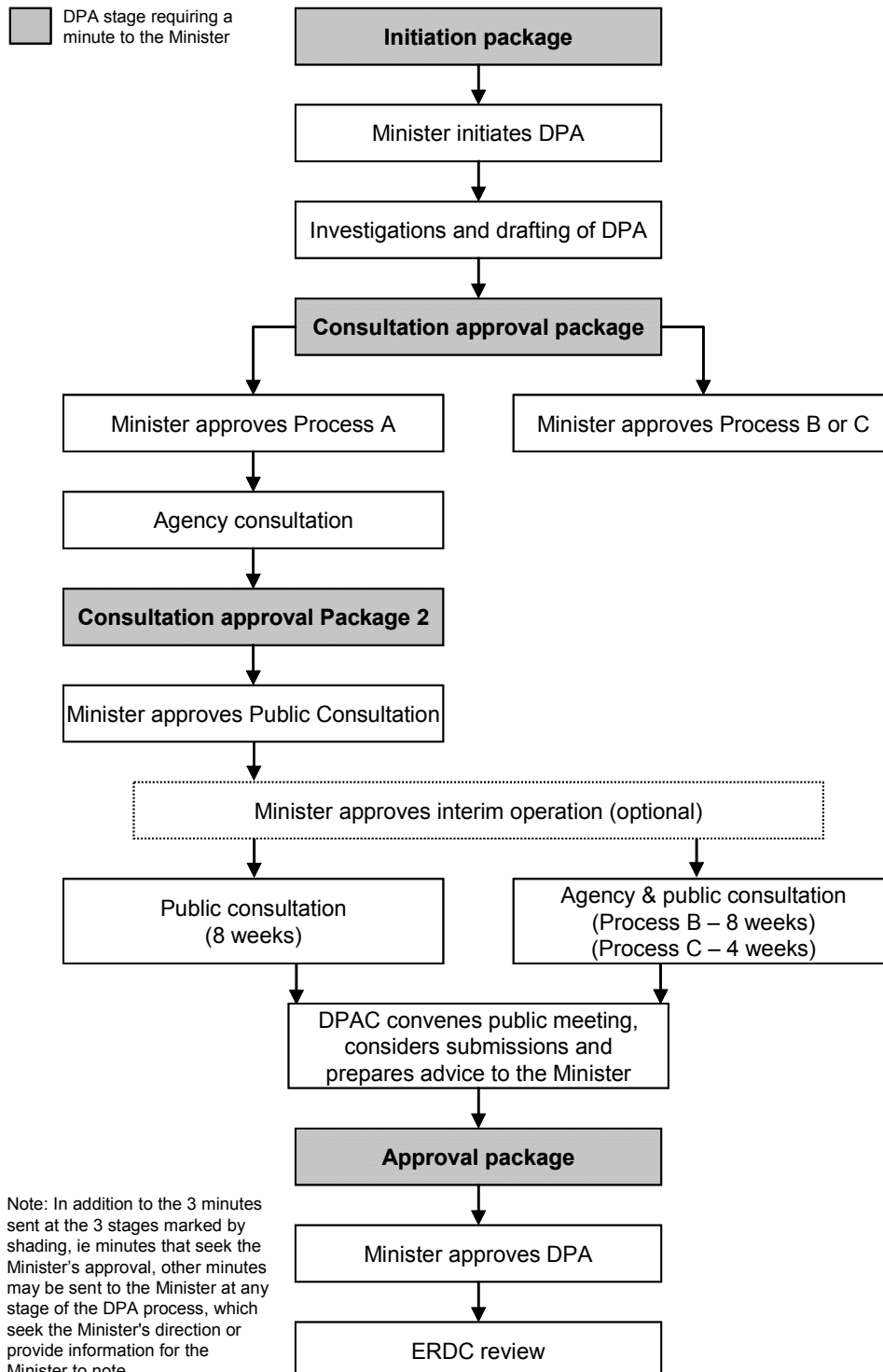


^a Figure E.12a reflects consultation 'process A'.

Data sources: Development Act 1993 (SA); Department of Planning and Local Government (SA) (2010a); PC State and Territory Planning Agency Survey 2010 (unpublished).

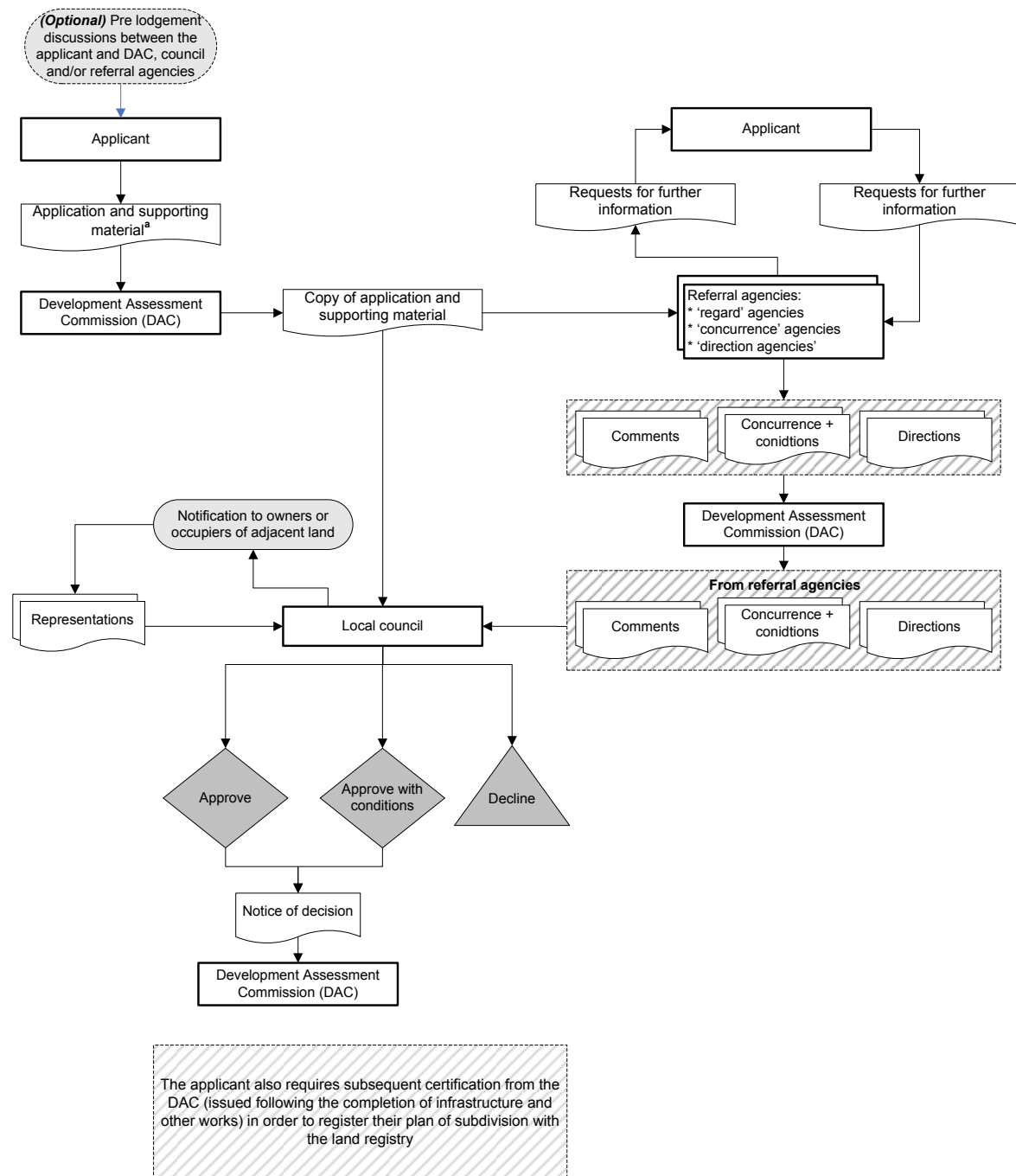
Figure E.13 Adelaide (South Australia) — rezoning

Ministerial initiated Development Plan Amendment



Data source: South Australian Government, pers. comm., 20 October 2010.

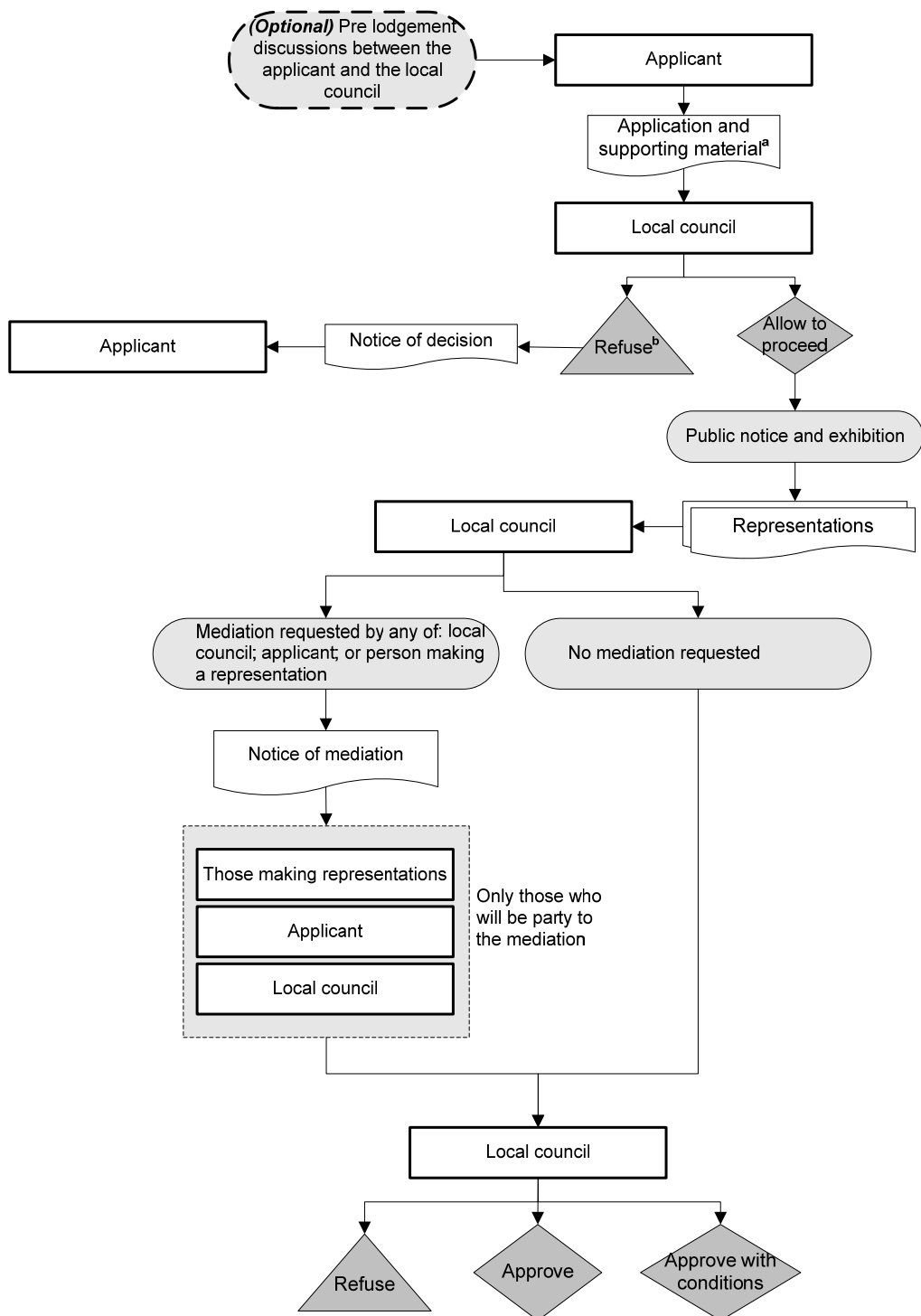
Figure E.14 Adelaide (South Australia) — subdivision



^a Assumes a complete application is provided. The DAC may revert to the applicant where a lodged application is incomplete or lacking the requisite supporting material.

Data sources: Development Act 1993 (SA); PC State and Territory Planning Agency Survey 2010 (unpublished).

Figure E.15 Hobart (Tasmania) — subdivision

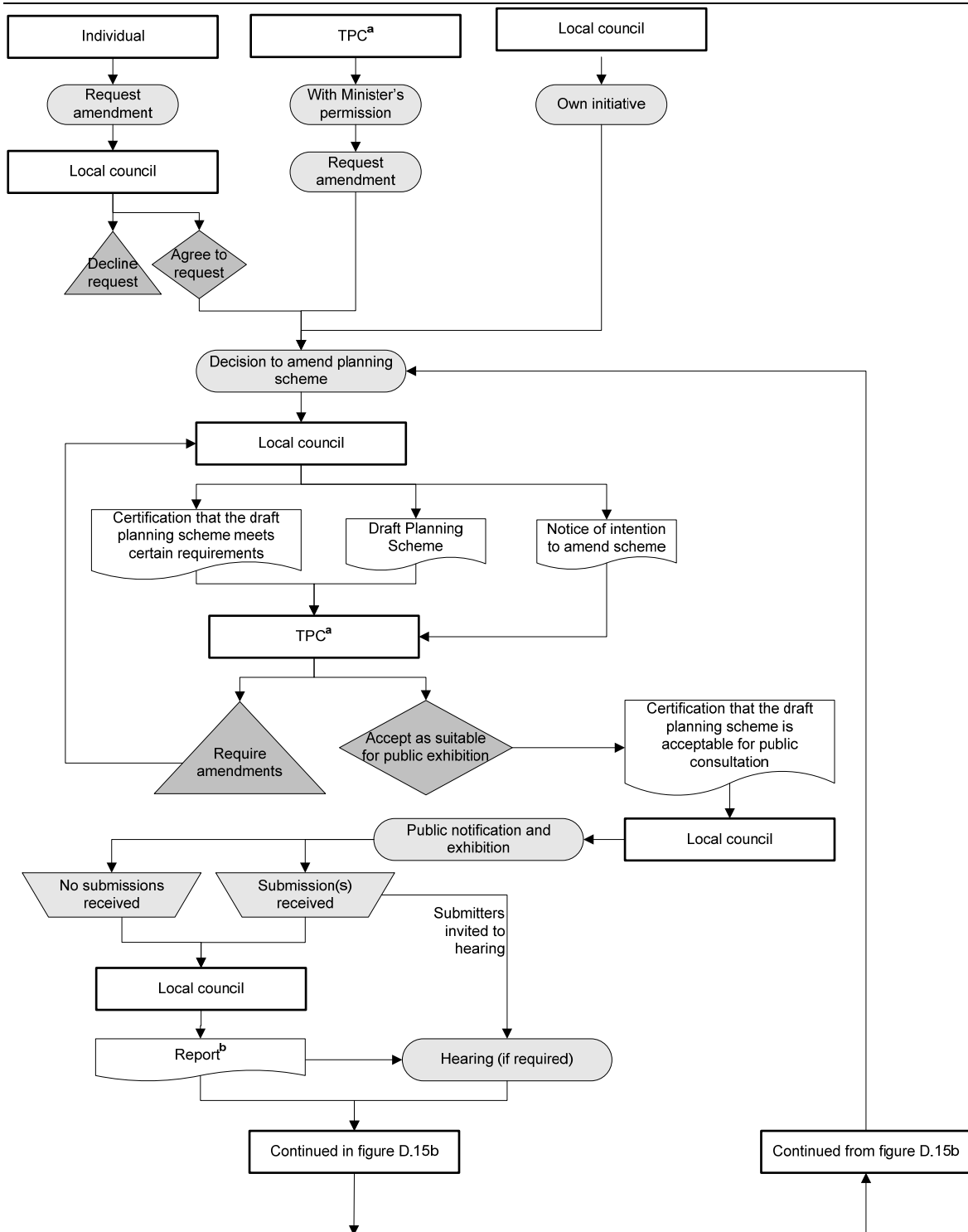


^a Assumes a complete application is provided. The council or a referral agency may revert to the applicant where a lodged application is incomplete or lacking the requisite supporting material. ^b As permits for subdivisions are 'discretionary' a local council may refuse an application upon receipt.

Data sources: Land Use Planning and Approvals Act 1993 (Tas); PC State and Territory Planning Agency Survey 2010 (unpublished).

Figure E.16a Hobart (Tasmania) — rezoning

Rezoning completed through the Plan Amendment Process

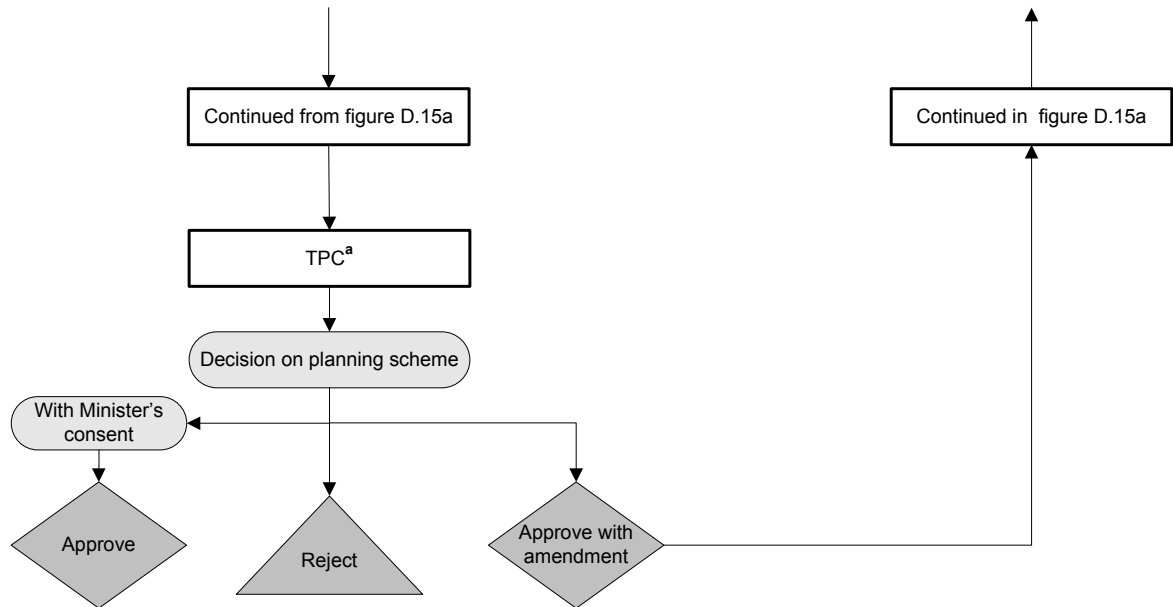


^a Tasmanian Planning Commission. ^b The report is to include a copy of each representation received; a statement as to the merit of each representation; a statement on how the issues raised in each representation have been or could be addressed; and any recommendations on the draft scheme the council considers necessary.

Data sources: Land Use Planning and Approvals Act 1993 (Tas); PC State and Territory Planning Agency Survey 2010 (unpublished).

Figure E.16b Hobart (Tasmania) — rezoning

Rezoning completed through the Plan Amendment Process
Continued

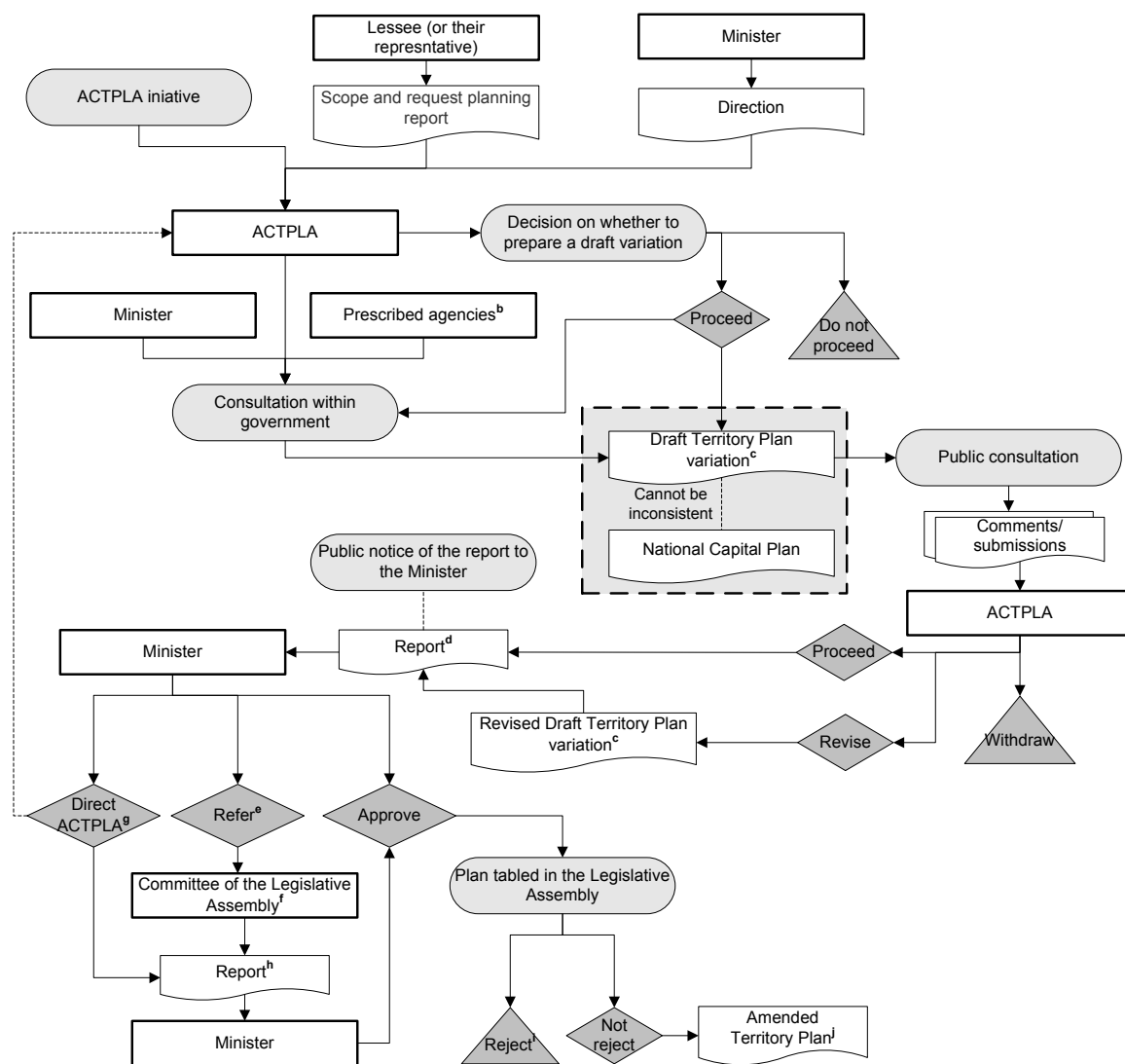


^a Tasmanian Planning Commission.

Data sources: *Land Use Planning and Approvals Act 1993* (Tas.); PC State and Territory Planning Agency Survey 2010 (unpublished).

Figure E.17 Canberra (ACT) — Territory Plan variations

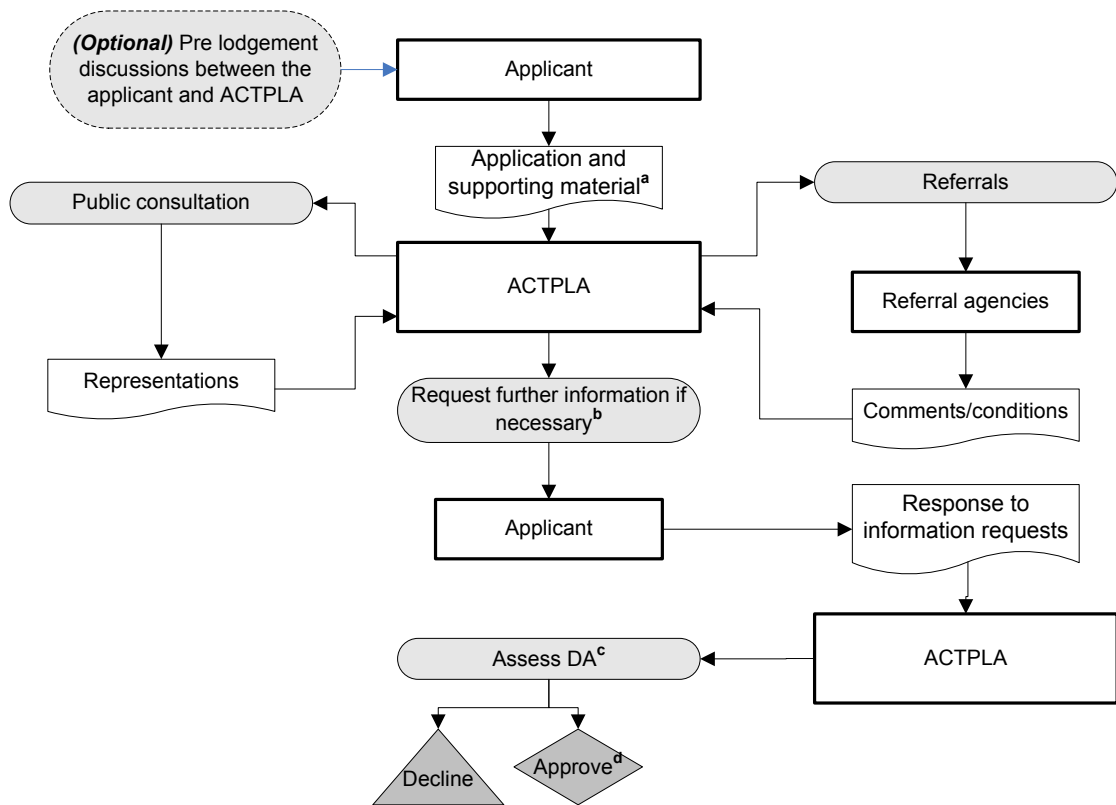
Includes rezoning, structure planning and concept plan/precinct code planning^a



^a Structure plans are typically introduced as Territory Plan variations; they also involve zoning changes. ^b Including: National Capital Authority (Cwlth); Conservator of Flora and Fauna; Environment Protection Authority and Heritage Council. ^c If placed on interim effect (part or whole variation), ACTPLA cannot do anything that would be inconsistent with the Draft Territory Plan after it has been released for consultation. ^d The report must include the background papers relating to the variation and a summary of the consultation with public and within government (including issues raised). ^e The Minister has 20 working days after receiving the Draft Plan to make the referral. ^f The Committee has 6 months in which to make its report. ^g The Draft Plan can only be returned to ACTPLA for ACTPLA to: conduct further stated consultation; consider any relevant planning report or strategic environmental assessment; consider any revision suggested by the Minister; revise the draft plan variation in a stated way; and/or withdraw the draft plan variation. ^h Includes a report on compliance with Ministerial Direction (if relevant) and a Government response to the Standing Committee Report. ⁱ If a disallowance motion is received for part of all of the variation by the Legislative Assembly, the members vote on the motion. If only part of the variation is disallowed, the remainder of the variation can commence. ^j The commencement date set for the whole or part of the variation that is not disallowed. The amended Territory Plan takes effect from that commencement date.

Data sources: ACTPLA (2010); Planning and Development Act 2007 (ACT); PC State and Territory Planning Agency Survey 2010 (unpublished).

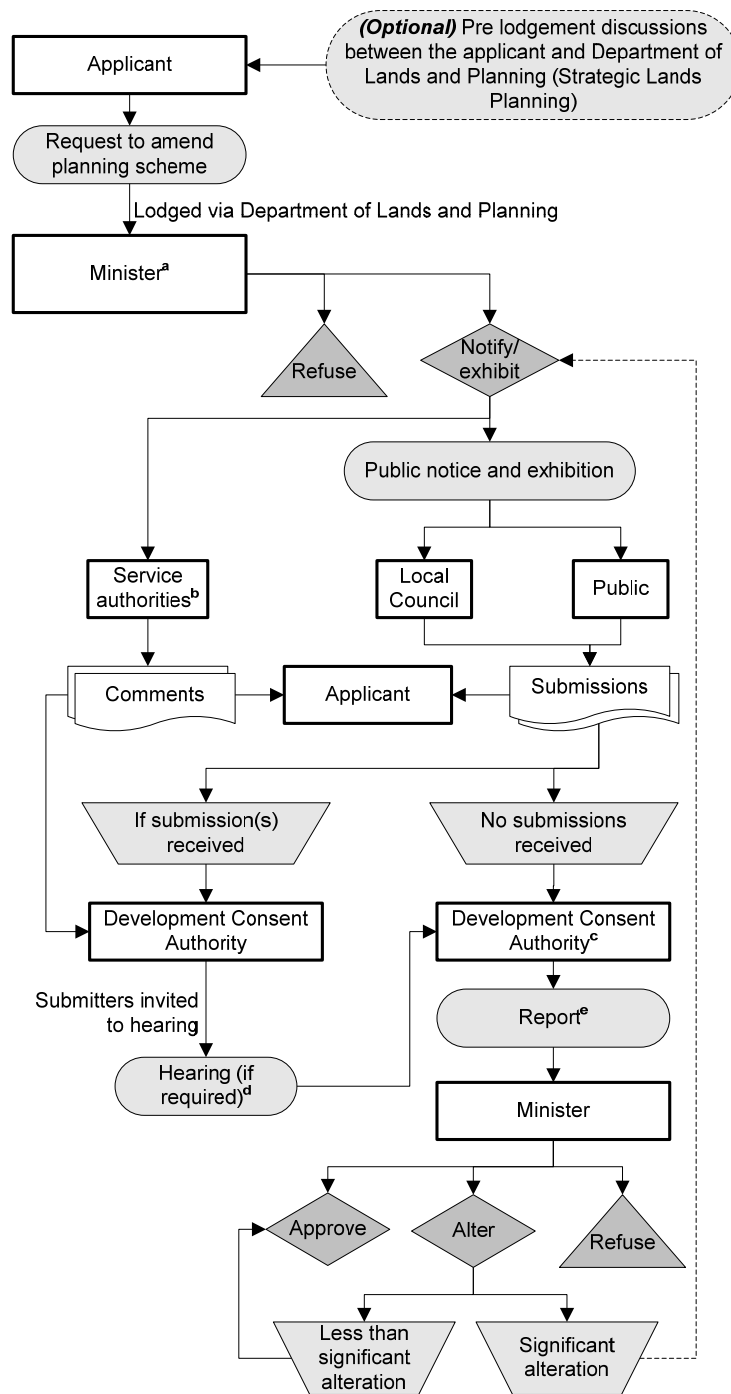
Figure E.18 Canberra (ACT) — subdivision



^a Assumes a complete application is provided. ACTPLA or a referral agency may revert to the applicant where a lodged application is incomplete or lacking the requisite supporting material. ^b Request must be made within 20 days of receiving application. ^c Decision to be made within 30 business days of lodgement if no representations are made or 45 business days after the lodgement date if representations are made. ^d Including approve with conditions.

Data sources: Planning and Development Act 2007 (ACT); ACTPLA (2008).

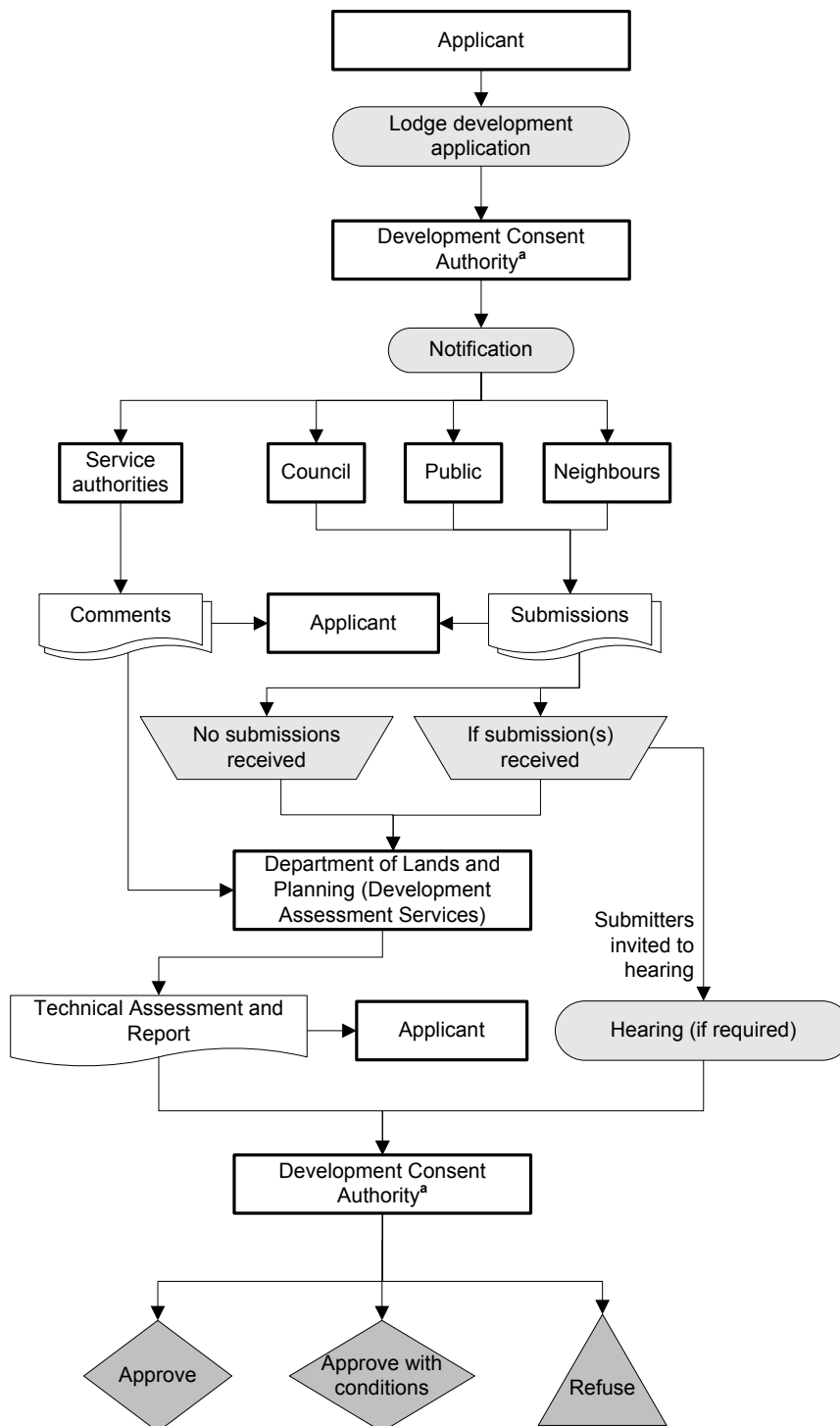
Figure E.19 Darwin (Northern Territory) — rezoning



^a Only the Minister can refuse the public notification of a planning scheme amendment, but the Minister or their delegate can approve the public notification. ^b A 'service authority' includes ministers, local authorities, the Power and Water Corporation and other prescribed statutory corporations. ^c In the role of the 'Reporting Body'. ^d If submissions are received, a hearing must be conducted. If no submissions are received, there is no need for a hearing. ^e The Report must address: issues raised in submissions; issues raised at the hearing and during any consultation; and any other matters the Development Consent Authority considers the Minister should take into account when considering the proposal.

Data sources: Planning Act (NT) 2009; PC State and Territory Planning Agency Survey 2010 (unpublished).

Figure E.20 Darwin (Northern Territory) — subdivision



^a Divisions of the Development Consent Authority determine development applications within their division area — currently there are 7 division areas: Alice Springs; Batchelor; Darwin; Katherine; Litchfield; Palmerston; and Tennant Creek. Outside of these areas the relevant authority is the Minister.

Data sources: *Planning Act (NT) 2009*; PC State and Territory Planning Agency Survey 2010 (unpublished).

E.2 Changes in dwelling density 2001 to 2006

This section draws on ABS Census data to present an insight into the extent and location of infill development between 2001 and 2006. It does so via a comparison of dwelling density maps for the capital city planning areas. Those maps are based on the constituent councils for the capital city planning areas. For consistency, the local council boundaries have been defined by the Legal Local Government Area Boundaries 2001 and 2006 Editions.

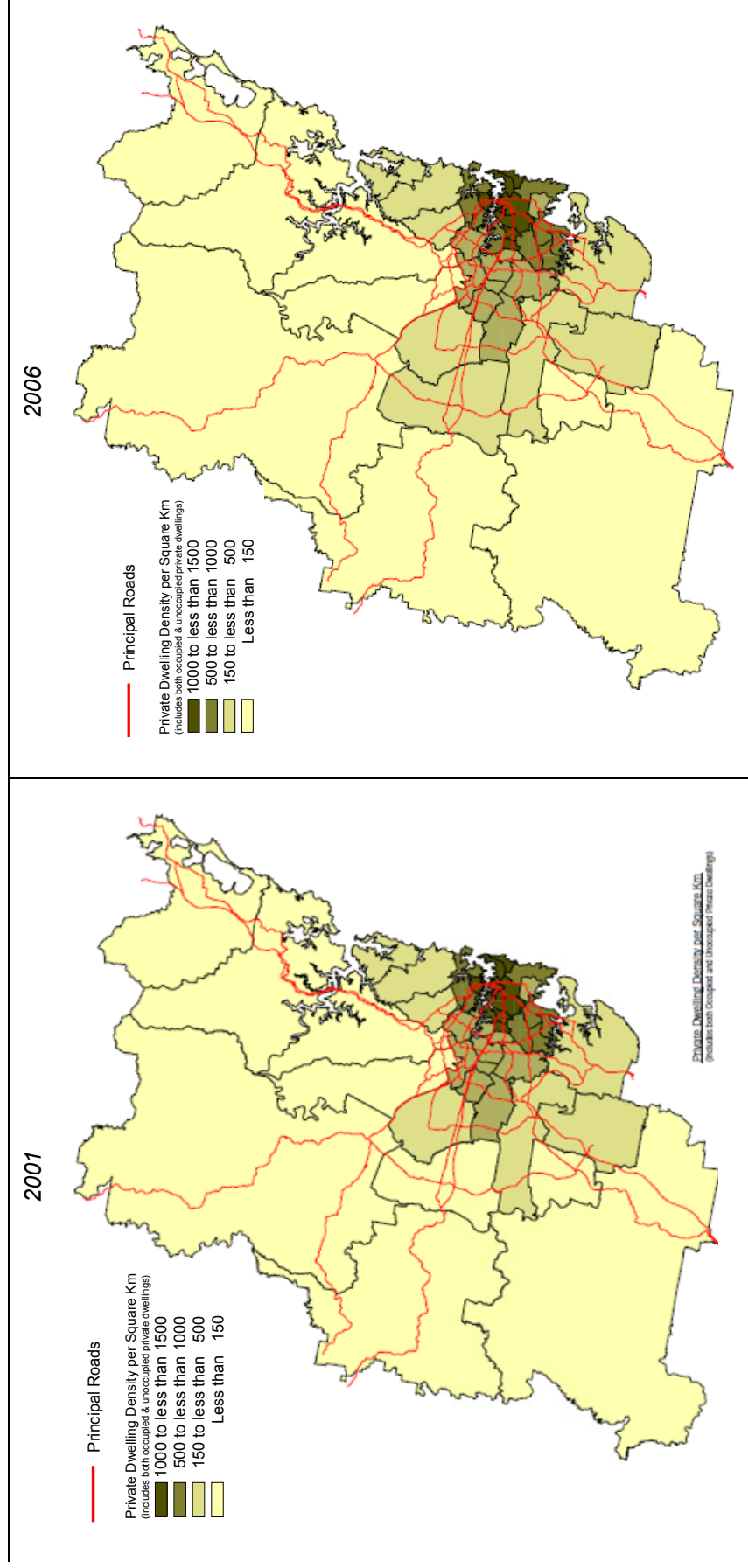
The maps reflect the dwelling density of local councils across the capital cities. The local councils have been classified into bands of:

- less than 150 private dwellings per square kilometre
- 150 to less than 500 private dwellings per square kilometre
- 500 to less than 1000 private dwellings per square kilometre
- 1000 to less than 1500 private dwellings per square kilometre.

Private dwellings have been defined to exclude ‘public accommodation’ buildings such as hotels and hospitals. The definition of private dwellings used in creating these maps includes unoccupied residential dwellings.

As outlined in chapter 4 there are 11 council areas that, while not moving between the bands above, have experienced a rise in dwelling density of over 100 dwellings per square kilometre and 22 council areas that experienced a rise in dwelling density of over 50 dwellings per square kilometre (over the period 2001 to 2006).

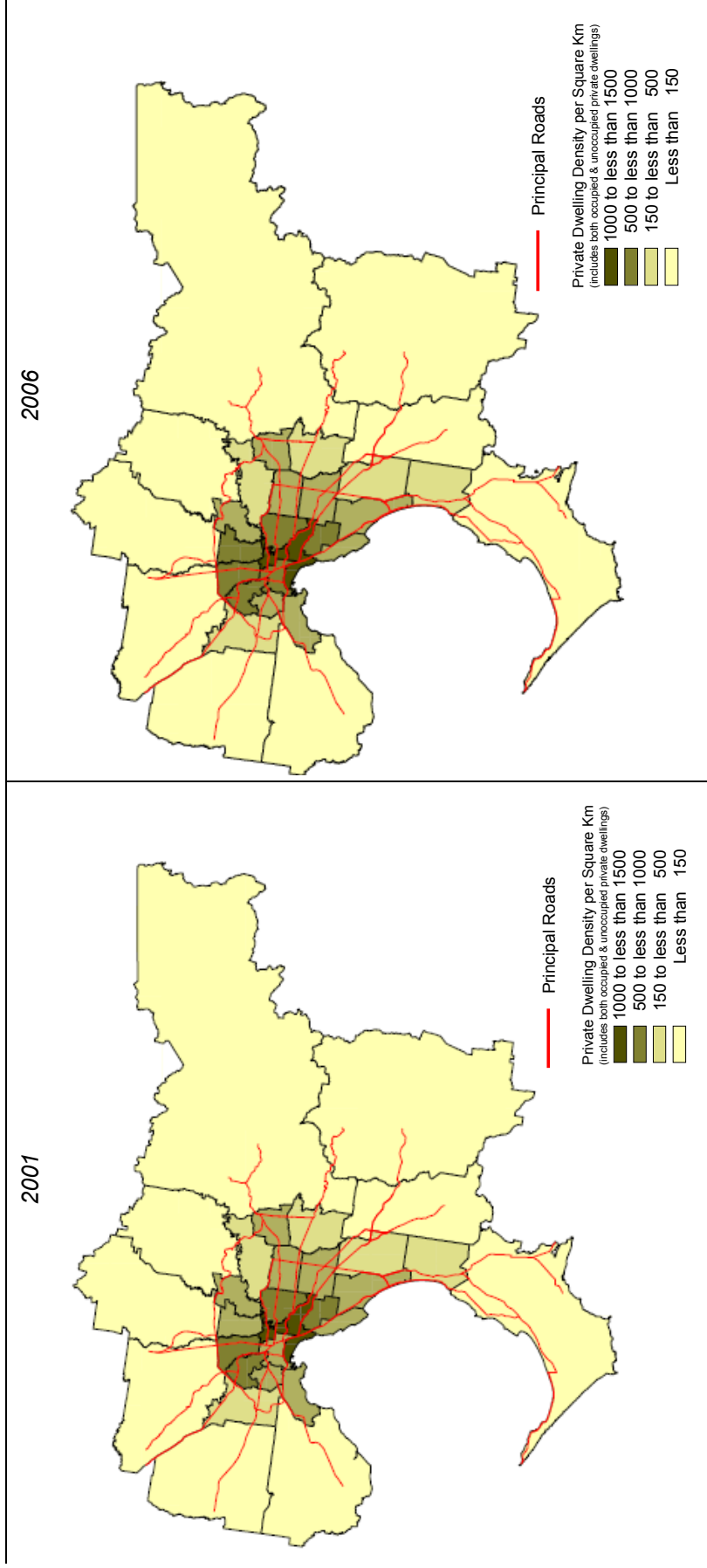
Figure E.21 Dwelling density: Sydney^a
Private dwellings per square kilometre



^a Based on local councils in the capital city planning area and the Legal Local Government Area Boundaries 2001 and 2006 Editions.
Data sources: ABS (2001 Census of Population and Housing — unpublished); ABS (2006 Census of Population and Housing — unpublished).

Figure E.22 Dwelling density: Melbourne^a

Private dwellings per square kilometre

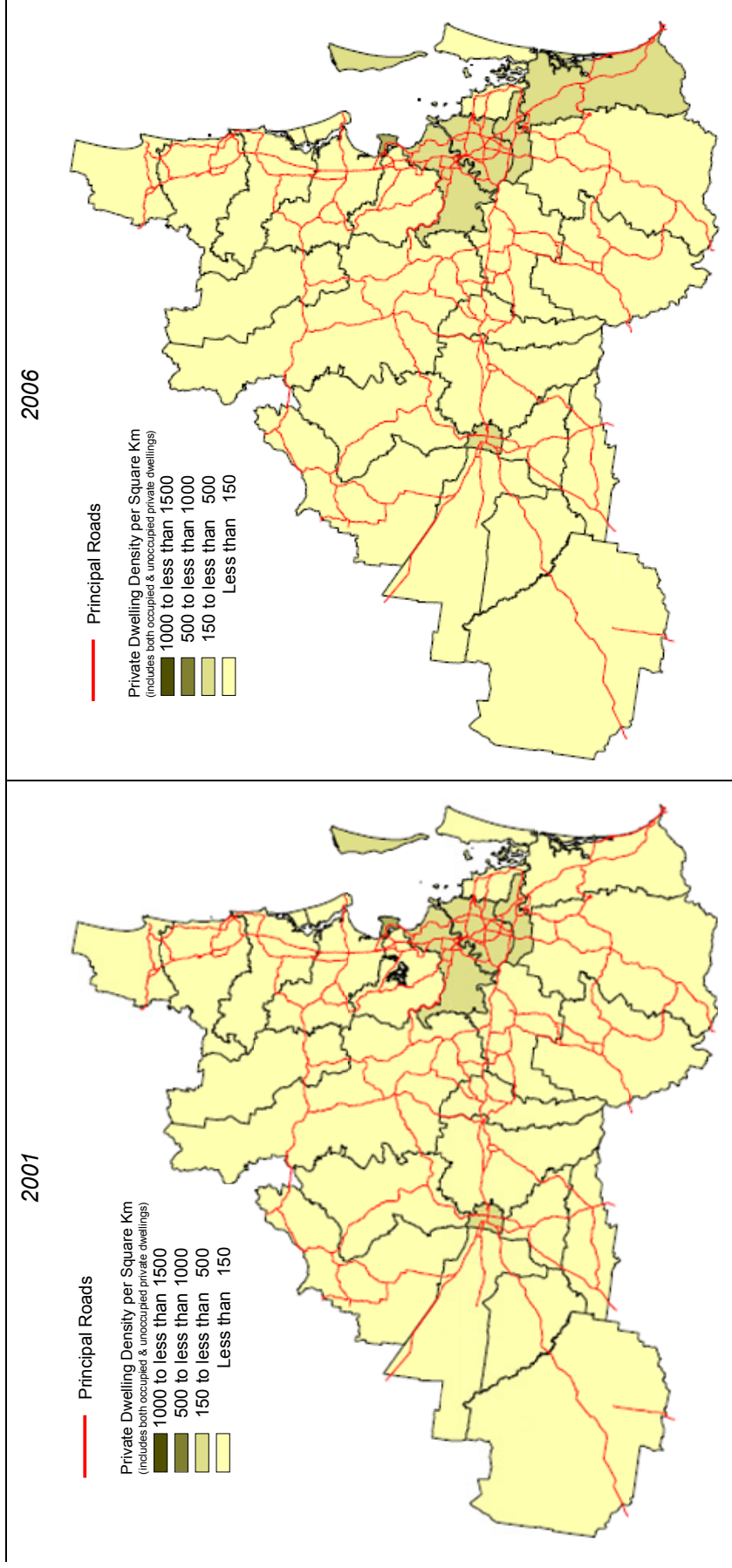


^a Based on local councils in the capital city planning area and the Legal Local Government Area Boundaries 2001 and 2006 Editions.

Data sources: ABS (2001 Census of Population and Housing — unpublished); ABS (2006 Census of Population and Housing — unpublished).

Figure E.23 Dwelling density: Brisbane^a

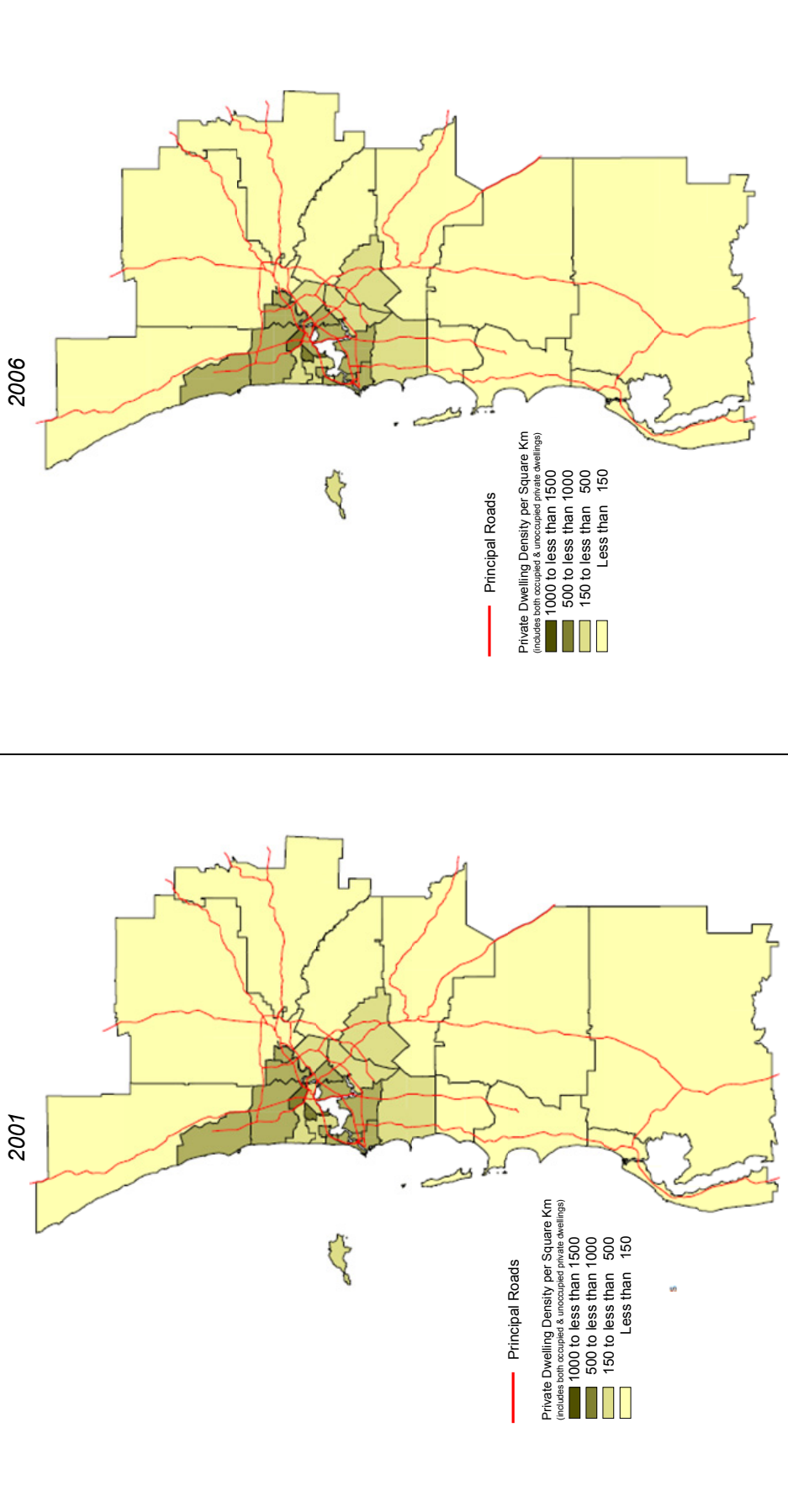
Private dwellings per square kilometre



^a Based on local councils in the capital city planning area and the Legal Local Government Area Boundaries 2001 and 2006 Editions.

Data sources: ABS (2001 Census of Population and Housing — unpublished); ABS (2006 Census of Population and Housing — unpublished).

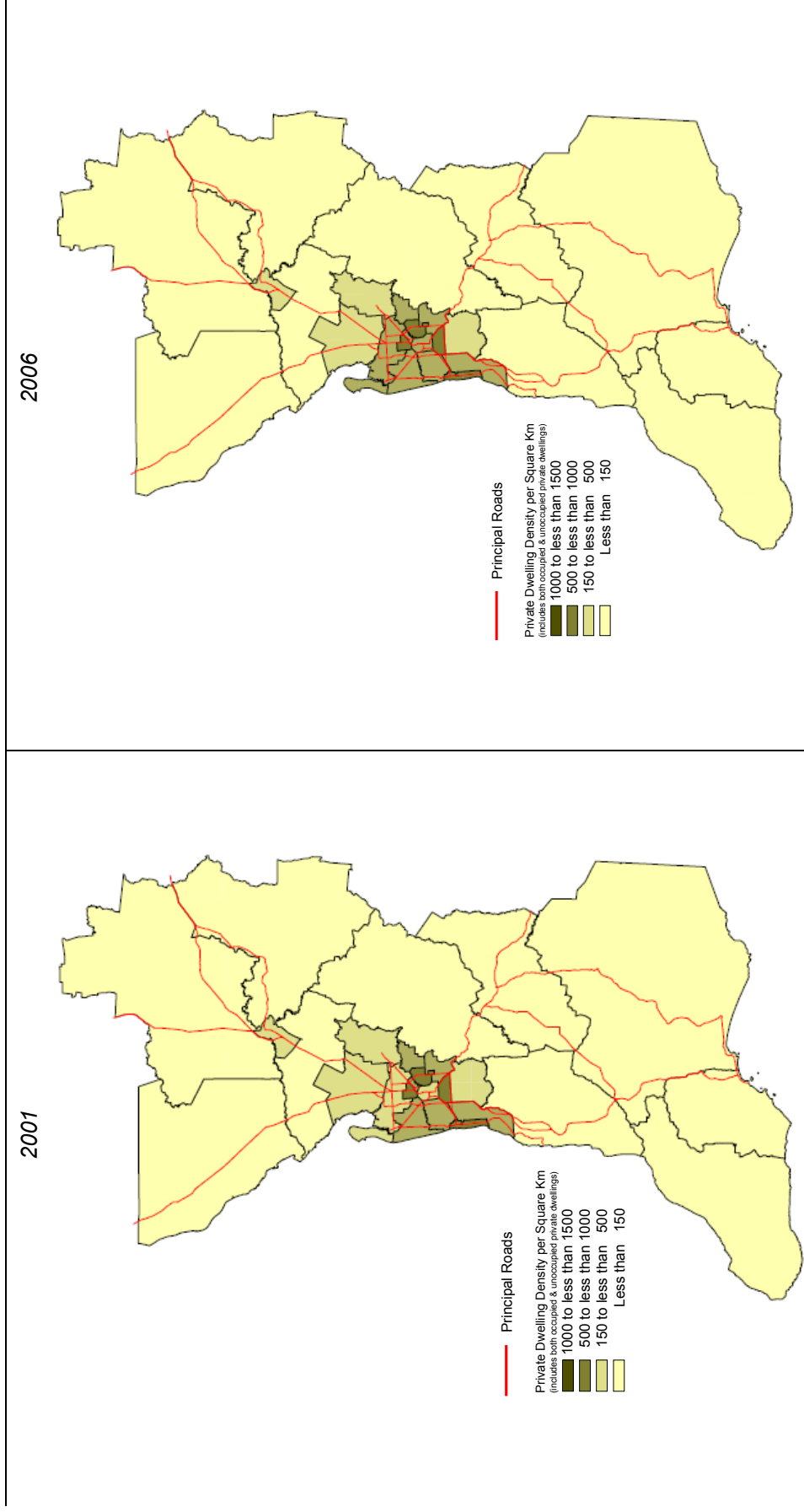
Figure E.24 Dwelling density: Perth^a
Private dwellings per square kilometre



a Based on local councils in the capital city planning area and the Legal Local Government Area Boundaries 2001 and 2006 Editions.
Data sources: ABS (2001 Census of Population and Housing — unpublished); ABS (2006 Census of Population and Housing — unpublished).

Figure E.25 Dwelling density: Adelaide^a

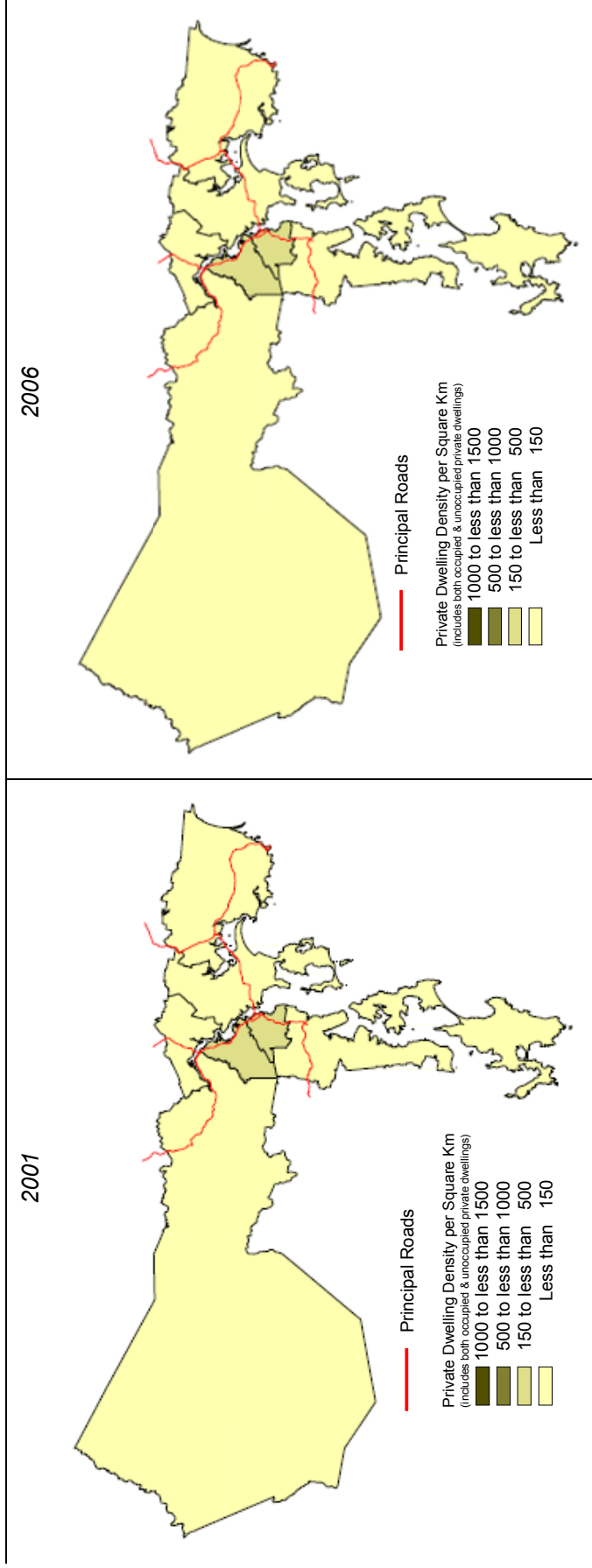
Private dwellings per square kilometre



^a Based on local councils in the capital city planning area and the Legal Local Government Area Boundaries 2001 and 2006 Editions.

Data sources: ABS (2001 Census of Population and Housing — unpublished); ABS (2006 Census of Population and Housing — unpublished).

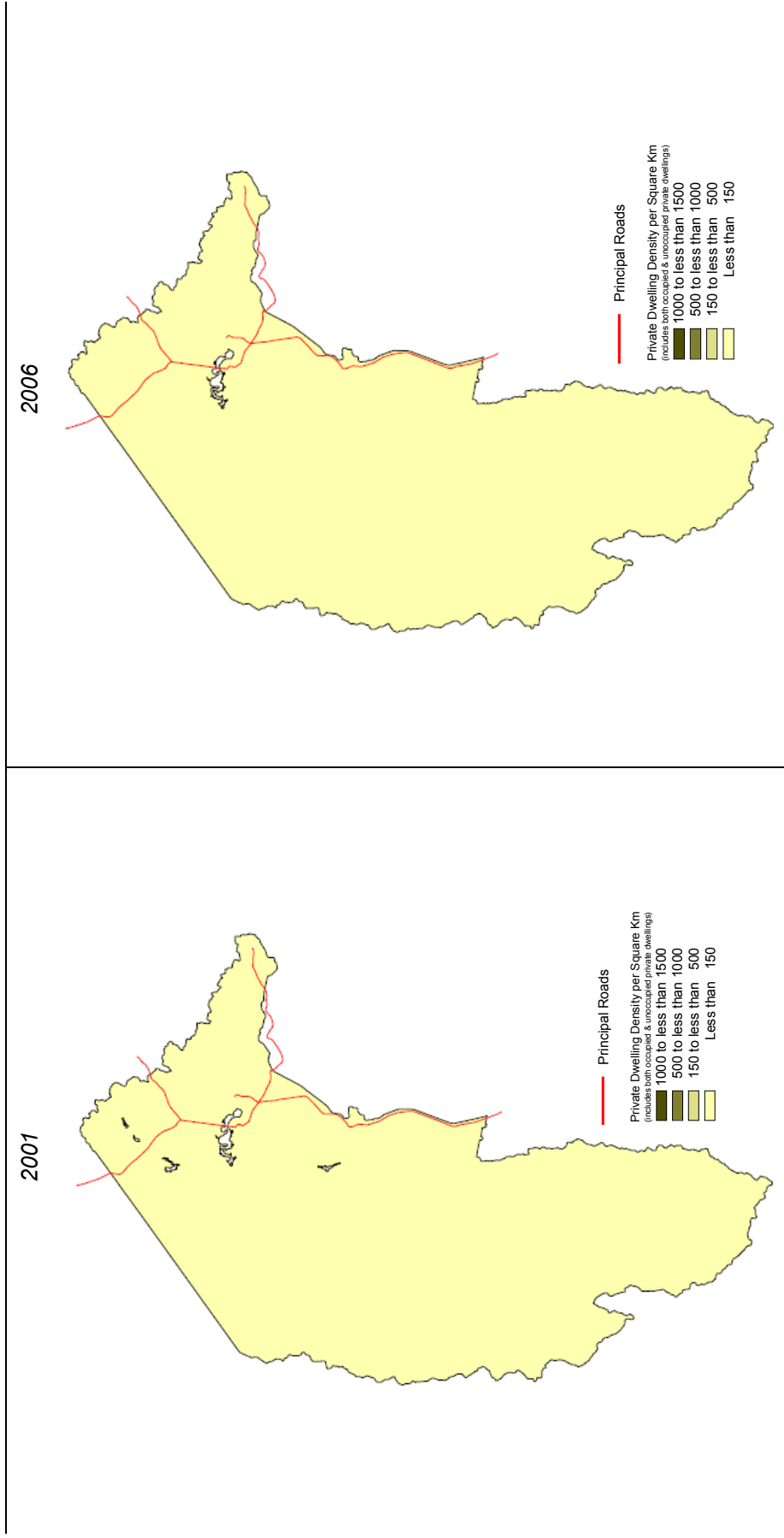
Figure E.26 Dwelling density: Hobart^a
Private dwellings per square kilometre



^a Based on local councils in the capital city planning area and the Legal Local Government Area Boundaries 2001 and 2006 Editions.
Data sources: ABS (2001 Census of Population and Housing — unpublished); ABS (2006 Census of Population and Housing — unpublished).

Figure E.27 Dwelling density: Canberra^a

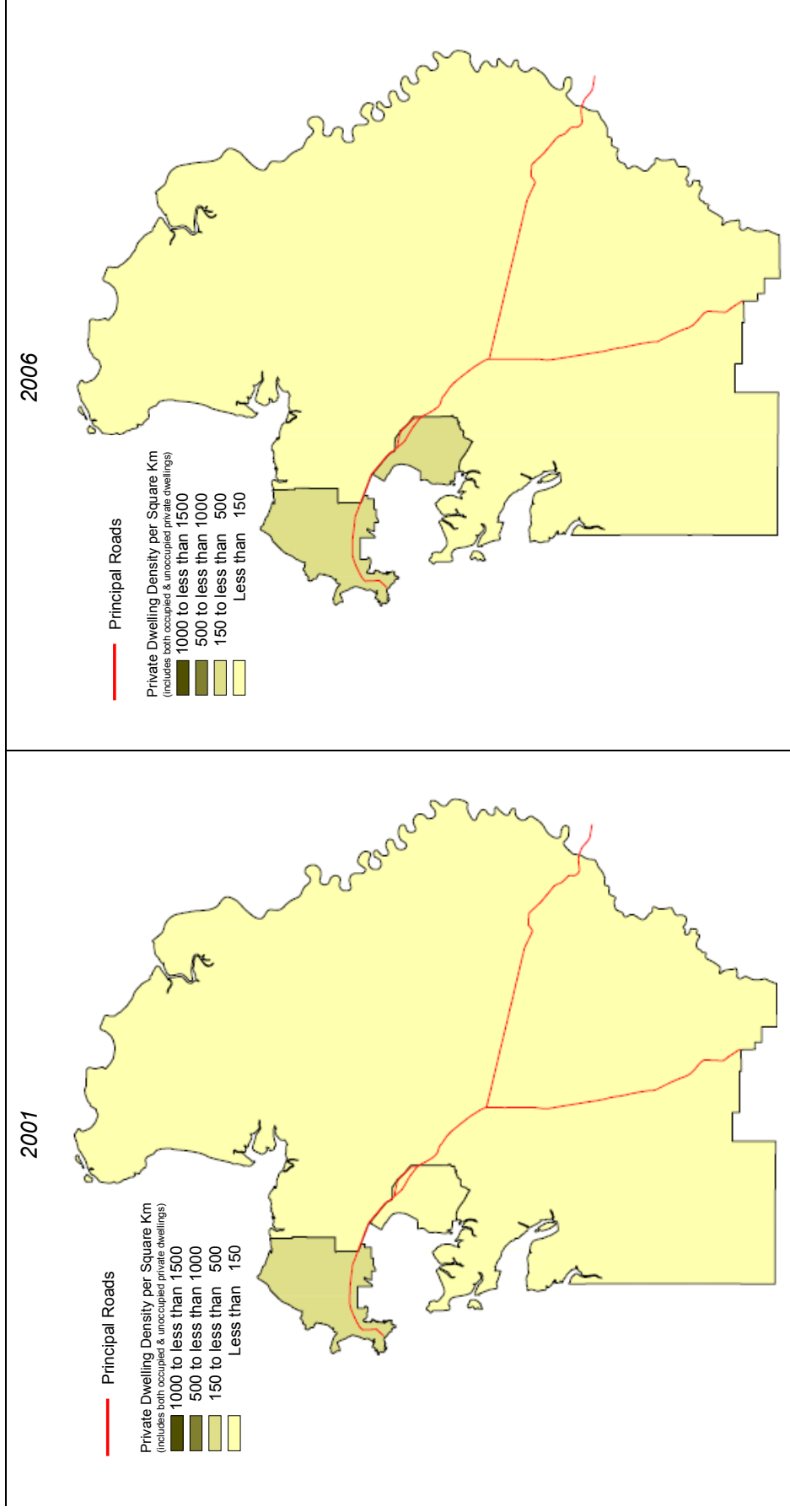
Private dwellings per square kilometre



^a Based on local councils in the capital city planning area and the Legal Local Government Area Boundaries 2001 and 2006 Editions.

Data sources: ABS (2001 Census of Population and Housing — unpublished); ABS (2006 Census of Population and Housing — unpublished).

Figure E.28 Dwelling density: Darwin^a
Private dwellings per square kilometre



^a Based on local councils in the capital city planning area and the Legal Local Government Area Boundaries 2001 and 2006 Editions.
Data sources: ABS (2001 Census of Population and Housing — unpublished); ABS (2006 Census of Population and Housing — unpublished).

E.3 Further data on commercial and industrial land

This section presents the contextual data on commercial and industrial land referred to in chapter 5. The data is used as context for land supply outcomes as:

- there is incomplete and inconsistent data across the jurisdictions for the amount of vacant land on hand as at 30 June 2010 (tables E.3 and E.4) and the amount of land passing through the land supply process during the year 1 July 2009 to 30 June 2010 (tables E.5 and E.6)
- in the case of figures E.29, E.30, E.31 and E.32, it provides an insight into the interaction of demand and supply for commercial and industrial properties and the location of sales (but does not provide any meaningful insight into the extent of land supply).

Table E.3 Vacant land at different stages of the land supply processes: commercial land^a: 30 June 2010

	<i>Land designated for future development</i>	<i>Zoned land</i>	<i>Land approved for subdivision</i>
	Hectares	Hectares	Hectares
Syd (NSW)	n.e	19.5 ^b	n.e
Adel (SA)	n.e	n.e	17.0 ^c
Dar (NT)	n.e	20.2 ^d	135.6 ^e

n.e no estimates available. ^a No data was available in, or supplied for, Melbourne, SEQ, Hobart and Canberra. As a result, those cities are excluded from the table. ^b This figure only relates to one specific site in Sydney's Growth Centres, not all of Sydney. ^c 570 lots. ^d 3 lots. ^e 53 lots.

Source: PC State and Territory Planning Agency Survey 2010 (unpublished).

Table E.4 Vacant land at different stages of the land supply processes: industrial land^a — 30 June 2010

	<i>Land designated for future development</i>	<i>Zoned land</i>	<i>Land approved for subdivision</i>
	Hectares	Hectares	Hectares
Syd (NSW)	5 200	1 800 ^b	n.e
Mel (Vic)	3 150	2 990	n.e
Adel (SA)	663 ^c	n.e	268.4 ^d
Per (WA)	15 253	n.e	n.e
Dar (NT)	n.e	0.3 ^d	281.3 ^f

n.e no estimates available. ^a South East Queensland, Hobart and Canberra have been excluded from this table as their state planning departments were unable to provide responses to this survey question. ^b Of this land, 900 hectares are serviced by water and sewer connections. ^c As at October 2010. ^d 101 lots. ^e 1 lot. ^f 31 lots.

Sources: PC State and Territory Planning Agency Survey 2010 (unpublished); Department of Planning and Community Development (Vic) (2010a); Department of Planning and Local Government (SA) (2010b).

Table E.5 Amount of commercial land completing different stages of the land supply processes in 2009-10^a

	<i>Land approved for subdivision</i>	<i>New lots/titles created</i>	
	Hectares	Lots	Lots
Per (WA)	n.e	380	151 ^b
Adel (SA)	17.0	303	570
Can (ACT)	3.8	7	7
Dar (NT)	135.6	31	13

n.e no estimates available. ^a No data was available in, or supplied for, Sydney, Melbourne, SEQ and Hobart. As a result, those cities are excluded from the table. ^b Number of lots given 'final approval'.

Sources: PC State and Territory Planning Agency Survey 2010 (unpublished); Department of Planning and Community Development (Vic) (2010a).

Table E.6 Amount of industrial land completing different stages of the land supply processes in 2009-10^a

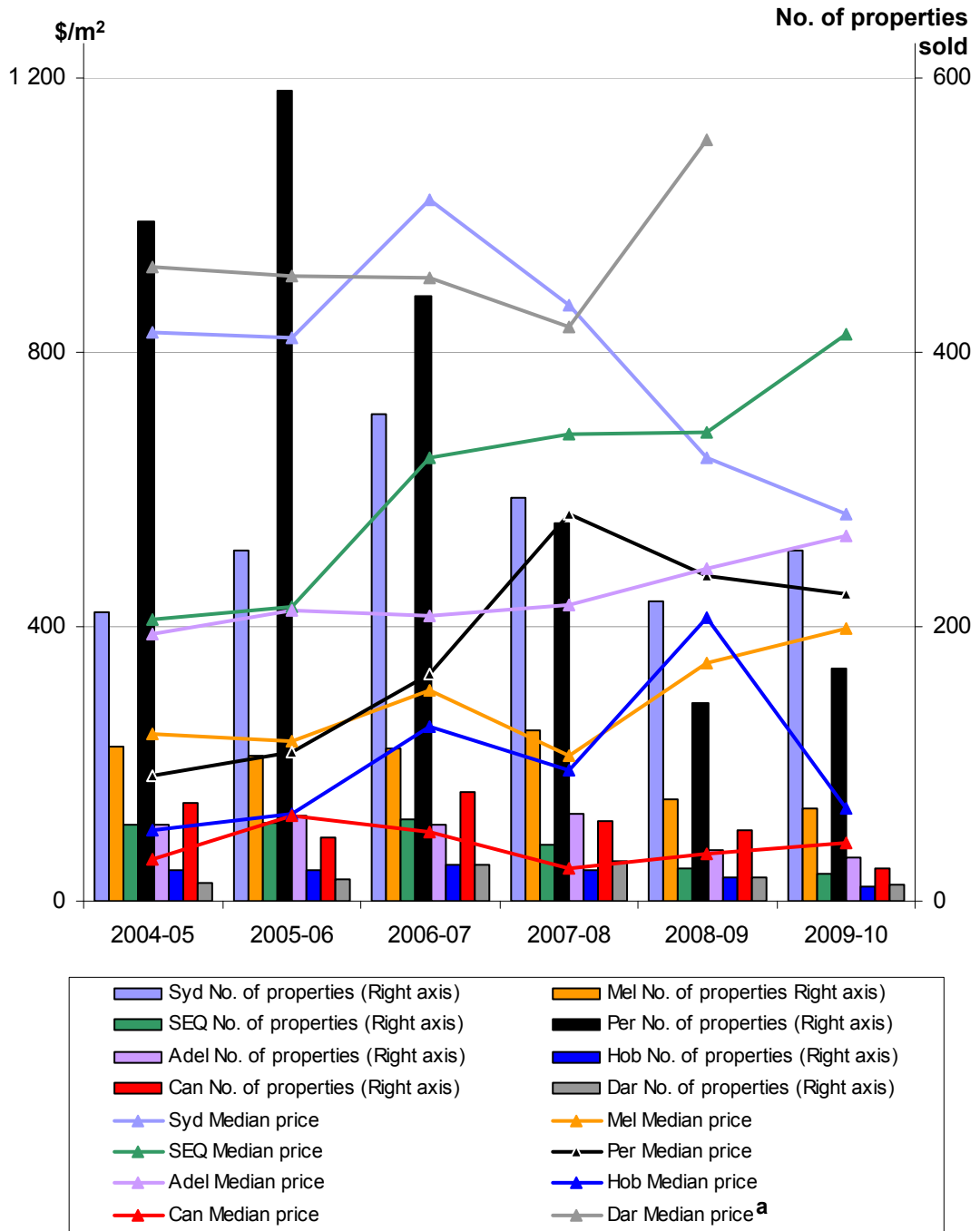
	<i>Land approved for subdivision</i>	<i>New lots/titles created</i>	
	Hectares	Lots	Lots
Adel (SA)	268.4	133	101
Per (WA)	n.e	649	331 ^b
Dar (NT)	281.3	53	30
Can (ACT)	50.8	185	185

^a Sydney, Melbourne, South East Queensland and Hobart have been excluded from this table as their state planning departments were unable to provide responses to this survey question. ^b Number of lots given 'final approval'.

Sources: PC State and Territory Planning Agency Survey 2010 (unpublished); Department of Planning and Community Development (Vic) (2010a).

Figure E.29 Commercial property sales: 2004-05 to 2009-10^a

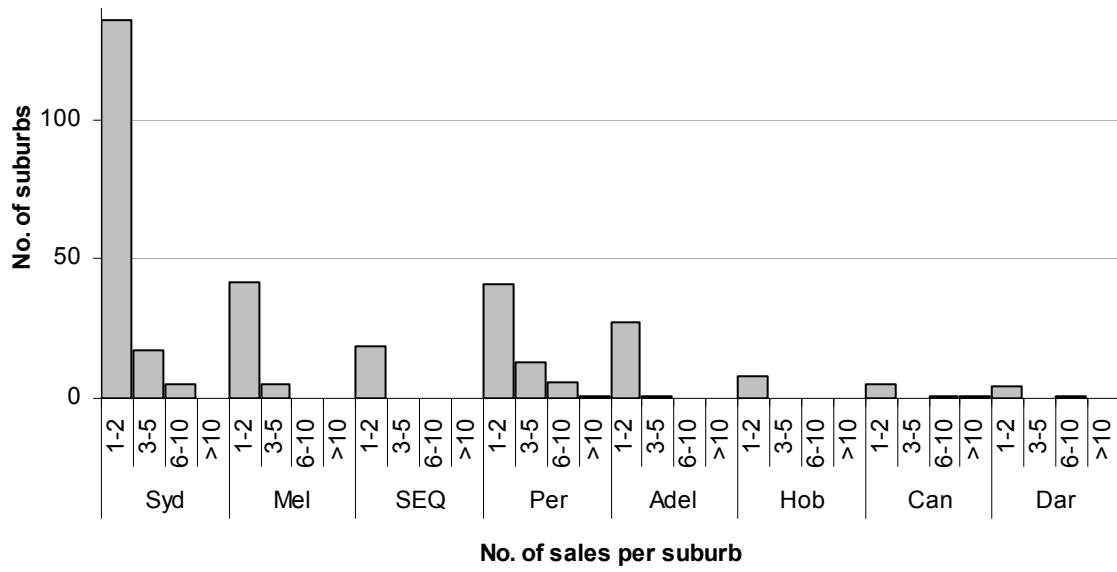
Capital city planning areas



^a Figure exclude 2009-10 median price data for Darwin — the median sales price of the 12 observations was \$2480/m².

Data source: RP Data / Rismark (2010, unpublished).

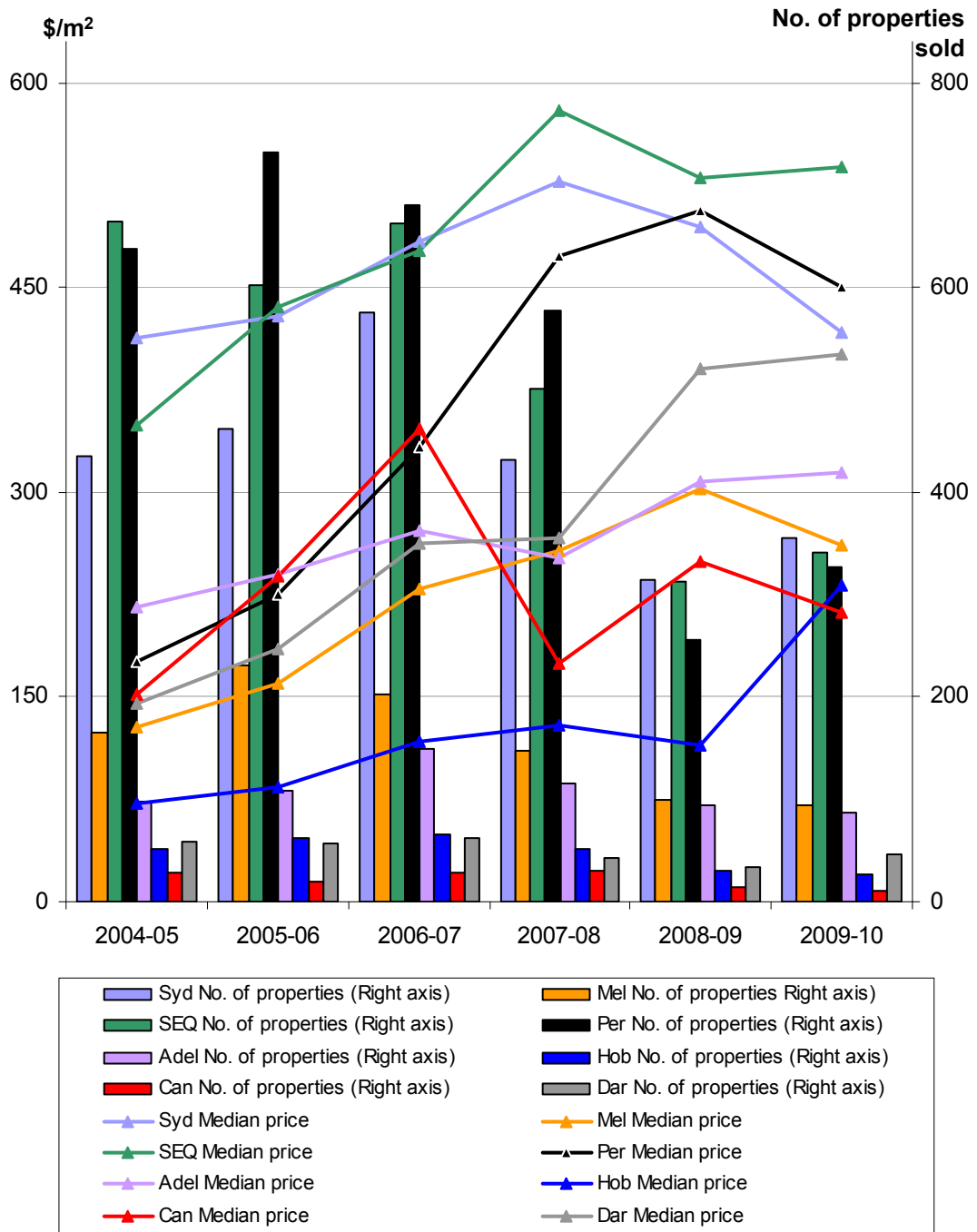
Figure E.30 Commercial land — dispersal of sales



Data source: Data source: RP Data / Rismark (2010, unpublished).

Figure E.31 Industrial property sales: 2004-05 to 2009-10

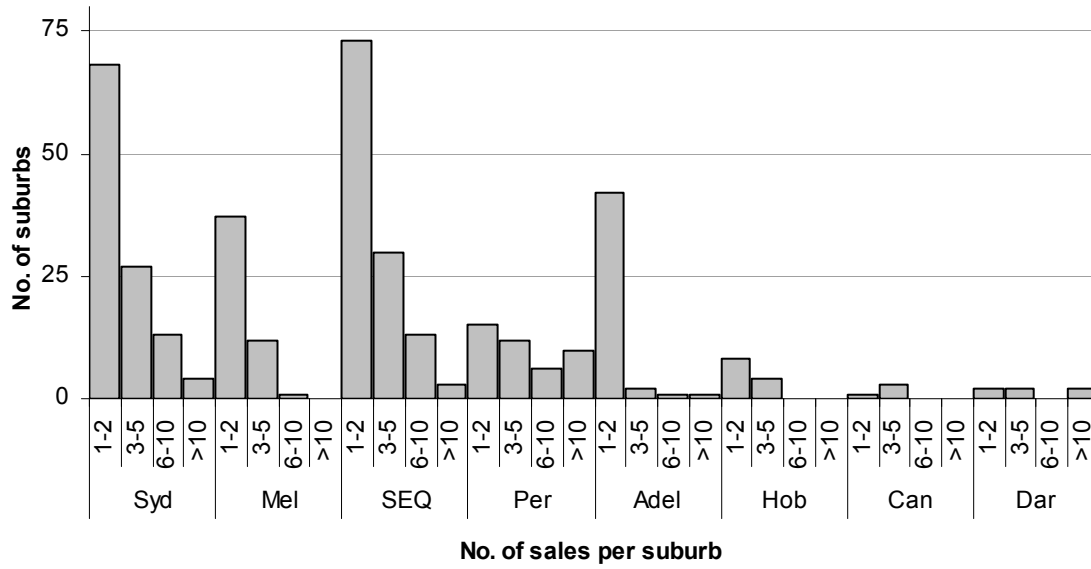
Capital city planning areas



Data source: RP Data / Rismark (2010, unpublished).

Figure E.32 Industrial land — dispersal of sales

Number of sales per suburb



Data source: RP Data / Rismark (2010, unpublished).