

Lots 9001, 570-572 and 574 Murdoch Drive, South Hedland

Local Scheme Amendment

Amendment No. 76

P14005

Prepared for
Department of Housing

2 February 2015




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MINISTER FOR PLANNING**PROPOSAL TO AMEND A TOWN PLANNING SCHEME**

LOCAL AUTHORITY	: Town of Port Hedland
DESCRIPTION OF TOWN PLANNING SCHEME	: Town of Port Hedland Town Planning Scheme No. 5
TYPE OF SCHEME	: Local
SERIAL NO. OF AMENDMENT	: 76
PROPOSAL	: Rezoning Lots 570-572 and 574 on Deposited Plan 76673 from 'Rural' to the 'Urban Development' zone and removal of R20 coding designation from Lot 9001 on Deposited Plan 75754

**PLANNING AND DEVELOPMENT ACT, 2005
RESOLUTION TO AMEND A TOWN PLANNING SCHEME
TOWN OF PORT HEDLAND**

**TOWN OF PORT HEDLAND TOWN PLANNING SCHEME NO. 5
AMENDMENT NO. 76**

RESOLVED that the Council pursuant to Section 75 of the Planning and Development Act, 2005, amend the above Town Planning Scheme by:

- 1) Rezoning Lots 570, 571, 572 and 574 on Deposited Plan 76673 to the 'Urban Development' zone.
- 2) Removal of R20 coding from Lot 9001 on Deposited Plan 75754.
- 3) Amending the Scheme Map accordingly.

SCHEME REPORT

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1 Introduction

This scheme amendment report has been prepared by Cardno (WA) Pty Ltd on behalf of Department of Housing, the proprietor of Lot 9001 on Deposited Plan 75754 and Lots 570-572 and 574 on Deposited Plan 76673 (referred to as the subject site). The purpose of this scheme amendment is to remove the R20 coding designation from Lot 9001 and rezone the remainder of the subject site from 'Rural' to 'Urban Development' zone under the Town of Port Hedland Town Planning Scheme No. 5 (TPS5).

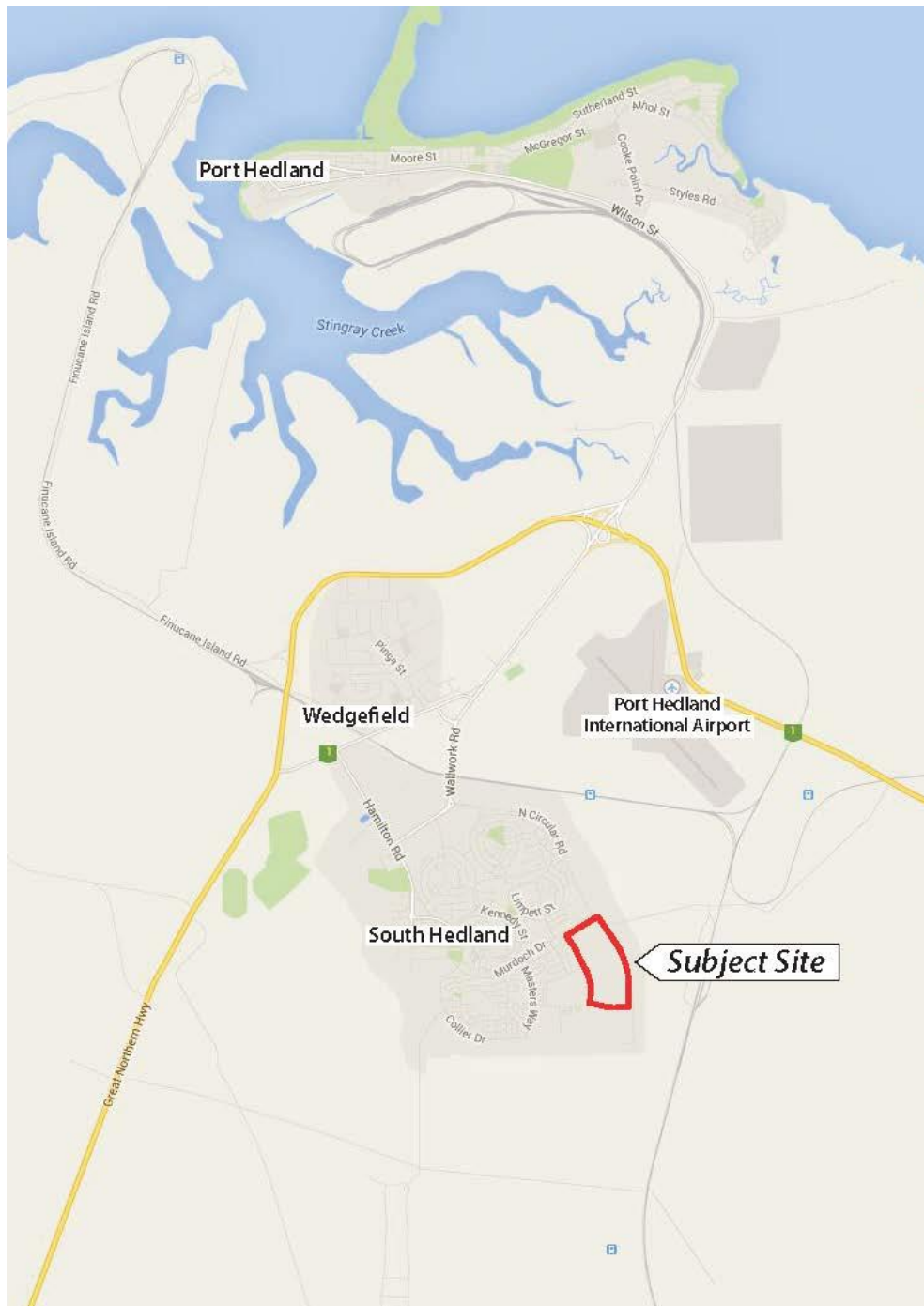
The proposal will optimise the land use potential of the lots given its close proximity to the South Hedland Town Centre and the potential to utilise existing services and infrastructure which support urbanisation in the locality. The amendment will facilitate the subdivision and development of the subject lot to establish more housing and housing choice within the area of South Hedland.

2 Site Characteristics

2.1 Site Details

The subject site is described as Lot 9001 on Deposited Plan 75754, and Lots 570-572 and 574 on Deposited Plan 76673. The site totals 120.4037 hectares, is situated within the Town of Port Hedland and is located approximately 12 kilometres south of the Port Hedland Townsite in South Hedland. The road frontages include Murdoch Drive to the north, Broлга Way to the west, Collier Drive to the south and Outer Ring Road to the east. **Figure 2-1** is a location plan of the subject site.

Figure 2-1 Location Plan



2.2 Landownership

The subject site is under the ownership of Department of Housing and is legally described as follows (refer to **Figure 2-2**):

Table 2-1 Lot Description

Land Owner	Lot	Plan	Volume	Folio	Area
Housing Authority care of Department of Housing	9001	75754	LR3163	845	4.9243ha
Housing Authority care of Department of Housing	570	76673	LR3164	483	92.827ha
Housing Authority care of Department of Housing	571	76673	LR3164	484	15.162ha
Housing Authority care of Department of Housing	572	76673	LR3164	485	3.1172ha
Housing Authority care of Department of Housing	574	76673	LR3164	487	4.3735ha

Copies of the Certificate of Title for the subject site is included within **Appendix A**.

Figure 2-2 Cadastral Plan of Site



2.3 Current Land Use

The site is largely covered by remnant vegetation that is mainly degraded. An overhead Alinta Gas powerline traverses the western portion of the site from north to south. The subject site contains an open drainage channel as can be seen on the aerial photo (refer to **Figure 2-3**). The future structure planning of the site will address the interface of development within the existing drainage channel and overhead powerline.

Figure 2-3 Aerial Photo of Site



2.4 Surrounding Land Use and Development

Land to the north and west of the subject site is zoned 'Residential'. Osprey Urban estate adjoins the subject site to the west and is also being developed by the Department of Housing.

Land adjoining the subject site to the south is zoned 'Rural' and comprises of vacant unallocated crown land. Abutting the site to the east is land reserved for public purpose including a Waste Disposal and Treatment plant and undeveloped land utilised for water and drainage purposes.

3 Site Conditions and Constraints

3.1 Biodiversity and Natural Area Assets

3.1.1 Environmentally Sensitive Areas

There are no Environmentally Sensitive Areas (ESA) within the site as classified under Environmental Protection ESA Notice, 2005.

3.1.2 Vegetation

In 2011, ENV.Australia Pty Ltd (ENV) undertook a Level 2 Regional Flora and Vegetation Assessment of the Port Hedland area. Lots 9001, 570-572 and 574 were included in the assessment. The assessment involved a review of previous surveys conducted in the area and a site specific field survey.

The assessment identified that vegetation associations on site can be described as an open *Acacia colei* var. *colei* shrublands over low *Acacia stellaticeps* shrublands over *Triodia epactia* and *Triodia secunda* hummock grasslands/low *Acacia stellaticeps* shrublands over *Triodia epactia* and *Triodia secunda* hummock grasslands mosaic. Remnant vegetation over an area covering the site was considered in a desktop assessment to be in Very Good condition with areas associated with tracks, drainage lines and infrastructure having greater levels of disturbance than the surrounding vegetation (ENV, 2011). However, a site visit undertaken on 6 March 2014 revealed that the site has been historically cleared in parts and the remnant vegetation is mainly degraded.

3.1.3 Declared and Rare Flora

3.1.3.1 *Threatened and Priority Ecological Communities*

A search of the Department of Parks and Wildlife Threatened (DPaW) databases was conducted to determine the existence of any Priority Ecological Communities (TEC/PEC). The searches indicated that there are no TEC/PECs located within the site or within 50 km of the site.

3.1.3.2 *Threatened and Priority Flora*

Searches of DPaW's Threatened (Declared Rare) and Priority Flora database, the Western Australian Herbarium Specimen database and Threatened and Priority Flora List were undertaken within a 5 km radius of the site. DPaW's records showed no species nominated were located within the site or within a 5 km radius to the site.

3.1.3.3 *Environment Protection and Biodiversity Conservation Act Protected Matters*

Searches of the Department of Environment Nationally Significant Environmental Matters database and DPaW NatureMap online database were undertaken to identify the existence of threatened or priority flora species within the site. Results indicated that no threatened or priority flora species were located within the site, and within 5 km of the site.

3.1.4 Fauna

A review of the DPaW Threatened Fauna database indicated that there were no records of Threatened and Priority Fauna within the site. A broader search was conducted which identified seven land based fauna located within a 10 km radius of the site. The species and their conservation codes are provided in Table 3-1.

Table 3-1 Threatened Land Based Fauna Within a 10 km Radius of the Site According to the DPaW Threatened Fauna database, 2014

Species name	Common name	Conservation ¹
<i>Ctenotus angusticeps</i>	Airlie Island Ctenotus, Airlie Island Skink	Threatened Flora
<i>Dasyercus cristicauda</i>	Crest-tailed Mulgara	Threatened Flora
<i>Dasyurus hallucatus</i>	Northern Quoll	Threatened Flora
<i>Dasyercus blythi</i>	Brush-tailed Mulgara, Ampurta	Priority Four – Rare Taxa
<i>Mormopterus loriae subsp. cobourgiana</i>	Little North-western Mastiff Bat	Priority One – Poorly Known Taxa
<i>Aspidites ramsayi</i>	Woma	Specially Protected
<i>Natator depressus</i>	Flatback Turtle	Threatened Flora

A search of the DPaW NatureMap online database indicated that two additional threatened land based fauna species can potentially to occur within the site or within a 5 km radius of the site.

Table 3-2 Threatened Land Based Fauna Within a Five Kilometre Radius of the Site According to the DPaW Threatened NatureMap database, 2014

Species name	Common name	Conservation
<i>Lagostrophus fasciatus subsp. fasciatus</i>	Bernier Is. Banded Hare-wallaby, Mernine	Threatened Flora
<i>Pogona minor subsp. minima</i>	Dwarf Bearded Dragon (Houtman Abrolhos Is.	Threatened Flora

A search of the Department of Environment Nationally Significant Environmental Matters database indicated that four threatened species and three vulnerable species have the potential to occur within the site, and within a 5 km radius of the site. Table 3-3 shows the species name, common name, status and the potential for the species to occur within the site.

Table 3-3 Threatened Fauna Species Potentially Located Within 5 km of the site According to the Department of Environment Nationally Significant Environmental Matters Database.

Species	Common name	Status	Presence
Birds			
<i>Rostratula australis</i>	Australian Painted Snipe	Endangered	Species or species habitat may occur within area
Mammals			
<i>Dasyurus hallucatus</i>	Northern Quoll	Endangered	Species or species habitat likely to occur within area
<i>Macrotis lagotis</i>	Greater Bilby	Vulnerable	Species or species habitat likely to occur within area
<i>Notoryctes caurinus</i>	Karkarratul, Northern Marsupial Mole	Endangered	Species or species habitat likely to occur within area
<i>Rhinonictes aurantia (Pilbara form)</i>	Pilbara Leaf-nosed Bat	Vulnerable	Species or species habitat likely to occur within area
Reptiles			
<i>Ctenotus angusticeps</i>	Airlie Island Ctenotus	Vulnerable	Species or species habitat likely to occur within area

Migratory Marine Birds			
<i>Apus pacificus</i>	Fork-tailed Swift		Species or species habitat likely to occur within area
<i>Fregata ariel</i>	Lesser Frigatebird, Least Frigatebird		Species or species habitat likely to occur within area
Migratory Terrestrial Species			
<i>Haliaeetus leucogaster</i>	White-bellied Sea-Eagle		Species or species habitat likely to occur within area
<i>Hirundo rustica</i>	Barn Swallow		Species or species habitat likely to occur within area
<i>Merops ornatus</i>	Rainbow Bee-eater		Species or species habitat likely to occur within area
Migratory Wetlands Species			
<i>Ardea alba</i>	Great Egret, White Egret		Species or species habitat likely to occur within area
<i>Ardea ibis</i>	Cattle Egret		Species or species habitat likely to occur within area
<i>Charadrius veredus</i>	Oriental Plover, Oriental Dotterel		Species or species habitat likely to occur within area
<i>Glareola maldivarum</i>	Oriental Pratincole		Species or species habitat likely to occur within area
<i>Rostratula benghalensis (sensu lato)</i>	Painted Snipe	Endangered	Species or species habitat likely to occur within area

(Department of Environment, 2014)

As the remnant vegetation on site is degraded, it is highly unlikely any species listed in Table 3-3 would be present. Given that parts of the site have been historically cleared and the remnant vegetation is being mainly degraded, it would be unlikely to provide a significant habitat for fauna. On this basis, the proposed rezoning to Urban Development is not considered to be a threat to any significant or endangered species.

3.2 Landform and Soils

Geomorphic classification for the area, presented in the mapping titled Port Hedland Geological Survey of Western Australia, 1:50,000 Urban Geology Series, (Department of Lands and Surveys (1983) indicates that the generic stratigraphic units at and around the site are unconsolidated sediments of clayey calcareous conglomerate and clayey calcareous sandstone which are overlain by clayey sands and sandy clays.

The Port Hedland area is situated within the Pilbara Craton, a metamorphosed basement of granitoid rocks and gneiss. Overlying this geologic unit is the late-Achaean volcano-sedimentary sequence identified as the Hamersley Basin. The Hamersley Basin is characterised as basal basic lavas overlain with clastic sedimentary sequences and banded iron formations.

Overlying the Tertiary deposits of the Hamersley Basin are Quaternary sedimentary units. Due to the depositional complexity of coastal environments, only general descriptions of the Quaternary sedimentary units in the Port Hedland area, and more specifically the site, are provided.

The Quaternary sediments of the Pleistocene age are generally identified as clastic rocks and sediments forming cemented clayey sandstones and conglomerates. Upper parts of the Pleistocene deposits exhibit red coloration as a result of limonite cementing. The prominent younger Holocene

geologic superficial units in and around Port Hedland as described in Port Hedland - Bedout Island, Geological Survey of Western Australia, 1:250,000 Geological Series, (Department of Industry and Resources (DIR), 2006) are detailed below.

3.2.1 Soil Types

Port Hedland Geological Survey of Western Australia, 1:50,000 Urban Geology Series, (Department of Lands and Surveys (1983) indicates that shallow sub-surface conditions comprise shelly silty sand and possibly overlain by former mud flats. Strong gravelly and cemented layers occur within the silty sand. This silty sand is known in the Pilbara Region as Pindan Sand and is typical of semi-arid environments. Pindan Sand is a collapsible silty-sand or clayey-sand soil, typically red in colour. Although collapsible, many Pindan Sands display a self-cementation property on drying (Sand-clay Pindan Material in Pavements as a Structural Layer, Emery. S.J, et al, 2003).

The digital database titled Geology Mapping Series of Western Australia, 1:250,000, (DMP, 2008) indicates that the site is within an area of floodplain deposits comprising sand, silt, clay and gravel adjacent to main drainage channels.

3.2.2 Topography

Topographical data supplied by Landgate shows that the site's highest point is in the south east corner at a height of 16.1 m Australian Height Datum (AHD). There is a gentle slope throughout the site to the north east corner where the lowest point is 11.9 m AHD.

3.2.3 Acid Sulfate Soils

Acid Sulfate Soils (ASS) are naturally occurring soils that contain iron sulphide (iron pyrite) minerals. If disturbed by dewatering, drainage or soil excavation, the pyrites can oxidise thereby releasing iron compounds and sulphuric acid. These soils can result in environmental harm and damage to infrastructure. ASS that have been oxidised and resulted in the creation of acidic conditions are termed Actual ASS, and those that have acid generating potential but remain in naturally anaerobic conditions are termed Potential ASS.

ASS are predominantly found in WA's coastal regions in low-lying wetlands and tidal flats. The potential for ASS to occur within the site may be assessed by examining the type of soil present and the depth to groundwater. These soils may occur in a variety of waterlogged soils such as dark organic rich soils and muds, peaty wetland soils, some pale grey sands, "coffee rock" (cemented iron and/or organic rich sands) found below the water table and pyritic soils (Department of Environment and Conservation (DEC), n.d.)

The Landgate WA Atlas provides broad-scale risk maps for several coastal regions of WA. The ASS map showed that there is an extremely low probability of ASS occurrence on the site. Figure 3-1 shows the ASS mapping for the surrounding area of the site, confirming that the site is not within an area of ASS. The mapping database indicates that the nearest mapped area to the site is 5.3km to the north, and is classified '*high risk to moderate of ASS occurring within three metres of the natural soil surface*'.

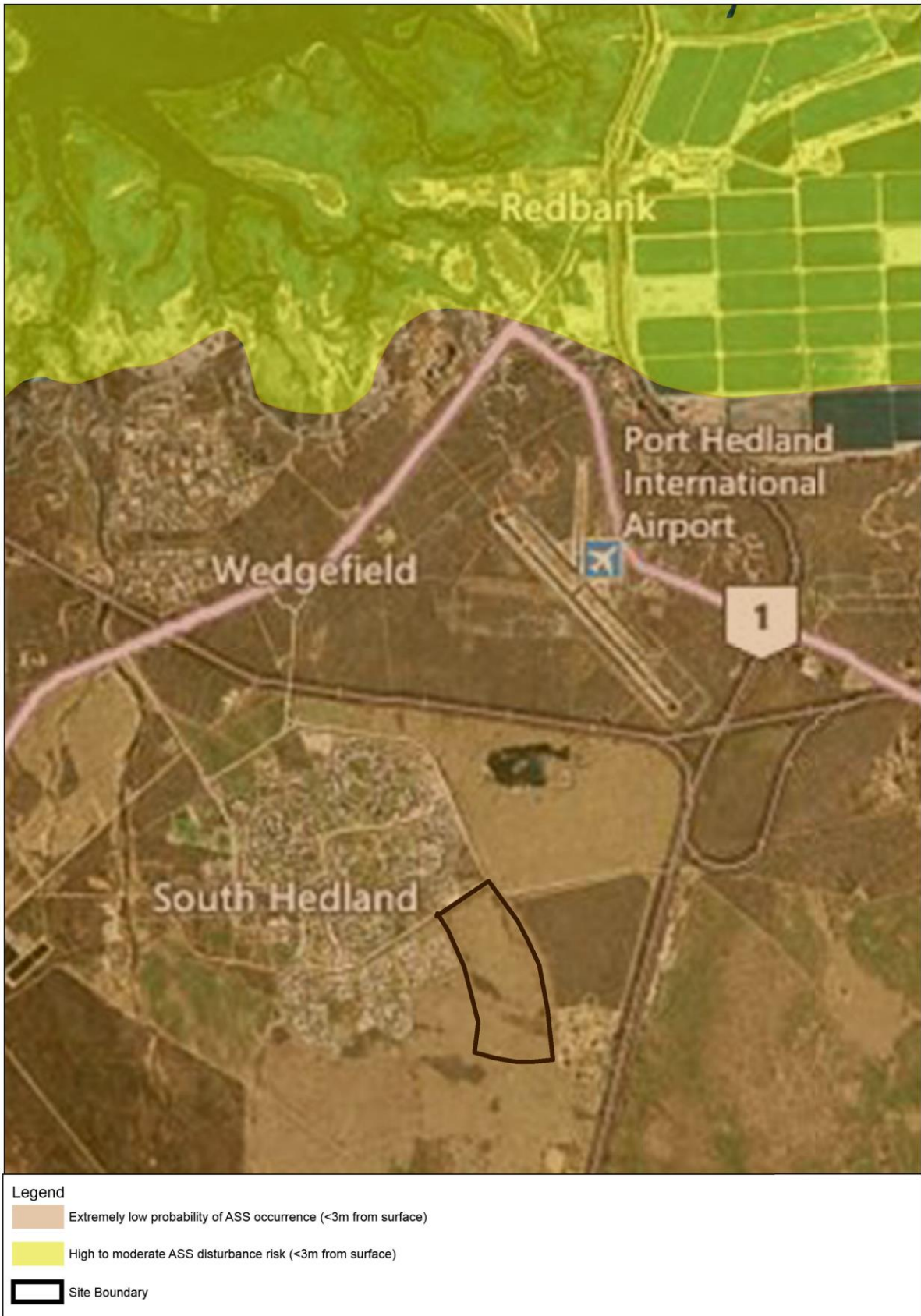


Figure 3-1 ASS Risk Map

3.2.4 Contaminated Land

Cardno has reviewed the Department of Environment Regulation (DER) online Contaminated Sites database and has obtained a Basic Summary of records from the DER (received 24 March 2014). The database and Basic Summary of Records indicate that the subject site is not currently classified under the Contaminated Sites Act 2003.

3.3 Groundwater and Surface Water

3.3.1 Regional Groundwater Quality

The Department of Water (DoW) Hydrogeological Atlas indicates that the hydrogeology beneath the subject site comprises superficial sediments with the Pilbara Coastal Saline deposits overlying Pilbara Alluvial deposits which are typically 'brackish'. The Atlas also indicates that the total dissolved solids (TDS) of the groundwater beneath the subject site is in the range between 1,000 mg/L and 3,000 mg/L, which corresponds to between 'fresh' and 'brackish'. However, these values are based on the Generalised State Salinity mapping which is broad scale and may not be accurate at a local scale. A search of DoW boreholes indicated that the groundwater within boreholes ARMY C51 (5 km north) and ARMY C48 (4.5 km south-east) had TDS levels of 5,720 mg/L and 4,468 mg/L respectively, corresponding to 'saline' and 'brackish'. The borehole locations are presented in Figure 3-2.

3.3.2 Site Groundwater Quality

A search of the DoW Water Information Reporting (WIR) database found one groundwater borehole on site. However, there was no relevant data for this borehole.

3.3.3 Regional Groundwater Levels

A search of the DoW WIR database gave no groundwater levels in nine established boreholes within a 5 km radius of the site in the last 50 years.

3.3.4 Site Groundwater Levels

A survey (Parsons Binckerhoff, 2012) undertaken in October 2011 completed a geotechnical investigation, excavating a total of 40 test pits (spread throughout the site) with an approximate depth of 3.0 m. No groundwater was found within the pits.

3.3.5 Groundwater Use

The DoW WIR database for registered boreholes indicates that there are two groundwater boreholes within a 5 km radius of the site that are used for livestock watering. Baynes Well approximately 3.6 km to the east of the site, and another bore approximately 5 km to the north west of the Site. Bore water is reportedly used for garden irrigation. The borehole locations are presented in Figure 3-2.



Figure 3-2 Borehole Locations

3.3.6 Public Drinking Water Source Area

The register of drinking water catchments within the Town of Port Hedland local government area, presented in the document titled Public Drinking Water Source Areas of Western Australia, Water Quality Protection Note (WA DoW, 2008), indicated that the subject site is not located within a PDWSA.

There is a PDWSA within 10 km to the south-west of the subject site which has not been assigned a 'Priority' classification. This is the Turner River Water Reserve which has no risk avoidance, minimisation or management plan associated with it. This PDWSA is up-gradient of the site and therefore will not be impacted.

3.3.7 Surface Water

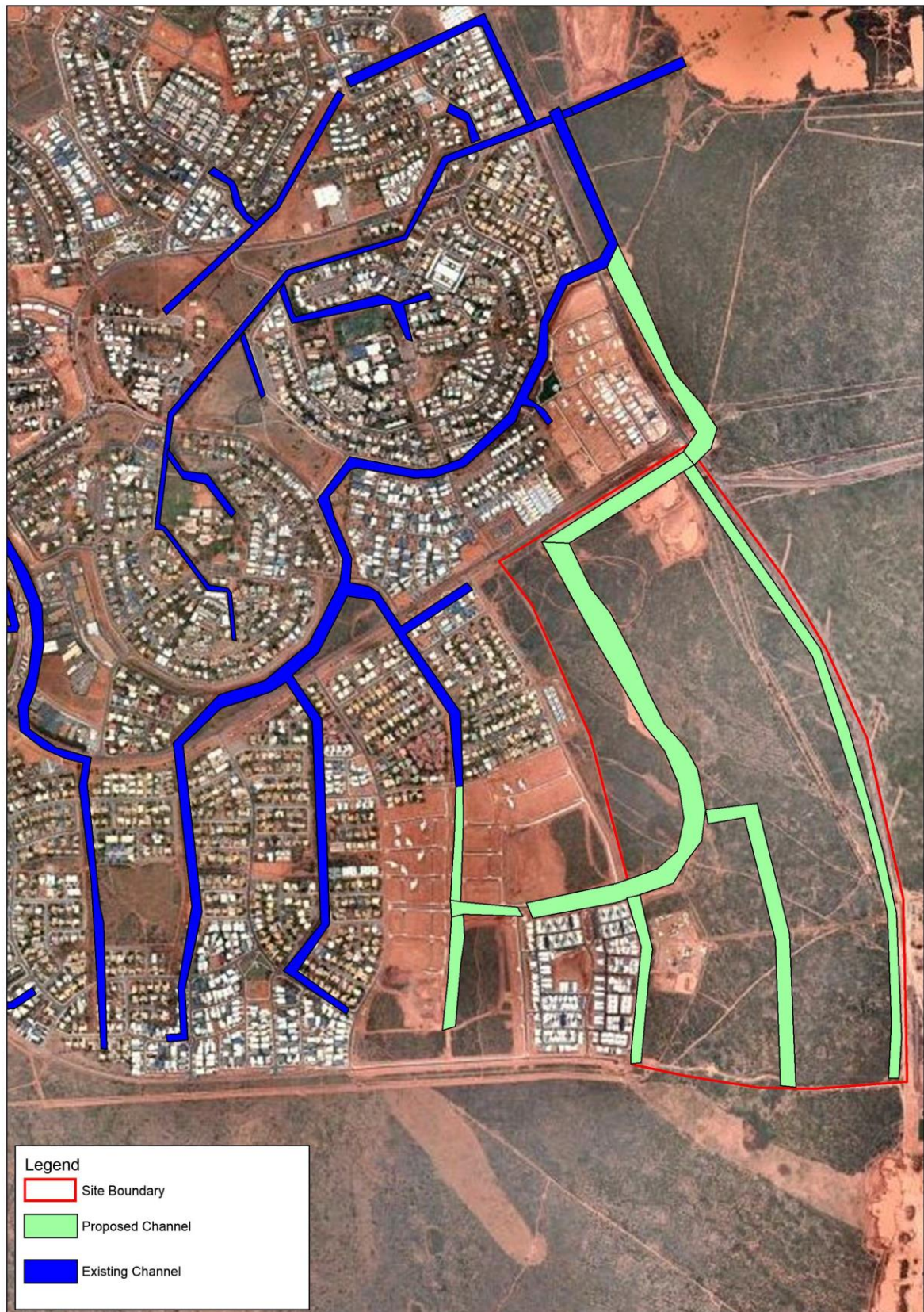
There are many existing interlinking drainage channels throughout South Hedland. South Hedland is generally flat with a gentle slope toward the north west and north east, divided by a low ridge running north south through the centre of the town. The ridge is an extension of naturally higher land south of the town and varying between 13 m and 16 m AHD. Throughout most parts of the town, lots drain overland to adjacent road reserves and roads are graded to direct stormwater to a network of open channels. The open drainage channels convey stormwater through culverts and small bridges to the natural drainage line immediately west of South Hedland and to a large infiltration/evaporation basin east of North Circular Road. A recent flood study (GHD, 2011) for the town of South Hedland produced flood maps of the area. The flood extent shows that the current drainage system for the town (as of 2010) does not inundate the subject site.

A review of aerial photography and a site visit (6th March 2014) was used to identify surface water bodies within and surrounding the site. A man-made drainage channel (**Error! Reference source not found.**) traversing the site has recently been constructed. This channel connects with existing drainage channels along the North Circular Road and flows north. A drainage assessment (Parsons Brinckerhoff, 2012) was completed for the Ospreys housing development located to the west of the site. The drainage assessment uses the subject site to transfer runoff through the man-made constructed drainage channel. This assessment also proposed a number of drainage channels and Public Open Space's (POS) to convey flows (**Error! Reference source not found.**4). The report recommends that the site utilises POS areas for flood storage in the 100yr Average Recurrence Interval storm event to provide flood protection for the new developments. Until a completed drainage assessment of the proposed development has been undertaken it is unclear whether these channels and POS areas for flood attenuation are needed. This is being addressed through the Structure Planning phase.

Figure 3-3 Constructed Drainage Channel



Figure 3-4 Drainage Channels



3.3.8 Wetlands

A review of the Landgate WA Atlas indicates that there are no geomorphic wetlands of any classification on or in a 10 km radius of the site.

3.4 Heritage

3.4.1 Aboriginal Heritage

A search of the Department of Aboriginal Affairs (DAA) Aboriginal Heritage Inquiry System (AHIS) (DAA, 2014) indicated that there are no registered Aboriginal Heritage sites within the site.

As part of the Structure Planning process an archaeological and ethnographic study will be undertaken.

3.4.2 European Heritage

A search was conducted on the Heritage Council of WA's online database inherit (2014) for European heritage places within the vicinity of the site. One site was as detailed in Table 3-4.

Table 3-4 Table 1 - European Heritage Places Listed by the Heritage Council WA

Site name	Site No
South Hedland town concept	18423

The Structure planning process will take all European heritage sites into consideration and any proposed impact on these sites will be consulted with the Shire.

4 Statutory and Policy Planning Controls

4.1 Local Planning Scheme

4.1.1 Town of Port Hedland Town Planning Scheme No. 5

Under the provisions of the Town of Port Hedland Town Planning Scheme No. 5 (TPS5), Lots 570-572 and 574 are zoned 'Rural'. Lot 9001 is zoned 'Urban Development' with a residential density designation of R20.

This scheme amendment seeks to rezone Lots 570-572 and 574 from 'Rural' to the 'Urban Development' zone. The site represents a suitable location for the expansion of residential development within South Hedland given land immediately abutting the site to the north and west is zoned and developed for this purpose. Regional and Local strategic planning documents identify the site for future residential development and as such supports this zoning. This scheme amendment also seeks to remove the R20 density coding from Lot 9001. This will enable a comprehensive structure plan to be applied over the entire subject site which will designate appropriate density codings.

Under the Urban Development zone the Council may require the preparation of a Development Plan (Structure Plan) prior to considering any subdivision or development proposal for the land. Cardno is currently progressing the preparation of a Structure Plan and supporting technical documentation which will be lodged in 2015 and provide a framework for the future subdivision and development of the subject site.

Figure 4-1 TPS5 Zoning of Site and Surrounds



4.2 Regional and Sub-Regional Structure Plans

4.2.1 Pilbara Planning and Infrastructure Framework

The Pilbara Planning and Infrastructure Framework was published by the Western Australian Planning Commission (WAPC) in January 2012. The framework seeks to support the State Government's vision to expand the region's population and to rectify infrastructure inadequacies. The subject site is identified within the Pilbara City Settlement area, which aims to achieve sustainable development. The proposal to rezone the subject site to Urban Development to facilitate residential development will support the future population growth within the Town of Port Hedland and provide sustainability.

1.1.1 Planning Strategies

1.1.1.1 Pilbara's Port City Growth Plan

The Pilbara Port City Growth Plan (PPCGP) was adopted by the WAPC in December 2013 plan and considers a range of objectives for the growth of Port Hedland. This includes economic growth, community growth, housing infrastructure and environmental protection methods. This plan supplies strategic information about the image of Port Hedland and a plethora of social, environmental and economic data.

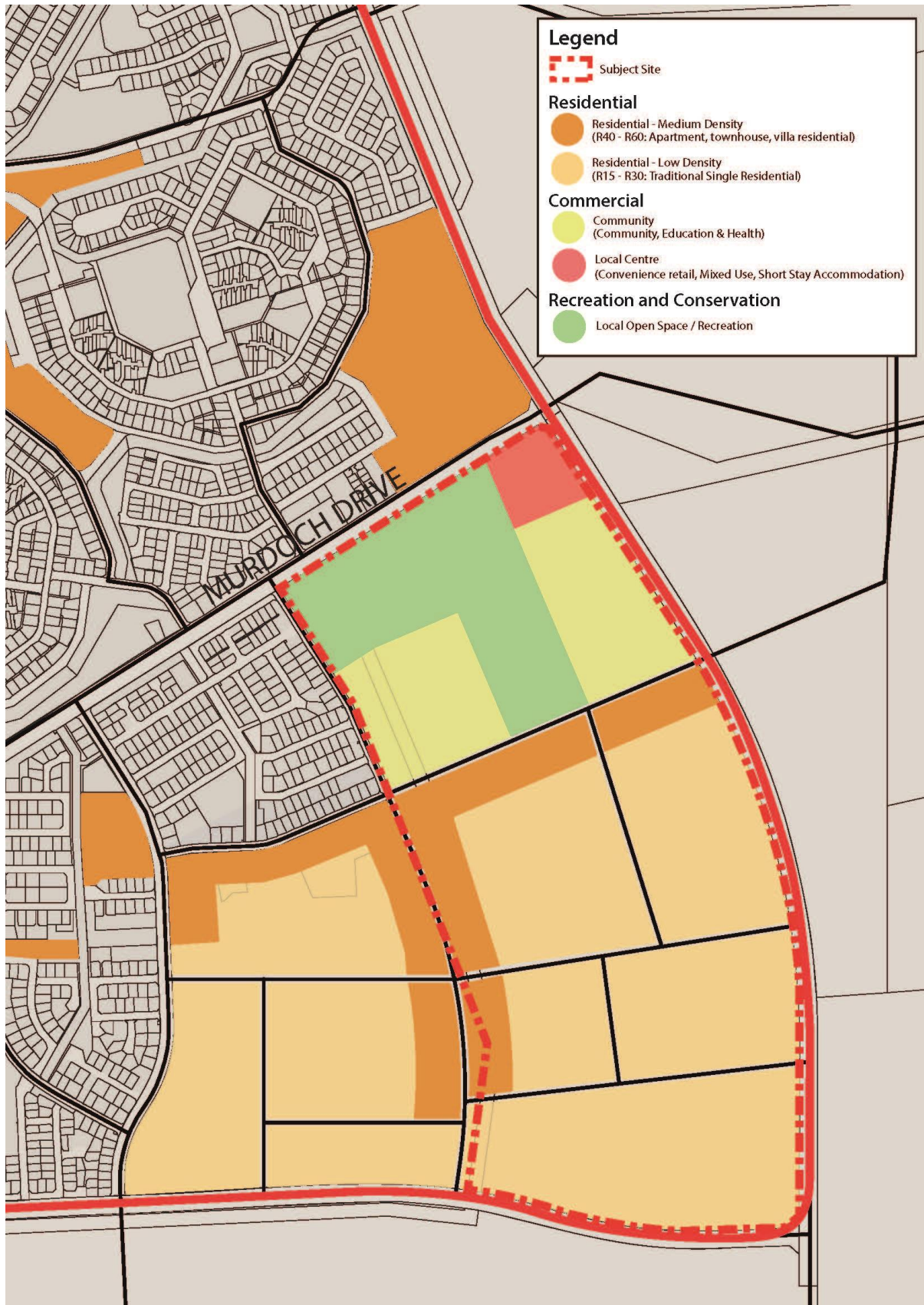
The subject site is located within Precinct 12 - South Hedland East of the PPCGP. The precinct currently consists of predominately residential development (single with nodes of grouped and higher density) and supporting public purpose uses such as Hedland High School and South Hedland Bowls Club. The objective of the PPCGP is to support the ongoing infill/redevelopment of residential land within the precinct; immediate term residential land release to the south-east (includes subject site); provision of further education and community facilities and provision of a mixed use local centre at the eastern end of Murdoch Drive (north-east corner of subject site). The plan identifies the subject site as a priority for land release, which supports the rezoning of the subject site to 'Urban Development'.

Figure 4-2 is the Precinct 12 land use plan. The precinct plan is indicative only and final land use and development of the subject site will be subject to further detailed planning investigations (Structure Planning). The southern portion of the subject site has been identified for Residential land uses consisting of Low Density (R15-R30) and smaller portion of medium density (R40-R60). Two public purpose sites have been identified for a primary school and high school. The precinct plan identifies a neighbourhood centre in the north-east corner of the subject site and a district recreational facility located in-between the two school sites.

As noted above the precinct plan is indicative only. Through the structure planning process currently being undertaken it has been identified in consultation with the Department of Education that a primary school is not required on the site as the catchment area is currently adequately serviced by existing schools in the South Hedland locality. The Town are currently undertaking investigations into the suitable location for the district recreation facility. The subject site is currently affected by a 500m buffer area associated with the adjacent Waste Facility, and as such the development of a 20ha district recreation facility in this location is not considered feasible given the extensive land requirement and impact on the quantity of affordable housing which can be provided for by the Department of Housing.

The intentions of the plan and indicative land uses proposed support the rezoning of the site to 'Urban Development.' The location and type of land uses provided will be addressed at the Structure Planning stage.

Figure 4-2 Pilbara Port City Growth Plan – Precinct 12



5 Conclusion

The purpose of this Scheme Amendment to TPS5 is to facilitate the future urban development of the subject site. A structure plan is currently being prepared which will provide a framework for the future subdivision and development of the subject site.

The site represents a suitable location for the expansion of residential development within South Hedland given land immediately abutting the site to the north and west is zoned and developed for this purpose.

Various planning documents and plans refer to the subject site as being well positioned for future urban development. The Pilbara Port City Growth Plan identifies the subject site as part of the future urban expansion area within South Hedland and having potential for residential development.

This proposal will optimise the land use potential of the subject site given its close proximity to the South Hedland town centre and will facilitate the subdivision and development of the subject site to establish more housing and housing choice within the South Hedland area.

Local Scheme Amendment

APPENDIX

A

CERTIFICATES OF TITLE

WESTERN



AUSTRALIA

REGISTER NUMBER 9001/DP75754	
DUPLICATE EDITION N/A	DATE DUPLICATE ISSUED N/A

RECORD OF CERTIFICATE
OF
CROWN LAND TITLE
UNDER THE TRANSFER OF LAND ACT 1893
AND THE LAND ADMINISTRATION ACT 1997

VOLUME **LR3163** FOLIO **845**

NO DUPLICATE CREATED

The undermentioned land is Crown land in the name of the STATE of WESTERN AUSTRALIA, subject to the interests and Status Orders shown in the first schedule which are in turn subject to the limitations, interests, encumbrances and notifications shown in the second schedule.



REGISTRAR OF TITLES

LAND DESCRIPTION:

LOT 9001 ON DEPOSITED PLAN 75754

**STATUS ORDER AND PRIMARY INTEREST HOLDER:
(FIRST SCHEDULE)**

STATUS ORDER/INTEREST: LEASEHOLD

PRIMARY INTEREST HOLDER: HOUSING AUTHORITY OF CARE OF DEPARTMENT OF HOUSING, 99 PLAIN STREET, EAST PERTH

(LC L992395) REGISTERED 13 JULY 2012

**LIMITATIONS, INTERESTS, ENCUMBRANCES AND NOTIFICATIONS:
(SECOND SCHEDULE)**

- 1. L992395 LEASE. SUBJECT TO THE TERMS AND CONDITIONS AS SET OUT IN THE LEASE. REGISTERED 13.7.2012.
- M060031 LEASE OF CROWN LAND AND AMALGAMATION ORDER. LAND INCLUDED INTO THE LEASEHOLD ESTATE. REGISTERED 31.10.2012.
- M215742 LEASE OF CROWN LAND AND AMALGAMATION ORDER. LAND INCLUDED INTO THE LEASEHOLD ESTATE. REGISTERED 19.3.2013.
- M634853 VARIATION OF LEASE L992395 REGISTERED 12.5.2014.

Warning: A current search of the sketch of the land should be obtained where detail of position, dimensions or area of the lot is required. Lot as described in the land description may be a lot or location.

-----END OF CERTIFICATE OF CROWN LAND TITLE-----

STATEMENTS:

The statements set out below are not intended to be nor should they be relied on as substitutes for inspection of the land and the relevant documents or for local government, legal, surveying or other professional advice.

SKETCH OF LAND: DP75754.
PREVIOUS TITLE: LR3161-429.
PROPERTY STREET ADDRESS: NO STREET ADDRESS INFORMATION AVAILABLE.

END OF PAGE 1 - CONTINUED OVER

ORIGINAL CERTIFICATE OF CROWN LAND TITLE

REGISTER NUMBER: 9001/DP75754 VOLUME/FOLIO: LR3163-845

PAGE 2

LOCAL GOVERNMENT AREA: TOWN OF PORT HEDLAND.
RESPONSIBLE AGENCY: DEPARTMENT OF LANDS (SLSD).

NOTE 1: L992395 CORRESPONDENCE FILE 00100-2010-01RO



REGISTER NUMBER 570/DP76673	
DUPLICATE EDITION N/A	DATE DUPLICATE ISSUED N/A

WESTERN AUSTRALIA

**RECORD OF CERTIFICATE
OF
CROWN LAND TITLE**
UNDER THE TRANSFER OF LAND ACT 1893
AND THE LAND ADMINISTRATION ACT 1997

VOLUME **LR3164** FOLIO **483**

NO DUPLICATE CREATED

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REGISTRAR OF TITLES

LAND DESCRIPTION:

LOT 570 ON DEPOSITED PLAN 76673

**STATUS ORDER AND PRIMARY INTEREST HOLDER:
(FIRST SCHEDULE)**

STATUS ORDER/INTEREST: LEASEHOLD

PRIMARY INTEREST HOLDER: HOUSING AUTHORITY OF CARE OF DEPARTMENT OF HOUSING, 99 PLAIN STREET, EAST PERTH

(LC L992395) REGISTERED 13 JULY 2012

**LIMITATIONS, INTERESTS, ENCUMBRANCES AND NOTIFICATIONS:
(SECOND SCHEDULE)**

- 1. L992395 LEASE. SUBJECT TO THE TERMS AND CONDITIONS AS SET OUT IN THE LEASE. REGISTERED 13.7.2012.
- M060031 LEASE OF CROWN LAND AND AMALGAMATION ORDER. LAND INCLUDED INTO THE LEASEHOLD ESTATE. REGISTERED 31.10.2012.
- M215742 LEASE OF CROWN LAND AND AMALGAMATION ORDER. LAND INCLUDED INTO THE LEASEHOLD ESTATE. REGISTERED 19.3.2013.
- M634853 VARIATION OF LEASE L992395 REGISTERED 12.5.2014.
- M671775 ADJUSTMENT OF BOUNDARIES - CONTINUING INTERESTS. LAND BOUNDARY ADJUSTED. REGISTERED 16.6.2014.

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-----END OF CERTIFICATE OF CROWN LAND TITLE-----

STATEMENTS:

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SKETCH OF LAND: DP76673.

END OF PAGE 1 - CONTINUED OVER

ORIGINAL CERTIFICATE OF CROWN LAND TITLE

REGISTER NUMBER: 570/DP76673

VOLUME/FOLIO: LR3164-483

PAGE 2

PREVIOUS TITLE: LR3013-738, LR3161-430.
PROPERTY STREET ADDRESS: NO STREET ADDRESS INFORMATION AVAILABLE.
LOCAL GOVERNMENT AREA: TOWN OF PORT HEDLAND.
RESPONSIBLE AGENCY: DEPARTMENT OF LANDS (SLSD).

NOTE 1: M671774 CORRESPONDENCE FILE 00100-2010-01RO



REGISTER NUMBER 571/DP76673	
DUPLICATE EDITION N/A	DATE DUPLICATE ISSUED N/A

WESTERN AUSTRALIA

**RECORD OF CERTIFICATE
OF
CROWN LAND TITLE**
UNDER THE TRANSFER OF LAND ACT 1893
AND THE LAND ADMINISTRATION ACT 1997

NO DUPLICATE CREATED

VOLUME **LR3164** FOLIO **484**

The undermentioned land is Crown land in the name of the STATE of WESTERN AUSTRALIA, subject to the interests and Status Orders shown in the first schedule which are in turn subject to the limitations, interests, encumbrances and notifications shown in the second schedule.


REGISTRAR OF TITLES 

LAND DESCRIPTION:

LOT 571 ON DEPOSITED PLAN 76673

**STATUS ORDER AND PRIMARY INTEREST HOLDER:
(FIRST SCHEDULE)**

STATUS ORDER/INTEREST: LEASEHOLD

PRIMARY INTEREST HOLDER: HOUSING AUTHORITY OF CARE OF DEPARTMENT OF HOUSING, 99 PLAIN STREET, EAST PERTH

(LC L992395) REGISTERED 13 JULY 2012

**LIMITATIONS, INTERESTS, ENCUMBRANCES AND NOTIFICATIONS:
(SECOND SCHEDULE)**

- 1. L992395 LEASE. SUBJECT TO THE TERMS AND CONDITIONS AS SET OUT IN THE LEASE. REGISTERED 13.7.2012.
- M060031 LEASE OF CROWN LAND AND AMALGAMATION ORDER. LAND INCLUDED INTO THE LEASEHOLD ESTATE. REGISTERED 31.10.2012.
- M215742 LEASE OF CROWN LAND AND AMALGAMATION ORDER. LAND INCLUDED INTO THE LEASEHOLD ESTATE. REGISTERED 19.3.2013.
- M634853 VARIATION OF LEASE L992395 REGISTERED 12.5.2014.
- M671775 ADJUSTMENT OF BOUNDARIES - CONTINUING INTERESTS. LAND BOUNDARY ADJUSTED. REGISTERED 16.6.2014.

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-----END OF CERTIFICATE OF CROWN LAND TITLE-----

STATEMENTS:

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SKETCH OF LAND: DP76673.

END OF PAGE 1 - CONTINUED OVER

ORIGINAL CERTIFICATE OF CROWN LAND TITLE

REGISTER NUMBER: 571/DP76673

VOLUME/FOLIO: LR3164-484

PAGE 2

PREVIOUS TITLE: LR3013-738, LR3161-430.
PROPERTY STREET ADDRESS: NO STREET ADDRESS INFORMATION AVAILABLE.
LOCAL GOVERNMENT AREA: TOWN OF PORT HEDLAND.
RESPONSIBLE AGENCY: DEPARTMENT OF LANDS (SLSD).

NOTE 1: M671774 CORRESPONDENCE FILE 00100-2010-01RO



REGISTER NUMBER 572/DP76673	
DUPLICATE EDITION N/A	DATE DUPLICATE ISSUED N/A

WESTERN AUSTRALIA

**RECORD OF CERTIFICATE
OF
CROWN LAND TITLE**
UNDER THE TRANSFER OF LAND ACT 1893
AND THE LAND ADMINISTRATION ACT 1997

VOLUME **LR3164** FOLIO **485**

NO DUPLICATE CREATED

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REGISTRAR OF TITLES

LAND DESCRIPTION:

LOT 572 ON DEPOSITED PLAN 76673

**STATUS ORDER AND PRIMARY INTEREST HOLDER:
(FIRST SCHEDULE)**

STATUS ORDER/INTEREST: LEASEHOLD

PRIMARY INTEREST HOLDER: HOUSING AUTHORITY OF CARE OF DEPARTMENT OF HOUSING, 99 PLAIN STREET, EAST PERTH

(LC L992395) REGISTERED 13 JULY 2012

**LIMITATIONS, INTERESTS, ENCUMBRANCES AND NOTIFICATIONS:
(SECOND SCHEDULE)**

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 - M215742 LEASE OF CROWN LAND AND AMALGAMATION ORDER. LAND INCLUDED INTO THE LEASEHOLD ESTATE. REGISTERED 19.3.2013.
 - M634853 VARIATION OF LEASE L992395 REGISTERED 12.5.2014.
 - M671775 ADJUSTMENT OF BOUNDARIES - CONTINUING INTERESTS. LAND BOUNDARY ADJUSTED. REGISTERED 16.6.2014.
2. M630266 EASEMENT TO ALINTA DEWAH PTY LTD AND ALINTA DEWAP PTY LTD FOR ELECTRICITY TRANSMISSION LINE PURPOSES. REGISTERED 7.5.2014.
 - M671775 ADJUSTMENT OF BOUNDARIES - CONTINUING INTERESTS. LAND BOUNDARY ADJUSTED. REGISTERED 16.6.2014.

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-----END OF CERTIFICATE OF CROWN LAND TITLE-----

END OF PAGE 1 - CONTINUED OVER

ORIGINAL CERTIFICATE OF CROWN LAND TITLE

REGISTER NUMBER: 572/DP76673

VOLUME/FOLIO: LR3164-485

PAGE 2

STATEMENTS:

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SKETCH OF LAND: DP76673.
PREVIOUS TITLE: LR3104-705.
PROPERTY STREET ADDRESS: NO STREET ADDRESS INFORMATION AVAILABLE.
LOCAL GOVERNMENT AREA: TOWN OF PORT HEDLAND.
RESPONSIBLE AGENCY: DEPARTMENT OF LANDS (SLSD).

NOTE 1: M671774 CORRESPONDENCE FILE 00100-2010-01RO

WESTERN



AUSTRALIA

REGISTER NUMBER 574/DP76673	
DUPLICATE EDITION N/A	DATE DUPLICATE ISSUED N/A

RECORD OF CERTIFICATE
OF
CROWN LAND TITLE
UNDER THE TRANSFER OF LAND ACT 1893
AND THE LAND ADMINISTRATION ACT 1997

VOLUME **LR3164** FOLIO **487**

NO DUPLICATE CREATED

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REGISTRAR OF TITLES

LAND DESCRIPTION:

LOT 574 ON DEPOSITED PLAN 76673

**STATUS ORDER AND PRIMARY INTEREST HOLDER:
(FIRST SCHEDULE)**

STATUS ORDER/INTEREST: LEASEHOLD

PRIMARY INTEREST HOLDER: HOUSING AUTHORITY OF CARE OF DEPARTMENT OF HOUSING, 99 PLAIN STREET, EAST PERTH

(LC L992395) REGISTERED 13 JULY 2012

**LIMITATIONS, INTERESTS, ENCUMBRANCES AND NOTIFICATIONS:
(SECOND SCHEDULE)**

1. L992395 LEASE. SUBJECT TO THE TERMS AND CONDITIONS AS SET OUT IN THE LEASE. REGISTERED 13.7.2012.
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 - M215742 LEASE OF CROWN LAND AND AMALGAMATION ORDER. LAND INCLUDED INTO THE LEASEHOLD ESTATE. REGISTERED 19.3.2013.
 - M634853 VARIATION OF LEASE L992395 REGISTERED 12.5.2014.
 - M671775 ADJUSTMENT OF BOUNDARIES - CONTINUING INTERESTS. LAND BOUNDARY ADJUSTED. REGISTERED 16.6.2014.
2. M630266 EASEMENT TO ALINTA DEWAH PTY LTD AND ALINTA DEWAP PTY LTD FOR ELECTRICITY TRANSMISSION LINE PURPOSES. REGISTERED 7.5.2014.
 - M671775 ADJUSTMENT OF BOUNDARIES - CONTINUING INTERESTS. LAND BOUNDARY ADJUSTED. REGISTERED 16.6.2014.

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-----END OF CERTIFICATE OF CROWN LAND TITLE-----

END OF PAGE 1 - CONTINUED OVER

ORIGINAL CERTIFICATE OF CROWN LAND TITLE

REGISTER NUMBER: 574/DP76673

VOLUME/FOLIO: LR3164-487

PAGE 2

STATEMENTS:

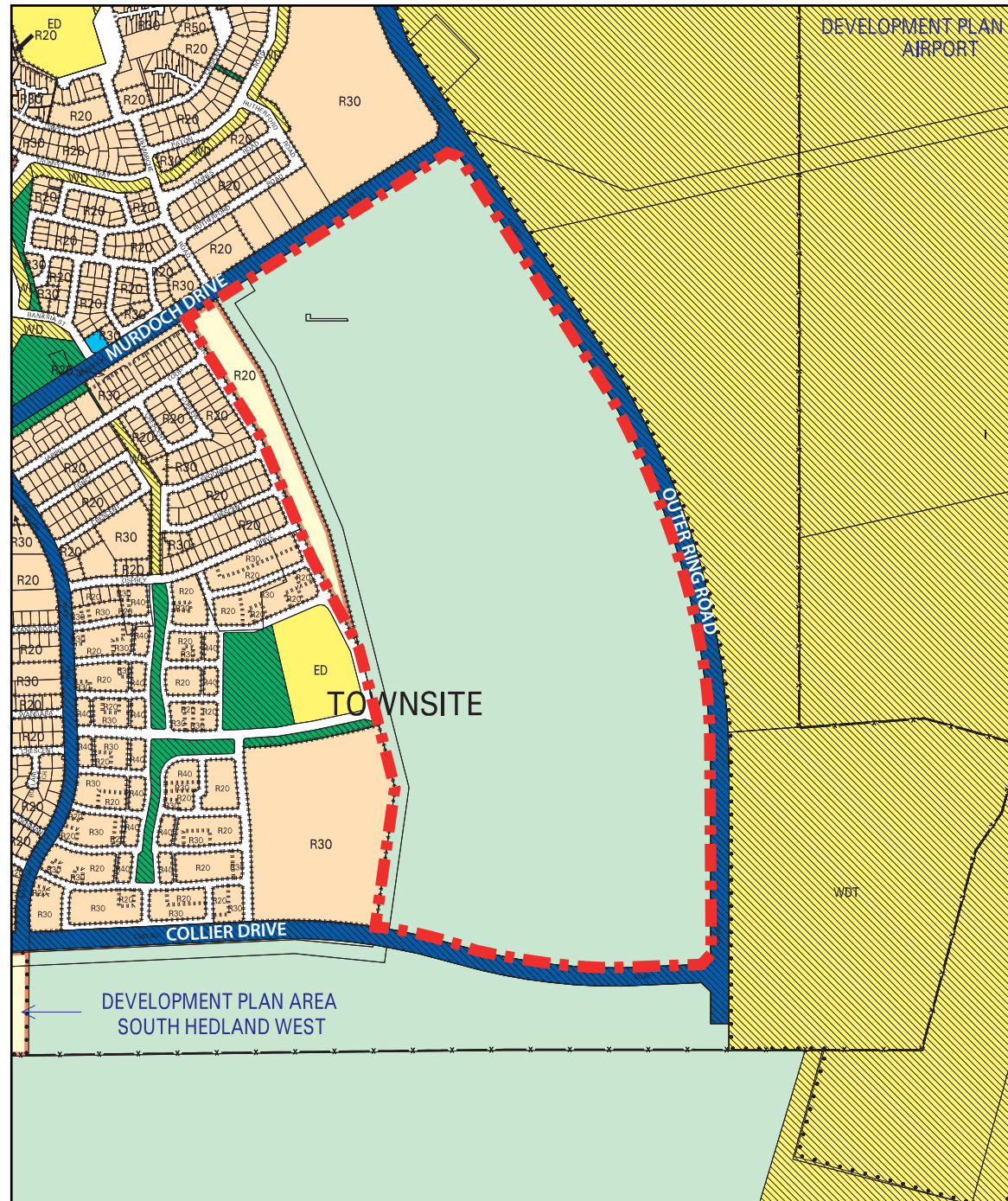
The statements set out below are not intended to be nor should they be relied on as substitutes for inspection of the land and the relevant documents or for local government, legal, surveying or other professional advice.

SKETCH OF LAND: DP76673.
PREVIOUS TITLE: LR3013-738, LR3161-430, LR3104-705.
PROPERTY STREET ADDRESS: NO STREET ADDRESS INFORMATION AVAILABLE.
LOCAL GOVERNMENT AREA: TOWN OF PORT HEDLAND.
RESPONSIBLE AGENCY: DEPARTMENT OF LANDS (SLSD).

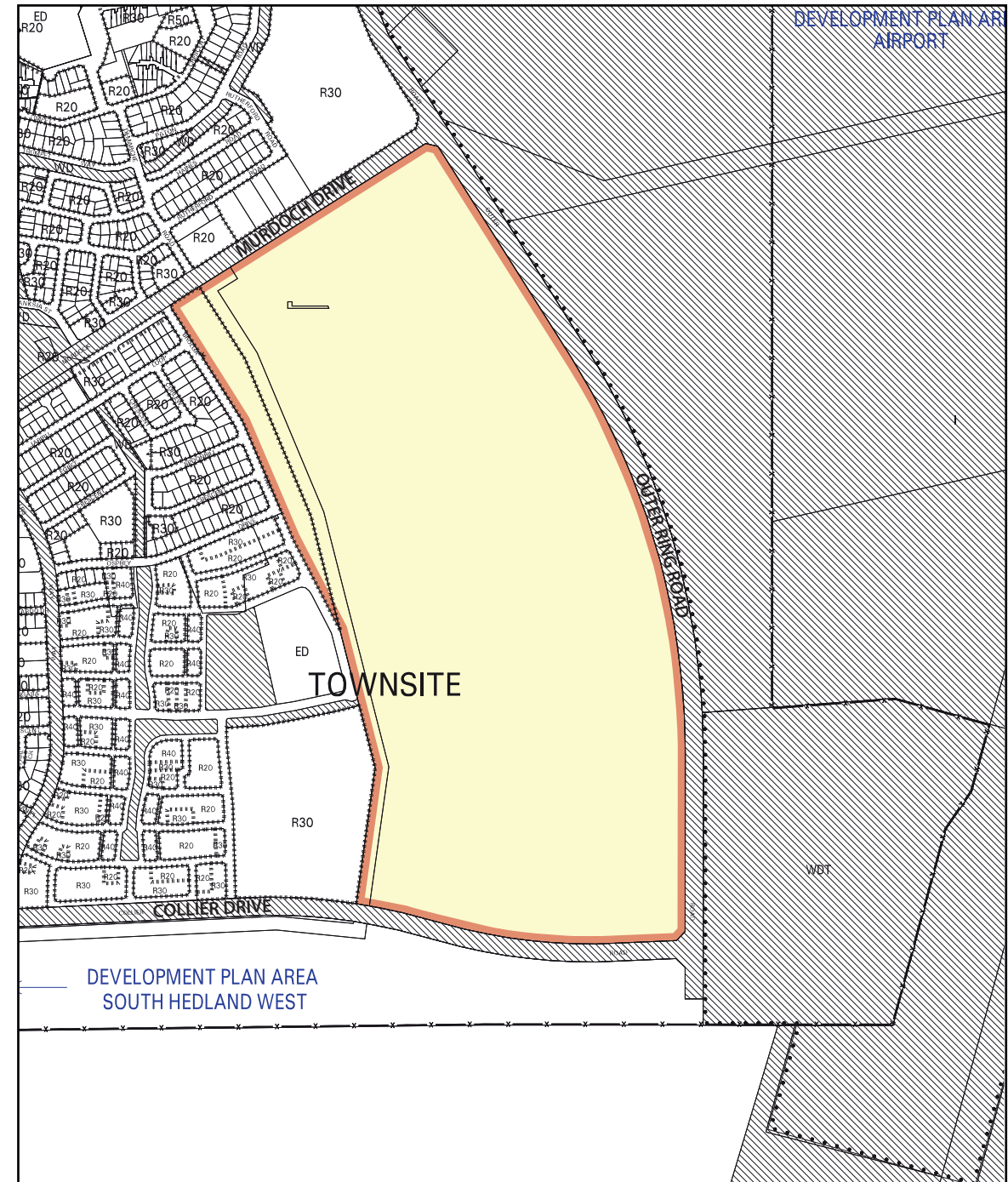
NOTE 1: M671774 CORRESPONDENCE FILE 00100-2010-01RO

SCHEME AMENDMENT MAP

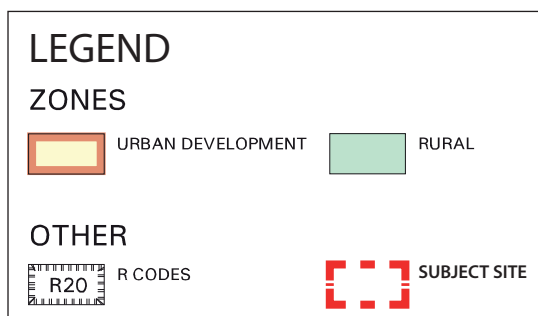
TOWN OF PORT HEDLAND TOWN PLANNING SCHEME NO. 5 AMENDMENT NO. 76



EXISTING ZONING AND RESERVES



SCHEME AMENDMENT



TOWN OF PORT HEDLAND TOWN PLANNING SCHEME NO.5

AMENDMENT NO. 76

The Town of Port Hedland under and by the virtue of the powers conferred upon it in that behalf by the Planning and Development Act 2005 hereby amends the above local planning scheme by:

1. Rezoning Lots 570, 571, 572 and 574 on Deposited Plan 76673 from 'Rural' to 'Urban Development' zone.
 2. Removal of R20 coding from Lot 9001 on Deposited Plan 75754.
 3. Amending the Scheme Map accordingly.
-

ADOPTION

Adopted by resolution of the Council of the Town of Port Hedland at the meeting of the Council held on the.....day of.....20

.....
MAYOR

.....
CHIEF EXECUTIVE OFFICER

FINAL APPROVAL

Adopted for final approval by resolution of the Town of Port Hedland at the meeting of the Council held on the.....day of.....201 and the Common Seal of the Town of Port Hedland was hereunto affixed by the authority of a resolution of the Council in the presence of:

.....
MAYOR

.....
CHIEF EXECUTIVE OFFICER

Recommended/Submitted for Final Approval

.....
**DELEGATED UNDER S.16 OF
PD ACT 2005**

DATE.....

Final Approval Granted

.....
MINISTER FOR PLANNING

DATE.....

About Cardno

Cardno is an ASX200 professional infrastructure and environmental services company, with expertise in the development and improvement of physical and social infrastructure for communities around the world. Cardno's team includes leading professionals who plan, design, manage and deliver sustainable projects and community programs. Cardno is an international company listed on the Australian Securities Exchange [ASX:CDD].

Contact

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