

## Long Leonard

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**From:** Trent Durward [Trent.Durward@megara.net.au]  
**Sent:** Tuesday, 19 February 2013 5:38 PM  
**To:** Long Leonard  
**Subject:** IPA35846 - Scheme Amendment No. 52 – Lot 226 Greenfield street, South Hedland

**SynergySoft:** IPA35846

Dear Leonard,

We provide this response in writing regarding the above Amendment No. 52 currently advertised for public comment, as requested in your correspondence dated 31 January 2013.

We write as a land owner at 22 Quartz Quarry Road, South Hedland Rural Estate (Megara Developments Pty Ltd) and generally provide our support for the proposal on the basis that the South Hedland Rural Estate be included. In this regard we provide the following reasons:

1. South Hedland Rural Estate is closer to the South Hedland town centre, so any justification presented about efficient use of land for rezoning of the subject land is more relevant to the South Hedland Rural Estate land.
2. There should be no confusion for existing land owners as no one is compelled to develop, and this is a very simple principle that can easily be explained to existing owners in the South Hedland Rural Estate.
3. Any increased traffic will be directed to the South Hedland Town Centre and have nil impact on the area subject to this rezoning.
4. This rezoning process provides a unique opportunity to continue to solve housing affordability and supply issues by piggy backing onto an existing amendment process therefore streamlining the rezoning of the South Hedland Rural Estate.
5. The rezoning will not affect the underlying lifestyle lot amenity of the area;
6. The rezoning of our and all land in the South Hedland Rural Estate accords with the principles detailed in the Pilbara Planning and Infrastructure Framework, Pilbara Port City Growth Plan and the Pilbara Cities Vision.
7. Accords with orderly and proper planning and avoids 'leap frogging' of density away from the high areas of amenity (ie South Hedland Town Centre) and provide a more coordinated and logical approach to density and housing in South Hedland.

Cheers, thanks for your time, we look forward to further consideration of the amendment.

Regards,

Trent Durward, as representative of Megara Developments Pty Ltd



Level 2, 658 Newcastle St Leederville WA 6007  
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E [trent.durward@megara.net.au](mailto:trent.durward@megara.net.au) W [www.megara.net.au](http://www.megara.net.au)

## Djanegara Ryan

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**From:** Djanegara Ryan  
**Sent:** Thursday, 4 April 2013 9:13 AM  
**To:** 'Trent Durward'  
**Subject:** RE: Scheme Amendment no. 52

Hi Trent,

The reason I ask is further studies and detailed assessment would be required in order to understand the impacts of further densification of the existing rural estate. Should further density development occur North of the site, development standards building pads, envelopes and minimum floor levels would need to be taken consideration of urban stormwater management and flood mitigation.

At this stage, I am likely to support the amendment as proposed however I am wanting to be sure that there were no objections. Thanks for your clarification to your previous submission.

Regards,



**Ryan Soerja Djanegara**  
Senior Statutory Planner  
PO Box 41 Port Hedland WA 6721  
Ph: (08) 9158 9326 Fax: (08) 9158 9399  
Mob: 0448058366  
Email: [rs@porthedland.wa.gov.au](mailto:rs@porthedland.wa.gov.au)  
Web: [www.porthedland.wa.gov.au](http://www.porthedland.wa.gov.au)

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**From:** Trent Durward [mailto:Trent.Durward@megara.net.au]  
**Sent:** Thursday, 4 April 2013 8:28 AM  
**To:** Djanegara Ryan  
**Subject:** RE: Scheme Amendment no. 52

Hi Ryan,

The point of our submission was to note concerns regarding the leapfrogging of development away from areas of amenity. It is our opinion a good orderly and proper plan for the area would be to include the whole area in the amendment, this would make for a coordinated plan that follows best practise planning principles.

To this end we support the amendment generally, but predicated on the points above being clearly conveyed to Council/WAPC.

In summary we support the amendment generally but we believe it's implementation is flawed.

Cheers

**Trent Durward**  
Development Manager



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**From:** Djanegara Ryan [<mailto:po@porthedland.wa.gov.au>]  
**Sent:** Wednesday, 3 April 2013 6:08 PM  
**To:** Trent Durward  
**Subject:** Scheme Amendment no. 52

Hi Trent,

I'm currently preparing the final adoption report for Scheme Amendment No. 52 which seeking to rezone land from "Rural Residential" to "Residential R2.5". I've read your submission and wish to have clarified:

Would you support the proposal should your property (22 Quartz Quarry Road) not be included as part of the scheme amendment?

And if so what would your reasons be?

Can you please get back to me as soon as possible. Your comments would be appreciated. Thank you.

Regards,



**Ryan Soerja Djanegara**  
Senior Statutory Planner  
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national**  
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W www.hfn.com.au

Mr Mal Osborne  
Chief Executive Officer  
Town of Port Hedland  
PO BOX 41  
PORT HEDLAND WA 6721



Dear Mr Osborne,

**Re: Town Planning Scheme No 5 Amendment No 52**

On behalf of our clients, the applicants of the Quartz Estate, Bosna Rural Estate, Hedland First National is happy to confirm, in support of the above amendment, that, in our experience -

- Considerable demand exists for blocks of this size
- The location is of particular interest to purchasers preferring a rural / residential amenity
- The size of block appeals to both individual purchasers and also to companies
- The size of block allows the building of a spacious family home plus outbuildings suitable for leisure / hobby activities
- The development creates diversity that offers an attractive alternative to suburban / density living and is an important adjunct to our future growth as a community
- The development will maintain the rural amenity of the area and incorporate building standards that will enhance liveability

As a leading Real Estate agency in the Pilbara we are constantly approached for property of this size and design, and feel that Quartz Estate will be an attractive development, enhancing the lives of its residents and leading to the creation of a thriving local community.

Yours sincerely,

Morag Lowe

Principal/Licensee



Document #: ICR35853  
Date: 20.02.2013  
Officer: LEONARD LONG  
File: 18/09/0066



**HON KEN BASTON MLC**  
Member for Mining & Pastoral Region  
Government Whip

27<sup>th</sup> February 2013

Mr Mal Osborne  
Chief Executive Officer  
Town of Port Hedland.  
PO Box 41  
PORT HEDLAND  
WA 6721



Document #: ICR36126  
Date: 07.03.2013  
Officer: MAL OSBORNE & LEONARD LONG  
File: 18/08/0066

*Eber / Leonard*

*Please preserve response*  
*Mal*

To Whom it May Concern,

**Re: Zoning Approval for Quartz Estate**

As the Member for the Mining and Pastoral Region in the WA Government I write in support of Mr Barry Pound's proposed development 'Quartz Estate'.

I believe block sizes of 4000m<sup>2</sup> in this estate utilizes the land efficiently, considering the shortage of housing options available in the Town of Port Hedland, whilst maintaining a low density, semi-rural feel. I understand that the developer will be placing building caveats on the estate in a further effort to promote an atmosphere of rural living. For these reasons I am happy to confirm my support for this development in its current form.

I am happy to discuss this further should you have any queries.

Yours faithfully,

Hon Ken Baston MLC  
Member for the Mining and Pastoral Region

cc. Mr Barry Pound PO Box Z5291 St Georges Terrace PERTH WA





Government of Western Australia  
Department of Indigenous Affairs

\$ 11/3/13 → no further action



ENQUIRIES : Joseph Aldis- Ph 6551 8029

Joseph.aldis@dia.wa.gov.au

OUR REF: 2013/D4336

YOUR REF: 2012/637 / 18/09/0066

Document #: IPA36050  
Date: 05.03.2013  
Officer: LEONARD LONG  
File: 18/09/0066

Mr Leonard Long  
Manager Planning  
Town of Port Hedland  
PO Box 41  
PORT HEDLAND WA 6721

Dear Mr Long

**APPLICATION 2012/637 FOR SCHEME AMENDMENT NO 52 ON LOT 226  
GREENFIELD STREET SOUTH HEDLAND RURAL ESTATE**

Thank you for your letter dated 31 January 2013 regarding the above mentioned proposal.

As this proposal does not affect land held by the Aboriginal Lands Trust, the Department of Indigenous Affairs (DIA) has no comment regarding the proposal at this time.

Please note though that any development needs to comply with the requirements of the *Aboriginal Heritage Act 1972*. If you have any queries regarding this please contact the Heritage Branch at DIA on (08) 6551 8000.

Kind Regards

ROB BAKER  
SENIOR STRATEGIC LAND OFFICER

25 February 2013





PARLIAMENT OF WESTERN AUSTRALIA  
LEGISLATIVE COUNCIL

**Hon Nigel Hallett MLC**  
MEMBER FOR SOUTH WEST REGION

*Nore*

*Steve Ryan*

Mr Mal Osborne  
Chief Executive Officer  
Town of Port Hedland  
PO Box 41  
Port Hedland WA 6271

19 February 2013



Document #: ICR36029  
Date: 01.03.2013  
Officer: MAL OSBORNE  
File: 154410G

Dear Mr Osborne

**Re: Support for Quartz Estate**

I write to you in support of the proposed development in the Quartz Estate as advertised in the North West Telegraph on Wednesday 06 February, 2013.

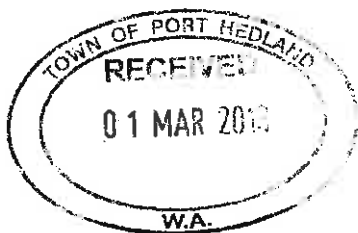
Given the chronic housing shortage we are currently experiencing in the north of Western Australia, I believe the proposed property size - 4000m<sup>2</sup> blocks will be sought by 'life-stylers' desiring an environment that is both rural and urban in character.

This subdivision would be an ideal proposition for people chasing the prospects of a better life for their families and far enough removed to enjoy the tranquillity of country life. The larger size blocks will accommodate lifestyles fitting to the location, but be close enough to commute to work.

In addition to the proposed subdivision, I understand that the developer plans on incorporating a range of specified building standards, which I believe will preserve the quality of the area and help to maintain both the areas rural character and economic vitality.

Kind regards

Hon Nigel Hallett  
Member for the South West Region



**Electorate Office:**  
2/10 Victoria Street  
Bunbury WA 6230

PO Box 1238, Bunbury WA 6231  
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Tel: (08) 9581 1598  
Freecall: 1800 664 080

13/3/2013

Mr Mal Osborne.

Chief Executive officer

Town of Pt Hedland.

P.O.Box 41

Port Hedland W A 6721

Dear Mr Osborne,

I write to you to confirm my support of the proposed development in the Quartz Estate as advertised in the North West Telegraph on Wednesday 6<sup>th</sup> February 2013

I support that the 4000 m2 blocks are a far better use of the land , particularly when we have such a housing shortage. I also understand that the developer plans on incorporating some building standards , which will maintain the quality of the area , and a quality, as I understand, that will go a long way to keeping the rural feel of the area.

As the traditional owners being the Marajukurrinya.  
Karruparra people acknowledge the support by  
the developers

Your Faithfully.

KERRY ROBINSON

Kerry Robinson  
/



Diana Robinson



# Dr Alan Eggleston

Senator for Western Australia



Mal Osborne  
Chief Executive Officer  
Town of Port Hedland  
PO Box 41  
PORT HEDLAND WA 6721

Dear Mr Osborne

I refer to the re-zoning of the Quartz Estate, Boodarie, South Hedland.

I am writing to support the application by the owners of lot 226 with reference to the re-zoning application currently advertised for public comment.

This development will, I believe, lead to superior land use with particular regard to those seeking a rural lifestyle.

I understand the estate is in 4000 square metre lots which are ideal for supporting the Pilbara style of living. Such a size would enable buyers to build a large home complete with a shed while still leaving adequate garden and recreational space. Ample land would also remain for keeping horses or other animals and growing trees, further adding to value to the rural setting.

I believe that restrictive covenants will be placed on the land to maintain a certain level of building quality.

In closing I believe this development would enhance the amenity and general ambience of Port Hedland .

Again, I offer my support for this project.

Yours sincerely

Dr Alan Eggleston  
Senator for Western Australia

7 MAR 2013

1 Stitfold Promenade

Salter Point WA 6152

5<sup>th</sup> February 2013

Town of Port Hedland

Civic Centre

McGregor St

Port Hedland WA

Attention: Mr Leonard Long

Ref;APPLICATION 2012/637 SCHEME AMMENDMENT No. 52 ON LOT 226 GREENFIELD STREET  
SOUTH HEDLAND RURAL ESTATE. 18/09/0066

Dear Sir,

WE the following owners of the property lot 92 Greenfield Street , whole heartedly agree and give our approval to the rezoning change.

We are;

Hatfield Holdings Pty Ltd

Taronga Nominees Pty Ltd

Zdenka Lukic

John and Angela Separovich

Yours Faithfully

John Separovich

Tel 0413448580

