

# Builder's Forum Strategic Planning Update

2 May 2014  
Council Chambers



# STRATEGIC PROJECTS

- Scheme Review
- Local Housing Strategy and Infill Densification Model
- Residential Design Guidelines
- Eastern Gateway (Portion 1 – completed)



# PILBARA'S PORT CITY GROWTH PLAN

Pilbara's Port City Growth Plan



*A vision for a nationally significant regional city*



- In 2011, the Town prepared a Local Planning Strategy to replace the superseded Port Hedland Land Use Master Plan (2007)
- In 2012, the Pilbara's Port City Growth Plan (Growth Plan) has been endorsed by the Western Australian Planning Commission as the Town's Local Planning Strategy







**COMMERCIAL**

-  City Centre  
(Civic, Cultural, Major Retail, Commercial, Mixed Use Residential and Entertainment)
-  Commercial/Cultural Centre  
(Retail, Commercial, Office, Short Stay Accommodation, Research & Education, Cultural and Entertainment)
-  Neighbourhood Centre  
(Retail, Commercial, Residential Mixed Use)
-  Local Centre  
(Convenience retail, Mixed Use, Short Stay Accommodation)
-  Highway Commercial  
(Bulky Goods, Motor Vehicle/Boat Sales, Show Room, Warehouse Commercial)
-  Short Stay Accommodation
-  Community  
(Community, Education & Health)
-  West End Mixed Use

**RURAL**

-  Rural Residential
-  Rural Industry

**INDUSTRIAL**

-  Light Industry
-  General Industry / Transport and Logistics
-  Strategic / Heavy Industry
-  Strategic / Heavy Industry Buffer

**RESIDENTIAL**

-  Residential - High Density  
(R80 - R120: Apartment Living)
-  West End Residential  
(Residential R80 with design controls consistent with TPS 5 Amendment 22)
-  Residential - Medium Density  
(R40 - R60: Apartment, townhouse, villa residential)
-  Residential - Low Density  
(R15 - R30: Traditional Single Residential)

**OTHER**

-  Public Purposes  
(Wastewater Treatment, Water, Cemetery, Energy)
-  Airport Operations
-  Future Expansion - Urban  
(Medium-Long Term)
-  Future Expansion - Urban / Rural Residential  
(Long Term - Beyond 50,000)
-  Potential Boating Facility Site

**RECREATION AND CONSERVATION**

-  Coastal Lookout
-  Local Open Space / Recreation
-  Landscape Buffer
-  Natural Landscape / Conservation



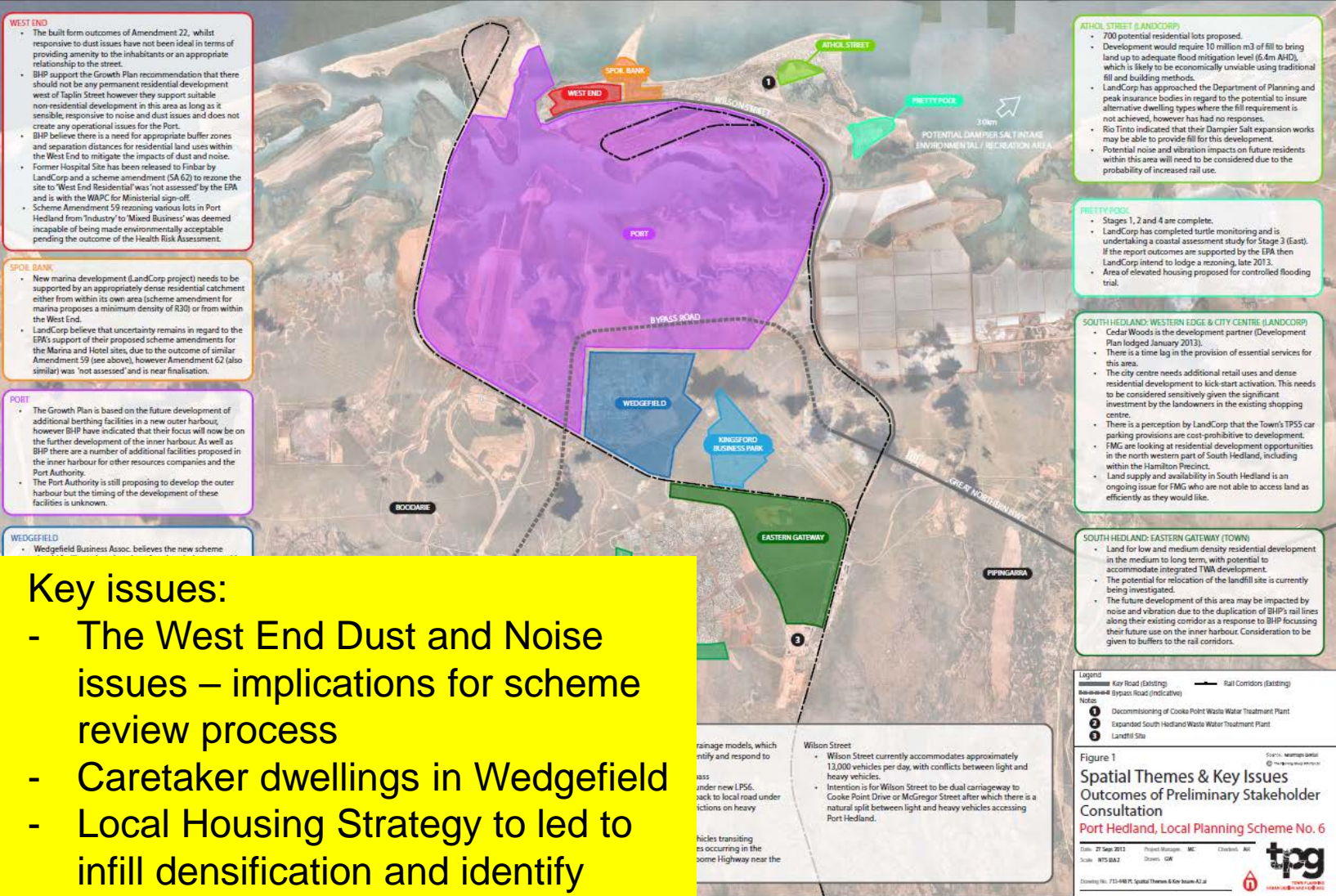
# SCHEME REVIEW



- The Town Planning Scheme is the statutory document that controls the use and development of land within the Town of Port Hedland and also to ensure scheme provisions and policies remain valid and useful over time.
- TPG planning consultants were appointed in April 2013 to assist the Town in reviewing Town Planning Scheme No. 5
- Council resolved to commence with the Scheme review process at a Ordinary Council meeting on 26 June 2013.







Key issues:

- The West End Dust and Noise issues – implications for scheme review process
- Caretaker dwellings in Wedgefield
- Local Housing Strategy to led to infill densification and identify neighbourhood characteristics



# STATUS

- Draft definition have been reviewed with Port Hedland focus and to be in line with the Model Scheme Text
- Land use and zoning table to be reviewed and workshopped with internal staff

## Moving Forward

- A discussion paper is to be prepared examining options to address the key issues in Port Hedland
- Continuation with preparation of Scheme Text provisions, such as zone objectives
- Once Scheme Text and Maps are complete, the document will be advertised for public consultation.





# LOCAL HOUSING STRATEGY



- Neighbourhood Characteristics
- Housing Typologies (Single Houses or Apartments?)
- R-Codes and Built Form





# PURPOSE OF STRATEGY

The aim of the Town of Port Hedland Local Housing Strategy will be to encourage a range of housing that meets the existing and future housing needs identified by the Town.

The Local Housing Strategy can help the Town to:

- identify potential sites for new residential development and redevelopment;
- support local housing objectives more effectively by reviewing existing planning controls;
- initiate or facilitate local housing projects in response to specific local needs;
- support local housing providers;
- improve council systems for monitoring and responding to local housing needs; and
- Co-ordinate housing responsibilities in a strategic way across all relevant sectors of council.



# OVERALL PROGRESS

## Local Housing Strategy

	May-13	Jun-13	Jul-13	Aug-13	Sep-13	Oct-13	Nov-13	Dec-13	Jan-14	Feb-14	Mar-14	Apr-14	May-14	Jun-14	Jul-14	Aug-14	Sep-14	Oct-14	Nov-14	Dec-14	Jan-15	
Opportunities & Constraints Analysis		■	■																			
Survey				■	■																	
Outcomes and baseline data report						■	■	■														
December Holiday break								■	■	■												
NPP funding and Service agreements										■												
Specialist studies											■	■	■									
Draft Local Housing Strategy													■	■								
Consultation															■	■	■					
Refine Local Housing Strategy																	■					
Council adopts Local Housing Strategy																		■				
Copy to WAPC																			■			
Release final Local Housing Strategy																				■		

## Infill Densification Model

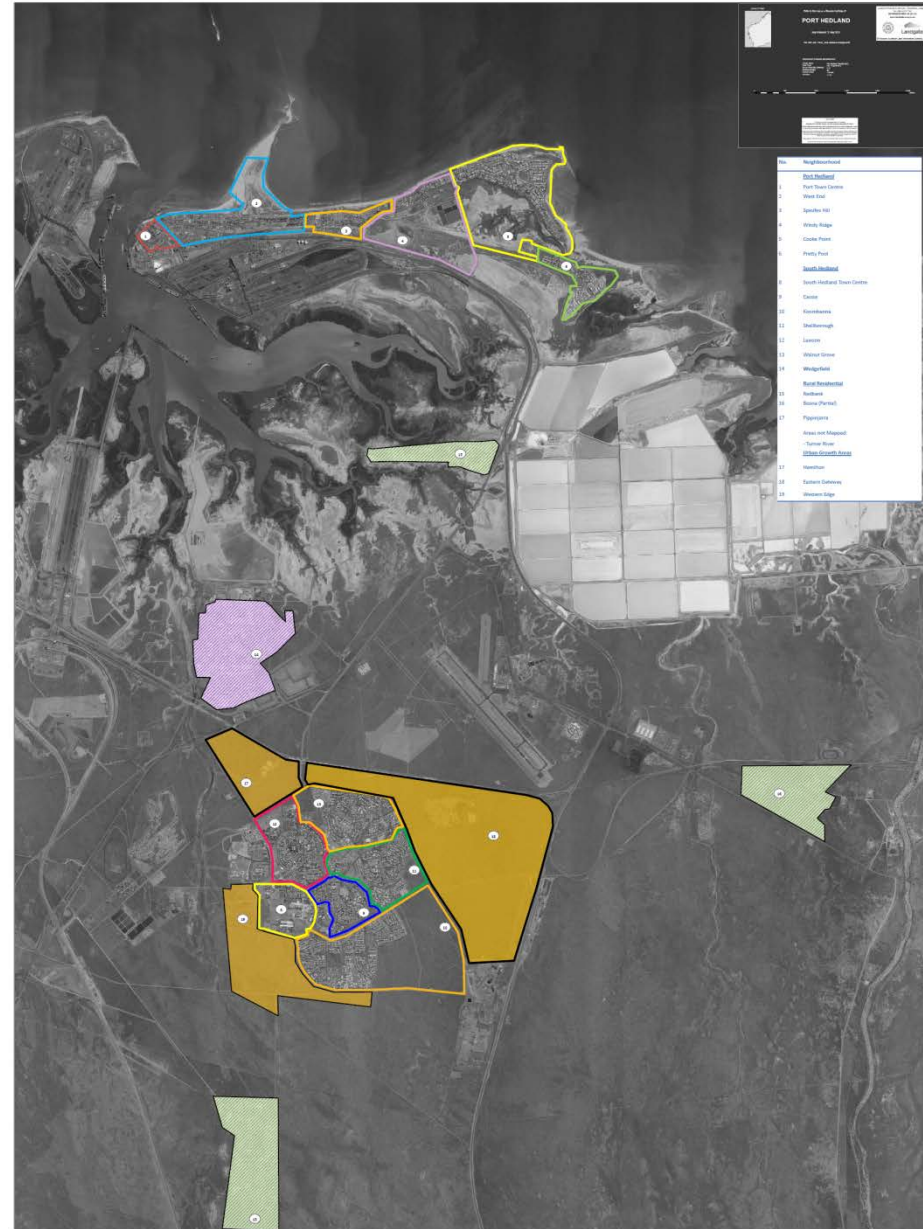
- Funding sourced from the Northern Planning Program 2013/14 financial year
- 6 week project awarded to RPS consultants
- Aims of project:
  - to identify neighbourhood characteristics based on previous work with Local Housing Steering Group,
  - To create a model which identifies factors to lead to densification (e.g. proximity to shops, schools, etc.)
  - Map areas for increase densification with Built form focus.



# INFILL DENSIFICATION MODEL

## Current status:

- The Literature Review has been completed
- A Model Densification Criteria has been prepared in light of the above
- A consultant from RPS has been working with the Strategic Planning team Mapping Neighbourhoods and refining Model Densification Criteria
- Workshop was conducted with the Local Housing Steering Group on Thursday, 1<sup>st</sup> May 2014 with LHS Group.





# RESIDENTIAL DESIGN GUIDELINES

- **The Guidelines were prepared with aims –**
  - Promoting the design and delivery of homes that are functional and liveable;
  - Responding to the unique characteristics of Port Hedland;
  - To be respectful of the local character and contribute to a better living environment



# RESIDENTIAL DESIGN GUIDELINES



## **The guidelines acknowledge**

- The need to minimise housing construction costs;
- The need to address issues relating to ongoing operational costs; and
- To provide clarity for planners, builders, owners and investors;
- **The intent is to develop an enforceable and achievable set of criteria to improve form and function!**



# PROGRESS OF GUIDELINES

## Progress of the Guidelines-

- Are in the drafting stages with consultants and the Town's planners
- The Housing Strategy will inform the Guidelines by;



1. establishing precinct areas to identify suitable areas for infill and densification;
2. identifying opportunities to improve housing design and streetscape;
3. gaining a better understanding of Hedland design sensitivities





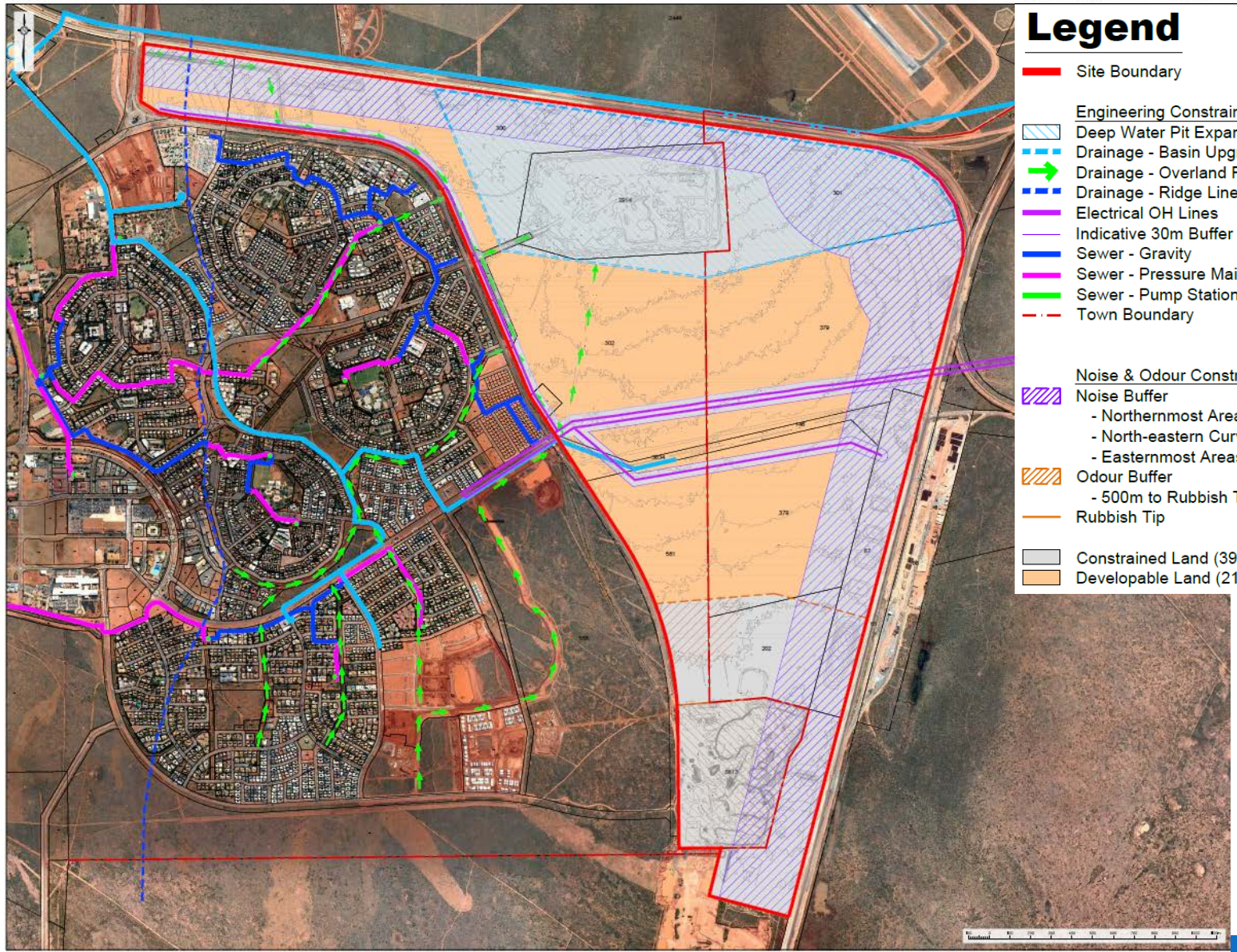
# EASTERN GATEWAY

## Project Background:


- The Town received NPP funding from the Department of Planning to undergo investigations into the potential development of the Eastern Gateway
- The Eastern Gateway Investigation and Design aims to de-risk the Eastern Gateway site so that it is ready for future subdivision and development. The site is recognised as Precinct 13 within the Pilbara Port City Growth Plan and is broadly recognised as being suitable for some form of urban development.










## Legend


 Site Boundary


### Engineering Constraints


 Deep Water Pit Expansion


 Drainage - Basin Upgrade


 Drainage - Overland Flow


 Drainage - Ridge Line


 Electrical OH Lines

 Indicative 30m Buffer to OH Lines


 Sewer - Gravity

 Sewer - Pressure Main

 Sewer - Pump Station

 Town Boundary


### Noise & Odour Constraints

 Noise Buffer


- Northernmost Areas (200m)


- North-eastern Curve (550m)


- Easternmost Areas (350m)

 Odour Buffer

- 500m to Rubbish Tip

 Rubbish Tip

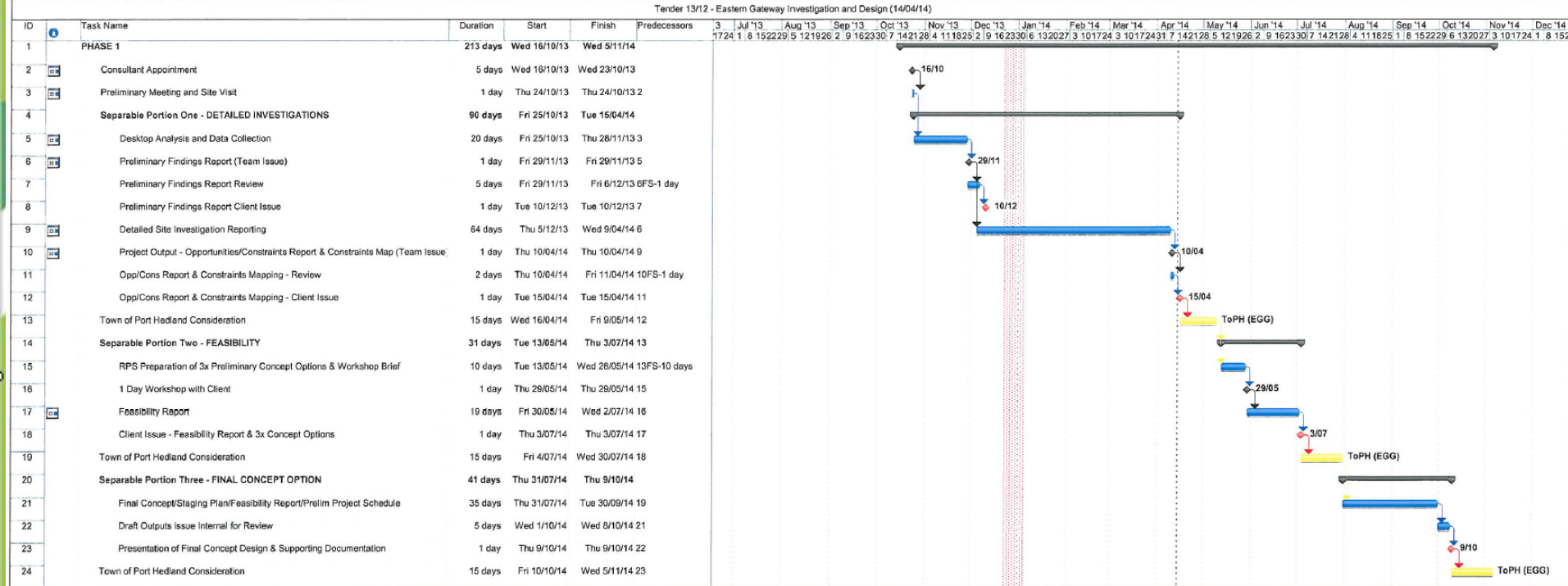
 Constrained Land (396.4ha)

 Developable Land (214.3ha)





Tender 13/12 - Eastern Gateway Investigation and Design (14/04/14)



Next Step:  
- Feasibility Report and Design concept

