

**11.1.5 Proposed Development Plan over Lot 330 Hamilton Road, South Hedland (File No.: 2012/65)**

**Officer** Steve de Meillon  
Planning Officer

**Date of Report** 30 March 2012

**Disclosure of Interest by Officer** Nil

**Summary**

At the Ordinary Council Meeting of 14 December 2011 Council approved to initiate advertising for the Development Plan prepared by TPG Town Planning and Urban Design Consultants (the applicant) on behalf of the State of Western Australia, over Lot 330 Hamilton Road, South Hedland (the site).

As part of the consultation process the Development Plan was amended to ensure compliance with internal and external requirements.

The amended Development Plan (Development Plan) is considered consistent with the objectives and outcome of the original Development Plan. Further, it is considered the modifications will rationalise potentially underutilised land.

It is being recommended the Development Plan is adopted.

**Background***Site Description and Locality (Attachment 1)*

The site is situated on the northern fringe of South Hedland and approximately 1.4km northeast of the South Hedland Town Centre. The site is predominately surrounded by undeveloped land to the north, east and west. The Hedland Senior High School is located directly south of the site across North Circular Road.

The site will have direct access to existing road infrastructure from North Circular Road to the south and Hamilton Road to the east.

*Current Zoning*

In terms of the Town of Port Hedland Town Planning Scheme No.5 (TPS5) the majority of the site is zoned Urban Development.

The Development Plan includes Reserve 32698 on Lot 2944 which runs north – south along the eastern boundary of the site.

Lot 2944 is zoned Other Purposes – Infrastructure.

*The proposal*

The Development Plan proposes a mixture of medium and high residential densities, public open space, and limited commercial development as identified.

Lot 2944 is included within the Development Plan in order to rationalise potentially underutilised land. Lot 2944 has been identified for potential future open space.

*Amended Plan*

On the 14 December 2011 Council at its Ordinary Meeting resolved to initiate advertising of the Development Plan covering Lot 330 Hamilton Road, South Hedland.

As part of continued liaison with the applicant, the Development Plan has been amended comprising the following:

- The inclusion of Reserve 32698 on Lot 2944.
- Alterations to the road network to the east of the site to improve passive surveillance opportunities.
- Three (3) metres of road widening incorporated into the southwestern boundary.
- Width of the central east-west spine increased to 18m all the way through the Development Plan.
- Redesign of the northeast corner to provide a road interface with the drain and allow for a cul-de-sac turning head.
- Provision of an alternative walking trail with 3m path provided along the drainage routes.

**Consultation***Internal*

The amended Development Plan was circulated to all the relevant internal Town of Port Hedland Officers, with no objections.

*External*

As per the resolution at the Ordinary Council Meeting on the 14 December 2011, external advertising was undertaken in accordance with Section 5.2.8 of TPS 5.

The amended Development Plan has been prepared to meet the requirements of all external service agencies.

**Statutory Implications**

Once endorsed by Council, a Development Plan becomes a policy statement under the statutory provision of TPS 5.

**Policy Implications**

Nil

**Strategic Planning Implications**

Town of Port Hedland Strategic Plan 2010/2015

Key Result Area 4:	Economic Development
Goal 4:	Land Development Projects
Immediate Priority 1:	Fast track the release and development of commercial, industrial and residential land.

Draft Pilbara Port City Growth Plan

Precinct 10 – South Hedland West

Implementation Indicators:

- Immediate land release requirements of 120ha (western edge) requires fast-track 'intervention' approach to bring forward standard agency approval timeframes and facilitate a 0-2 year development and lot release timeframe.
- Immediate traffic planning required for western ring road.
- Landfill relocation planning required to remove buffer impacts to urban development land in southeast.
- Precinct encapsulated in TPS5 as a 'Development Plan' area(s).
- Structure Plan to be prepared over priority development areas (leaving land bank areas).
- Flexible approaches to immediate/short term water and wastewater infrastructure provision required.

**Budget Implications**

The applicant has paid the prescribed application fee of \$7,556.20.

**Officer's Comment**

The site is strategically important due to its size (25.462ha) and prominent location.

It is important to ensure proper and orderly planning principles are maintained when planning the development of such a large site. The applicant has worked closely with Council Officers to ensure the best possible outcome is achieved.

*Amended Development Plan*

As part of the consultation process the Development Plan was amended to resolve all internal and external requirements.

The Development Plan proposes no modification to either the zoning or residential densities of the original design. Therefore, the Development Plan is generally consistent with both the design and scale of the original proposal.

The applicant has provided the following justification for the modification to the Development Plan:

- The inclusion of Reserve 32698 on Lot 2944.

*Redesign of the eastern section of the plan and the inclusion of Lot 2944 in the Development Plan area. Water Corporation was concerned at the possibility of having the backs of lots fronting the reserve and the resultant retaining wall and fencing that would be required to ensure drainage flowed back westward towards the drain. The design has therefore been altered to a series of loop roads which will allow for pedestrian access through the reserve and surveillance over the reserve. It will also result in a better at grade interface with the reserve as the stormwater can now discharge across the drain to a swale that can be constructed on the opposite side of the reserve.*

- Alterations to the road network to the east of the site.

*Three (3) metres of road widening has been incorporated into the south western boundary of the site to allow for safety distances to the power lines which run along Hamilton Road.*

- Width of the central east-west spine amended to 18m all the way through the Development Plan.

*The width of the central east-west spine has been amended to 18m all the way through to Development Plan to allow for a drainage swale on the southern side and footpaths on both sides of the road. This has resulted in a slight reduction in the area of the northern grouped dwelling site and lots abutting the northern boundary of the road.*

- Redesign of the northeast corner to provide a road interface with the drain and allow for a cul-de-sac turning head.

*Redesign of the north east corner to provide a road interface with the drain and allow for a cul-de-sac turning head and parking at the head of the cul-de-sac.*

- Provision of an alternative walking trail with 3m path provided along the drainage routes.

*Provision of an alternative walking trail with 3m path now being provided along the drainage routes to provide greater amenity and linkages to future walking trails contemplated as part of future Stage 2 areas.*

In light of the above, it is considered the proposed modifications improve both the efficiency and amenity of the Development Plan area and adjoining land.

**Attachments**

1. Location Plan
2. Development Plan

**Options**

1. Adopt the Development Plan.

This would allow the Development Plan to be forwarded to the Department of Planning for endorsement.

2. Adopt the Development Plan with modifications.

This option should be resolved if Council requires further consideration of the proposed design.

3. Refuse to endorse the Development Plan.

Refusing to adopt the Development Plan would be in direct conflict with the Town's current Strategic Plan and Draft Growth Plan.

Option 1 is recommended.

**Officer's Recommendation**

That Council:

1. Adopts the Development Plan over Lot 330 Hamilton Road, South Hedland including the following modifications:
  - a. Inclusion of Reserve 32698 on Lot 2944 directly adjoining Lot 330 Hamilton Road to the northeast.
  - b. Alterations to the road network and lot layout to the east of the site.
  - c. Three (3) metres of road widening incorporated into the southwestern boundary.
  - d. Width of the central east-west spine amended to 18m all the way through the Development Plan.
  - e. Redesign of the northeast corner to provide a road interface with the drain and allow for a cul-de-sac turning head.
  - f. Provision of an alternative walking trail with 3m path provided along the drainage routes.

2. Forwards to the Western Australian Planning Commission for endorsement in accordance with clause 5.2.7 of TPS 5.
3. Advises the applicant of Council's decision.

**Alternative Officer's Recommendation**

That Council:

1. Adopts the Development Plan over Lot 330 Hamilton Road, South Hedland including the following modifications:
  - a. Inclusion of Reserve 32698 on Lot 2944 directly adjoining Lot 330 Hamilton Road to the northeast.
  - b. Alterations to the road network and lot layout to the east of the site.
  - c. Three (3) metres of road widening incorporated into the southwestern boundary.
  - d. Width of the central east-west spine amended to 18m from Hamilton Road through to the roundabout on the central north-south spine.
  - e. Redesign of the northeast corner to provide a road interface with the drain and allow for a cul-de-sac turning head.
  - f. Provision of an alternative walking trail with 3m path provided along the drainage routes.
2. Forwards to the Western Australian Planning Commission for endorsement in accordance with clause 5.2.7 of TPS 5.
3. Advises the applicant of Council's decision.

**201112/404 Council Decision**

**Moved: Cr G A Jacob**

**Seconded: Cr J E Hunt**

**That Council:**

1. **Adopts the Development Plan over Lot 330 Hamilton Road, South Hedland including the following modifications:**
  - a. **Inclusion of Reserve 32698 on Lot 2944 directly adjoining Lot 330 Hamilton Road to the northeast.**
  - b. **Alterations to the road network and lot layout to the east of the site.**

- c. Three (3) metres of road widening incorporated into the southwestern boundary.
  - d. Width of the central east-west spine amended to 18m from Hamilton Road through to the roundabout on the central north-south spine.
  - e. Redesign of the northeast corner to provide a road interface with the drain and allow for a cul-de-sac turning head.
  - f. Provision of an alternative walking trail with 3m path provided along the drainage routes.
2. Forwards to the Western Australian Planning Commission for endorsement in accordance with clause 5.2.7 of TPS 5.
  3. Advises the applicant of Council's decision.

***CARRIED 6/0***

*REASON: Council adopted the Alternative Officer's Recommendation as point 1(d) better clarifies the location of the proposed spine.*

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# Location Plan



