

11.1.1.20 Proposed Development Plan for Lot 1693 Parker Street and Lot 2119 Stanley Street, South Hedland (File No.: 130087G & 130037G)

Officer Luke Cervi
Senior Planning Officer

Date of Report 8 September 2011

Disclosure of Interest by Officer Nil

Summary

Council has received a Development Plan prepared by RPS Town Planners on behalf of Cedar Woods Properties Limited, over Lot 1693 Parker Street and Lot 2119 Stanley Street, South Hedland.

This report requests Council to consider endorsing the proposed Development Plan for advertising.

Background

The Department of Regional Development and Lands put out an EOI for the site with the preferred developer being awarded to Cedar Woods Properties Limited. The site is zoned "Urban Development". Under this zoning Council can require the preparation of a development plan prior to considering any planning application.

Due to the strategic importance of the site having regard to its size and location, it is considered imperative that a Development Plan be prepared to guide the development of the site.

Consultation

Should Council support the Development Plan, public advertising will be undertaken in conjunction with internal referrals in accordance with TPS5 requirements.

Statutory Implications

Once endorsed by Council, a Development Plan becomes a policy statement under TPS5 which is statutorily enforceable.

Policy Implications

Nil

Strategic Planning Implications

The following sections of the Town's Strategic Plan 2010-2015 are considered relevant to the proposal:

Key Result Area 1:	Infrastructure
Goal Number 1:	Roads, Footpaths and Drainage
Immediate Priority 1:	Undertake road works in South Hedland to improve road permeability (particularly in the CBD)
Key Result Area 1:	Infrastructure
Goal Number 1:	Roads, Footpaths and Drainage
Other Action 3:	Develop the Port to South Hedland cycle path
Key Result Area 2:	Community Pride
Goal Number 1:	Townscape
Other Action 1:	Develop attractive, usable rest nodes along cycle and pedestrian links.
Key Result Area 4:	Economic Development
Goal Number 4:	Land Development Projects
Immediate Priority 1:	Fast track the release and development of commercial, industrial and residential land.

Budget Implications

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

Officer's Comment

The subject site is strategically important due to its size and prominent location at the intersection of North Circular Road and Wallwork Road. The site consists of a western portion (Lot 1693 being 10.528ha) and eastern portion (Lot 2119 being 9,773m²).

Western Portion

The western portion of the development plan proposes a mixture of residential densities, roads and public open space (POS). Approximately 7.05ha of this portion is proposed to be residential with densities ranging from R25 to R60. Of this land approximately 85% would be developed at R25, 13% at R40 and 2% at R60.

Land adjoining the western portion of the development plan is zoned Tourism (Blackrock Caravan Park) or reserved for Education (Pundulmurra college).

Community services and facilities to the development plan area are limited and therefore it is considered that low density residential development is most appropriate. The proposed medium density development is located adjoining the POS or significant drainage channels/reserves either proposed within the development or existing adjacent to the development plan site. The location and proportion of medium density development is considered appropriate to provide housing diversity and choice without necessitating the need for additional community services or facilities in the development area.

The proposed densities would facilitate up to 221 dwellings (169 low density and 52 medium density) over this portion of the development plan.

Eastern Portion

The eastern portion of the development plan is all proposed to be developed for residential purposes with a density of R25. Land opposite is zoned residential and coded part R20 and part R30. There are limited community services and facilities in the area to support higher densities so the low density coding of R25 is considered appropriate and generally consistent with adjacent land. This density would facilitate up to 28 dwellings over this portion of the development plan.

Options

Council has the following options when considering the request:

1. Support the public advertising of the Development Plan.

This option should be resolved if Council is generally supportive of the proposed layout and densities identified in attachment 1.

2. Require changes prior to supporting public advertising.

This option should be resolved if Council has concerns regarding the proposed Development Plan such as layout, density or land uses.

The layout and densities proposed are considered appropriate, therefore Option 1 is recommended.

Attachments

1. Development Plan – Report

Officer's Recommendation

That Council:

- i) Subject to the amendment of the proposed plan to include Council's linear park concept / Cycle Plan, give notice of the proposed Development Plan in accordance with Section 5.2.8 of Town of Port Hedland Town Planning Scheme No. 5. as follows:
 - a. Publish a notice of the proposed Development Plan once a week for 2 consecutive weeks in a newspaper circulating in the Scheme area, giving the details of:
 - 1. The land affected by the draft Development Plan,
 - 2. Where the draft Development Plan may be inspected,
 - 3. In what form and during what period (being no less than 14 days from the day the notice is published) submissions may be made, and
 - b. Erect a sign/s displaying the notice of the proposed Development Plan on the affected land (being no less than 14 days from the day the notice is published).
- ii) Formally adopts the Development Plan should no submissions be received during the statutory advertising period; and
 - a. Delegates the Director Planning and Development pursuant to clause 5.2.7 of the Town Planning Scheme No. 5, forward the Development Plan to the WAPC for adoption.
 - b. The date of Council's adoption of the Development Plan shall be the date of the next Council Ordinary Meeting following the closing date of the advertising period.

201112/128 Council Decision**Moved:** Cr A A Carter**Seconded:** Cr D W Hooper**That Council:**

- i) **Subject to the amendment of the proposed plan to include Council's linear park concept / Cycle Plan, give notice of the proposed Development Plan in accordance with Section 5.2.8 of Town of Port Hedland Town Planning Scheme No. 5. as follows:**
 - a. **Publish a notice of the proposed Development Plan once a week for 2 consecutive weeks in a newspaper circulating in the Scheme area, giving the details of:**
 - 1. **The land affected by the draft Development Plan,**
 - 2. **Where the draft Development Plan may be inspected,**
 - 3. **In what form and during what period (being no less than 14 days from the day the notice is published) submissions may be made, and**
 - b. **Erect a sign/s displaying the notice of the proposed Development Plan on the affected land (being no less than 14 days from the day the notice is published).**
- ii) **Formally adopts the Development Plan should no submissions be received during the statutory advertising period.**
 - a. **The date of Council's adoption of the Development Plan shall be the date of the next Council Ordinary Meeting following the closing date of the advertising period.**
 - b. **Delegates the Director Planning and Development pursuant to clause 5.2.7 of the Town Planning Scheme No. 5, forward the Development Plan to the Western Australian Planning Commission for adoption.**

CARRIED 8/0

REASON: Council wants to highlight the fact that the date of Council's adoption of the Development Plan needs to occur before the Director Planning and Development can forward the Development Plan to the Western Australian Planning Commission for adoption.

