

**11.1.1.21 Proposed Development Plan for Lot 2 McGregor Street and Lot 5474 Thompson Street Port Hedland (File No.: 118540G)**

<b>Officer</b>	<b>Ryan Djanegara Planning Officer</b>
<b>Application Number</b>	<b>2011/427</b>
<b>Date of Report</b>	<b>8 September 2011</b>
<b>Disclosure of Interest by Officer</b>	<b>Nil</b>

**Summary**

Council has received a Development Plan prepared by MacroPlan Australia on behalf of Blaxland Property Pty Ltd over Lot 2 McGregor Street and Lot 5474 Thompson Street, Port Hedland (subject site) for residential purposes.

Council officers are recommending Council endorses the proposed Development Plan for advertising.

**Background**

*Site Description and Locality*

The subject site is situated 350m from the coast, and is bounded by McGregor Street to the South, Clark Street to the West, and Thompson Street to the East.

*Current Zoning and Use*

In terms of the Town of Port Hedland Town Planning Scheme No. 5 (TPS 5) the subject site is currently reserved "Other Public Purposes – Telecommunications".

However, Council at its Ordinary Meeting held on 22 June 2011 resolved to adopt Scheme Amendment No. 38 (Amendment 38) to rezone the subject site from "Other Public Purposes – Telecommunications Infrastructure" to "Urban Development" subject to a Development Plan being submitted and approved prior to any development taking place.

*The Proposal (ATTACHMENT 2)*

The proposal is considering having medium to very high density residential development within the precinct with densities ranging from R40 to R100.

The development plan envisions that there will be a total of 63 three and four bedroom dwellings at R40 (20%), 26 four bedroom townhouse dwellings at R50 (8%) and 224 three bedroom apartments high density units at R100 (72%).

### **Consultation**

Should Council support the Development Plan, public advertising will be undertaken in accordance with Town Planning Scheme No. 5 requirements.

### **Statutory Implications**

Once endorsed by Council, a Development Plan becomes a policy statement under Town Planning Scheme No. 5 which is statutorily enforceable.

### **Policy Implications**

Nil

### **Strategic Planning Implications**

The following sections of Council's Strategic Plan 2010/2015 are considered relevant to this proposal:

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.

Key Result Area 4:	Economic Development
Goal 5:	Town Planning and Building
Immediate Priority 2:	Develop Structure Plans for key precinct areas with a particular focus on the Spoilbank Precinct, Airport and Pretty Pool.

### **Budget Implications**

The applicant has paid an application fee of \$7,556.20 for the proposed Development Plan.

### **Officer's Comment**

In accordance with Appendix 6 of TPS5 'Matters to be addressed by Development Plans', the proposed development plan is deemed to have satisfied all the requirements and additional matters associated with the Urban Development zone.

The proposed area is a strategically important site due to its size and location along McGregor Street. The development of the land needs to be carefully considered in context of forecast growth of the Town.

The development plan is proposing a mixture of medium to high density residential development within the precinct with densities ranging from R40 to R100. The applicant has argued the R100 (high density) and R50 (medium density) densities can be justified as the land slopes further away towards McGregor Street. The proposed building form of this scale would therefore be considered appropriate for this part of the site which has a lower relative level (from 11.5m to 4.5m) and is distant from the existing development.

#### *Surrounding Context*

Whilst the existing character of the surrounding area is that of low density (R15 to R25), the relocation of the Waste Water Treatment Plant in 2014 would remove the associated buffer zone. This would enable Council to consider higher densities in the area to promote future urban development within the precinct.

#### *Proposed Development on Lot 4 McGregor Street, Port Hedland*

Within the context of the proposal, the applicant has submitted another development plan south of this site on Lot 4 Clark Street, Port Hedland. This development plan envisions that there will be a total of 65 three and four bedroom dwellings (R40) and 24 three bedroom apartments (R100).

#### **Options**

Council has the following options when considering the request:

1. Support the public advertising of the Development Plan as is.

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, option 1 is recommended.

3. Refuse to endorse the Development Plan for advertising.

**Attachments**

1. Development Plan - Report

**Officer's Recommendation**

That Council:

- i) Gives 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.
- ii) Should no submissions be received during the statutory advertising period, Council formally adopts, the Development Plan.
  - 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.

**201112/129 Council Decision****Moved: Cr A A Carter****Seconded: Cr D W Hooper****That Council:**

- i) Gives 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.**
- 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.*

ATTACHMENT 1 TO ITEM 11.1.1.21



**11.1.1.22 Proposed Development Plan for Lot 4 McGregor Street Port Hedland (File No.: 156040G)**

<b>Officer</b>	<b>Michael Pound Planning Officer</b>
<b>Date of Report</b>	<b>8 September 2011</b>
<b>Disclosure of Interest by Officer</b>	<b>Nil</b>

**Summary**

Council has received a Development Plan prepared by MacroPlan Australia on behalf of Blaxland Property Pty Ltd for Lot 4 McGregor Street, Port Hedland (subject site) for residential purposes.

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

**Background***Site Description and Locality*

The subject site is situated 350m from the coast, and is bounded by McGregor Street to the north, Tindale Street (unformed) to the south - Cooke Point Drive to the east and Tindale Street (unformed) to the west.

*Current Zoning and Use*

In terms of the Town of Port Hedland Town Planning Scheme No. 5 (TPS 5) the subject site is currently reserved "Other Public Purposes – Telecommunications".

However, Council at its Ordinary Meeting held on 22 June 2011 resolved to adopt Scheme Amendment No. 38 (Amendment 38) to rezone the subject site from "Other Public Purposes – Telecommunications Infrastructure" to "Urban Development" subject to a Development Plan being submitted and approved prior to any development taking place.

*The Proposal*

The proposal is considering having medium to very high density residential development within the precinct with densities ranging from R40 to R100.

The development plan envisions that there will be a total of 65 three and four bedroom dwellings (R40) and 24 three bedroom apartments (R100). Thus a total of 89 dwellings are proposed on the subject site.

**Consultation**

Should Council support the Development Plan, internal/external referrals and public advertising will be undertaken in accordance with TPS 5 requirements.

**Statutory Implications**

Once endorsed by Council, a Development Plan becomes a policy statement under TPS 5 which is statutorily enforceable.

**Policy Implications**

Nil

**Strategic Planning Implications**

The following sections of Council's Strategic Plan 2010/2015 are considered relevant to this proposal:

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.

Key Result Area 4:	Economic Development
Goal 5:	Town Planning and Building
Immediate Priority 2:	Develop Structure Plans for key precinct areas with a particular focus on the Spoilbank Precinct, Airport and Pretty Pool.

**Budget Implications**

The applicant has paid an application fee of \$7,556.20 for the proposed Development Plan.

**Officer's Comment**

In accordance with appendix 6 of TPS 5 'Matters to be addressed by Development Plans', the proposed development plan is deemed to have satisfied all the requirements and additional matters associated with the Urban Development zone.

The proposed area is a strategically important site due to its size and location along McGregor Street. The development of the land needs to be carefully considered in context of forecast growth of the Town. The Development Plan will identify and provide guidance as to how the land is developed.



The adoption of the subject development plan will enable greater flexibility in the built form and create a high density urban landscape that will enrich the Town of Port Hedland addressing a critical housing shortage.

#### *Surrounding Context*

Whilst the existing character of the surrounding area is of low to medium density nature (between R15 to R25), it is expected that the relocation of the Waste Water Treatment Plant in 2014 would remove the buffer zone. This would potentially allow the overall area to be rezoned to a higher density and promote future urban development within the precinct.

#### *Proposed Development on Lot 2 McGregor Street and Lot 5474 Thompson Street, Port Hedland (Area Directly North of the Subject Site)*

The proposed development plan for the subject site has been submitted along with a development plan for Lot 2 McGregor Street and Lot 5474 Thompson Street Port Hedland being Item No. 11.1.1.21 as part of this for Council consideration.

This development plan envisions that there will be a total of 65 three and four bedroom dwellings at R40 (20%), 26 four bedroom townhouse dwellings at R50 (8%) and 224 three bedroom apartments high density units at R100 (72%).

#### *Summary*

The Lot 4 McGregor Street development plan proposes 24 three bedroom apartments, relating to 26% of the entire development. This proposed density will not detrimentally affect the future location of commercial services and public amenities. The adoption of the subject development plan will enable greater flexibility in the built form and create a high density urban landscape that will enrich the Town of Port Hedland addressing a critical housing shortage.

#### **Options**

Council has the following options when considering the request:

1. Support the public advertising of the Development Plan as is.

This option should be resolved if Council is generally supportive of the proposed layout and densities identified in attachment 2 being the Development Plan

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, option 1 is recommended.

**Attachments**

1. Locality Plan
2. Development Plan – Report  
(Attached under separate cover)

**Officer's Recommendation**

That Council:

- i) 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,
  - 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 sign is erected).
- ii) Should no submissions be received during the statutory advertising period, Council formally adopts, the Development Plan.
  - 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.

**201112/130 Officer's Recommendation/Council Decision****Moved: Cr A A Carter****Seconded: Cr G J Daccache****That Council:**

- i) 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,**
  - 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 sign is erected).**
- 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.*

ATTACHMENT 1 TO ITEM 11.1.1.22

