

**11.1.1.8 Final Adoption of South Hedland Town Centre Development Plan (File No.: 18/12/0030)**

**Officer** Steve de Meillon  
Senior Strategic Planner

**Date of Report** 23 September 2013

**Disclosure of Interest by Officer** Nil

**Summary**

At the Special Council Meeting on the 31 July 2013 Council resolved to initiate advertising of the South Hedland Town Centre Development Plan (SHTCDP).

The Town's Officers support the proposed adoption of the SHTCDP.

This report is presented to Council to review the content of the submissions received, and consider final adoption of the South Hedland Town Centre Development Plan.

**Background**

The Development Plan has now been advertised in accordance with the Town of Port Hedland Town Planning Scheme No.5 (TPS5), and as per the 31 July 2013 Council resolution.

**Consultation**

The Development Plan was advertised and circulated as follows:

North West Telegraph: 7/8/2013, 14/8/2013 and 21/8/2013  
Council Website: 7/8/2013 – 18/9/2013

Written notification was sent to all landowners within the Development Plan boundary.

Written notification was sent to the following agencies:

- Department of Regional Development
- Department of Lands
- Pilbara Development Commission
- Department of Environment Regulation
- Department of Planning
- Department of Water
- Water Corporation Horizon Power
- Optus
- Telstra
- Main Roads WA
- Department of Indigenous Affairs
- Department of Education

- Department of Community Development

A summary of submissions received during the advertising period is contained within Table 1 below:

Correspondent	Issue Raised	Response
Department of Aboriginal Affairs	<p>There are no known Aboriginal heritage sites or places which intersect with the area to which the Plan relates.</p> <p>Prior to development associated with the Plan occurring DAA would recommend reference to the State's Aboriginal Heritage Due Diligence Guidelines occur.</p>	Noted.
Department of Education	Advises the student yield generated from residential development is to be accommodated in the future primary school site identified in the proposed Western Edge Development Plan.	Noted.
Optus	Advises that Optus has underground assets in the area. Recommends lodging a 'Dial Before You Dig' request for development proposals in the area.	Responsibility of developers when development occurs on the various sites.
Main Roads WA	No objection.	Noted.
Department of State Development	<p>Provides the following comments:</p> <p>Supports the preparation and endorsement of the Development Plan, which will provide a strategic direction for the orderly and proper planning of the South Hedland Town Centre.</p> <p>Supports increasing residential development in South Hedland. This will assist in alleviating pressure on constrained residential areas, including the West End.</p> <p>The Development Plan area is outside the Boodarie Industrial Estate buffer. This will enable increased residential and commercial development that</p>	Noted.

	will not compromise amenity or adversely affect industrial activities.	
Department of Local Government and Communities	The Department does not comment on proposed local government planning strategies, schemes or plans.	Noted.
Telstra	No objection.	Noted.
Water Corporation	No objection subject to the following advice: In summary, Services can be provided subject to reticulation upgrades by the developer. Wastewater headworks are in the process of being augmented. Future headworks size water mains will augment the current infrastructure when required. Water efficiency is to be addressed at every planning and development approval step.	Noted.
Department of Water	No objection.	Noted.

### Statutory Implications

The review and assessment of the Development Plan has been undertaken in accordance with the *Planning and Development Act 2005* and the *Town of Port Hedland Town Planning Scheme No.5*.

### Policy Implications

Once endorsed by Council, a Development Plan becomes a policy statement under the statutory provision of the town of Port Hedland Town Planning Scheme 5.

### Strategic Planning Implications

The following sections of the Town of Port Hedland Strategic Community Plan 201 – 2022 are relevant to the proposal:

#### 6.1 Community

##### 6.1.1 Unified

The Town of Port Hedland is an integrated community functionally, physically and culturally.

##### 6.1.2 Vibrant

Provide access to recreational, cultural, entertainment facilities and opportunities. Commit to improving the quality of life and wellbeing of residents.

6.2	Economic
6.2.1	Diverse Economy
	Facilitate commercial, industry and town growth. Enhance supply of suitably located and supported industrial and retail land.
6.3	Environment
6.3.1	Housing
	Attract and retain new residents to increase the population to 40,000 by 2025.
6.3.2	Community Facilities
	Provide safe and accessible community facilities, libraries, services and public open spaces that connect people and neighbours. Facilitate the provision of high quality health services and facilities for residents that are equal to or above the quality of those found in the metropolitan area.

The following sections of the Pilbara's Port City Growth Plan are relevant to the proposal:

Section 5.6.11

Precinct 11 – City Centre

Precinct Plan Summary:

- The development and revitalisation of the South Hedland City Centre has the potential to act as a catalyst for further development and growth, engendering business confidence as well as local community pride and ownership.
- Providing a City Centre point or 'hub' of activity where people can meet and interact on an organised or chance basis and which supports a variety of services and functions.
- Providing stronger pedestrian / cyclist and vehicular connections into the City Centre making travel more convenient.
- Providing shaded pedestrian walkways and open areas in an attractive setting within the City Centre that encourages people to remain and spend time.
- Introducing a greater permanent residential population through the release of a variety of medium and higher density housing types reflective of a City Centre location.
- Providing a logical program for the redevelopment of available existing land and the future release of vacant land with an overall vision of a more vibrant place to live, work and recreate.
- Recognising demands for short-stay and tourism with the release of land for accommodation, entertainment and related uses.

Improvements to the public realm will be achieved in line with the following planning and design principles:

- Clear definition of public spaces, with each having a unique character and sense of place, and surrounding built form interacting positively for ease of site identification and recognition.
- Functionality and usability of public spaces for a wide range of people, with appropriate levels of landscaping and public facilities to encourage activity.
- High levels of visual amenity and points of interest, including key destinations, land marks and gateways.
- Ensuring that streets serve not only to provide for the safe, efficient movement of vehicles, but also for the movement of pedestrians and cyclists, and act as dynamic, interesting public spaces in their own right.
- Celebration of community heritage through the use of public art and landscaping to tell the story of the places and its people.
- Adequate levels of lighting, activity and passive surveillance to improve the safety of public spaces.

#### *Implementation Indicators*

- Review/refinement of existing South Hedland Town Centre Development Plan to reflect enhanced City Centre role.

#### **Budget Implications**

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

#### **Officer's Comment**

The rationale and aim of the Development Plan is summarised as:

The general aim of the SHTCDP is twofold. Firstly to update the existing Development Plan in accordance with the new growth and investment as recommended through the Growth Plan. Secondly to bring the existing Development Plan in to line with the introduction of the new Structure Plan Preparation Guidelines.

#### *Modifications to the Development Plan*

No objections were received through the advertising period. However, some minor modifications have been identified through the advertising period, which need to be addressed prior to Council adoption.

The proposed modifications as summarised below and provided in further detail within the attached Schedule of Modifications:

1. Clause 3.9 Car Parking
  - a. Edit of the text to provide further clarity for readers to determine how car parking was calculated and how it applies to new and existing developments within the South Hedland Town Centre.

2. On the Development Plan, increase the northern boundary of the public open space at Lot 521. This will ensure consistency with ultimate lot boundaries within the Development Plan area. (refer attachment 4 – Point 2)
3. On the Development Plan, increase the area of the central 'Preferred Public Car Park Location' located between McLarty Boulevard (north), Wise Terrace (east) and Colebatch Way (south) further west to align with the boundary of Precinct C. This will ensure consistency with the ultimate lot boundaries within the Development Plan area. (refer attachment 4 – Point 3)
4. On the Development Plan, adjust the north – south boundary of Precinct D located between Throssell Road (north) and McLarty Boulevard (south) east to align with the boundary of Precinct B. This will ensure the future development of land will be clearly identified for its intended purpose. (refer attachment 4 – Point 4)
5. Update references in the Development Plan to ensure consistency of terminology:
  - a. Change all references of 'City Centre' to 'Town Centre'.
  - b. Change all references of car parking, parking bays, bays to 'car parking bay(s)'.
  - c. Update title of document to 'South Hedland Town Centre Development Plan' to ensure greater consistency with the Town Planning Scheme provisions.

### **Options**

1. Adopt the Development Plan with modifications.

This option should be resolved to allow Council to include minor modifications to the Development Plan identified through the advertising period. A Schedule of Modifications is contained within attachment 2.

2. Adopt the Development Plan without modifications.

This option is to retain the Development Plan as advertised, without any changes. Both option 1 and 2 would allow the Development Plan to be forwarded to the Western Australian Planning Commission for adoption. Adoption of the Development Plan would provide a new and updated framework to guide the development of the South Hedland Town Centre.

3. Refuse to endorse the Development Plan

This option should be resolved if Council considers the Development Plan is in conflict with the Town's strategic planning and growth.

Option 1 is recommended.

**Attachments**

1. Modified South Hedland Town Centre Development Plan Figure.
2. Schedule of Modificaitons.
3. Copies of Submissions received.
4. Boundary Modifications.

**201314/133 Officer's Recommendation/ Council Decision**

**Moved: Cr Jacob**

**Seconded: Cr Hunt**

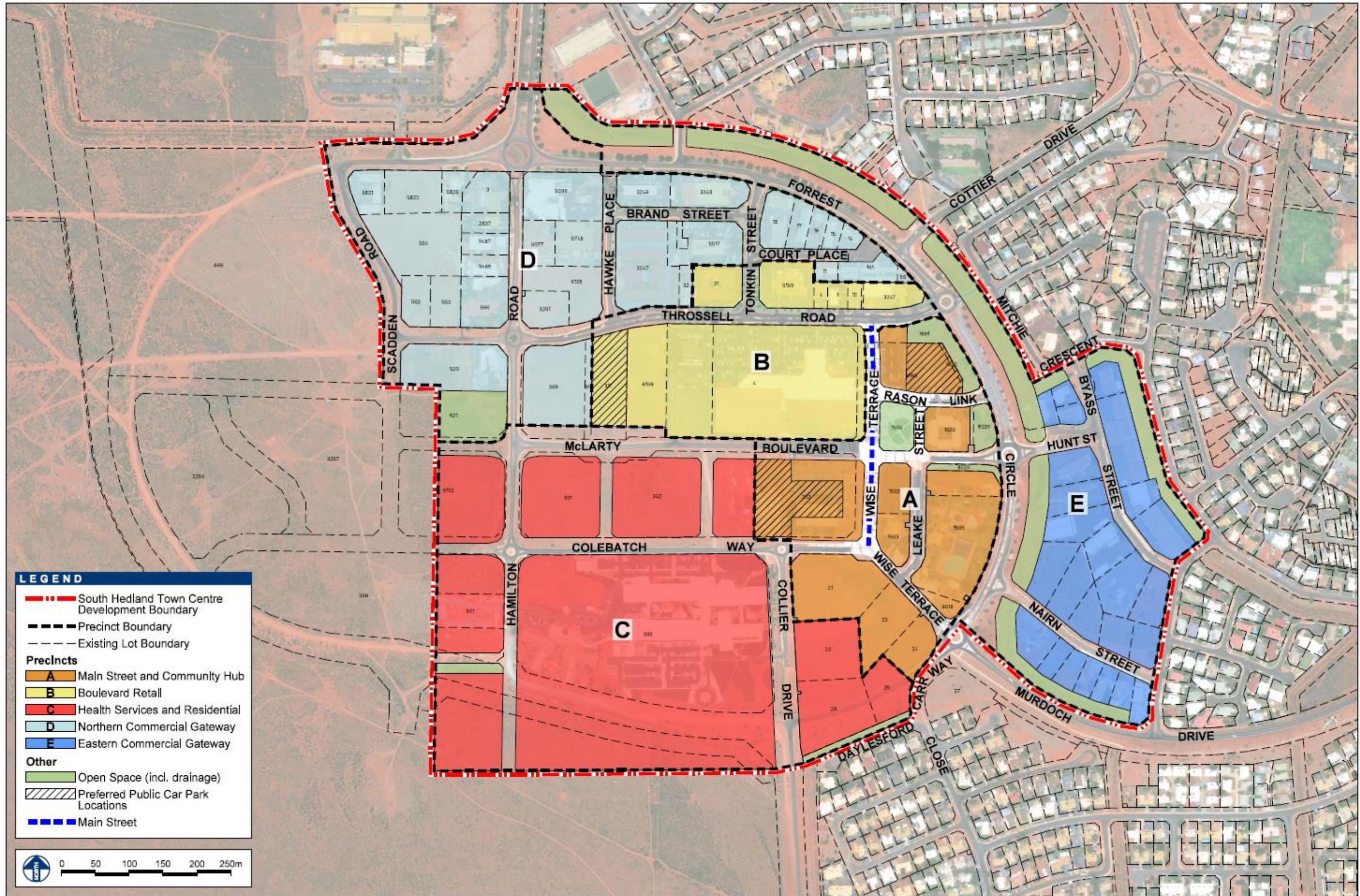
**That Council:**

1. **Adopts the South Hedland Town Centre Development Plan with the modifications specified in Attachment 2 – Schedule of Modifications;**
2. **Requests the Chief Executive Officer, or his delegate(s), to endorse the adopted Development Plan and forward it to the Western Australian Planning Commission for adoption; and**
3. **Requests the Chief Executive Officer, or his delegate(s), to advise the applicant of Council's decision.**

***CARRIED 10/0***

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**RPS** RPS Australia East Pty Ltd  
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 T +61 8 9211 1111 W rpsgroup.com.au

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15,000@A3 : SCALE  
 26 September 2013 : DATE  
 2967\_164-0001.dwg : PLAN No  
 A.L. : DRAWN

**SOUTH HEDLAND TOWN CENTRE DEVELOPMENT PLAN MAP**  
 South Hedland Town Centre



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Schedule of Modifications

No.	Section of report	Modification	Justification
1	Clause 3.9 Car Parking	<p><b>3.9 CAR PARKING</b></p> <p><b>3.9.1 Overview</b></p> <p>A successful Town Centre will be serviced by an adequate number of parking bays to service resident, commercial and visitor needs. This means that the number of parking bays provided achieves a balance between under-supply that would constrain accessibility to the Centre, and over-supply that would serve to under utilise land.</p> <p>Some parking is required for exclusive use, such as residential parking. Commercial activity however requires bays to be publicly available to customers. It is recognised that visitors to the Town Centre may attend a number of properties in one visit. This means that some parking bays are effectively shared between different development sites. In this circumstance, it is appropriate to discount the number of bays required by individual developments, and for some parking to be on public land to allow effective sharing of bays.</p> <p>The Master Plan acknowledges the ability of the Town of Port Hedland to discount parking calculations where reciprocal arrangements can be demonstrated. The plan also acknowledges the capacity for cash-in-lieu of parking on individual development sites. The Master Plan is supported by an accompanying Parking Strategy prepared by Porter Consulting and incorporated within the Transport Assessment contained within Appendix 5.</p> <p><b>3.9.2 Parking Provision for New Development</b></p> <p><b>3.9.2.1 Residential Parking</b></p>	<p>Reword the text to provide further clarity for readers to determine how car parking was calculated and applies to new developments.</p>

	<p>Proposed residential developments (i.e. grouped dwellings and multiple dwellings), shall provide all required car parking on-site. The adequate provision of car parking for residential uses in the Town Centre is considered to be fundamental to the success of the Development Plan and ultimately the amenity for future residents. Together with other relevant development requirements under the R-Codes, the requirement for on-site parking also assists in ensuring residential density is appropriately controlled.</p>	
	<p><b>3.9.2.2 Non-Residential Parking</b></p> <p>Proposed non-residential developments (including the portion of commercial within mixed uses developments), shall identify the number of required car parking required by the development. The determination shall be made either using the minimum car parking requirements contained within Appendix 8 of the Town Planning Scheme, or where suitable justification is provide by a Traffic Statement / Report.</p>	
	<p>Once the amount of car parking bays required for a non-residential development is determined, a 20% shared use reduction shall be applied to that number of bays, to determine the final amount of parking required by the development.</p>	
	<p>With the inclusion of the 20% shared use reduction applied, all non-residential developments shall provide a minimum of 80% of the final required parking on-site.</p>	
	<p><b>3.9.3 Car Parking Calculations</b></p> <p>The supporting Transport Assessment contained within Appendix 5, identifies a total number of required parking bays to be 5,896 bays.</p>	

	<p>On the basis of all proposed residential developments (i.e. grouped dwellings and multiple dwellings) providing all required car parking on-site, the total future demand of car parking bays as listed in the Transport Assessment should be revised to 2,411, being the number of bays estimated for future non-residential land uses only.</p> <p>Further, and noting the findings of the Community Facilities Parking Strategy, also prepared by Porter Consulting Engineers, the estimated number of car parking bays required for these facilities outlined in the Transport Assessment table (being 279) should be subtracted from the overall estimated future demand figure and be included as a separate component to the overall parking demand calculations. This results in the overall estimated future demand for non-residential uses as being 2,132.</p> <p>As supported by the Transport Assessment, including the literature cited within the report (refer Appendix 5), a shared use reduction of 20% is considered appropriate. The application of this shared use reduction factor has been applied acknowledging the Town Centre context, and specifically the cross-visitation and reciprocal use of car parking bays across non-residential development within the Town Centre. Further, cross-visitation within the Town Centre will be promoted through the increased level of 'walkability', implemented both through the recently completed Town Centre upgrades and the use of Design Guidelines which promote pedestrian-friendly streets (i.e. standards relating to active frontages, awnings, setbacks).</p> <p>Accordingly, the following is calculated:</p> <ul style="list-style-type: none"> <li>• Estimated Future Demand (Non-Residential) = 2,132</li> <li>• Less the 20% shared use factor = 1,706</li> </ul>	
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	<p>Based on the future non-residential forecasted demand of 1,706, the following calculations are provided:</p> <ul style="list-style-type: none"> <li>• 80% on-site parking provided for future development = 1,365 on-site bays, leaving 342 off-site parking bays being required.</li> </ul> <p>The current number of dedicated public parking bays proposed by Porter's Transport Assessment is 969 (this excludes the 88 bays identified in Porter's Transport Assessment that are wholly required for the South Hedland Aquatic Centre).</p> <p>On the basis of future non-residential developments providing a minimum of 80% of the assessed car parking requirement on-site, there is a surplus of 627 public car parking bays.</p> <p>The above figures however do not account for the car parking numbers outlined in the Community Facilities Parking Strategy. We understand that the redevelopment of the Community Facilities requires a total of 365 car parking bays. Application of the 20% shared use reduction factor, brings this total requirement down to 292. With a total number of proposed on-site bays being 115, this leaves a shortfall of 177 car parking bays.</p> <p>Despite the number of on-site bays being less than the 80% target, the Town is prepared to support the resulting shortfall being provided off-site, subject to adequate provision being made within close proximity, being the general area bound by Wise Terrace (west and south), Throssell Road (north) and Forrest Circle (east). The current Transport Assessment identifies 142 public parking car bays (incl. on-street bays) within this area, leaving a shortfall of 35 bays.</p> <p>Incorporating this shortfall, the total number of public car</p>



parking bays proposed with the South Hedland Car Parking Study Area is now proposed to be 1,004.

On the basis of future non-residential developments providing a minimum of 80% of the assessed car parking requirement on-site, and the considerations as outlined above, there is a calculated surplus of 485 public parking bays.

Table 4 demonstrates the car parking calculations:

*Car Parking Calculation Table*

The purpose of these calculations is to demonstrate that the Development Plan identifies areas for appropriately located public parking, and that should non-residential development not be able to achieve 80% of the assessed parking on-site, then there is sufficient scope to entertain an increase in the amount of off-site bays permitted (via cash-in-lieu).

A reduction to the minimum 80% on-site parking requirement target should be assessed on the merit of each individual development proposal, including its overall contribution to the objectives of the South Hedland Town Centre Development Plan and the availability of off-site parking.

**3.9.3 Variations**

The preferred location and distribution of the public parking areas are illustrated on both the Development Plan map and Figure 42. These locations have been deliberately annotated as 'preferred', acknowledging the variables associated with development timing and availability of land for public parking.

The methodology and/or requirement for the provision of on-site parking does not bind the Council in respect of any application for planning approval proposing a variation to the

		<p>required number of car parking bays. As per Clause 6.13.5 of the Town Planning Scheme No. 5, where the Council is satisfied that the circumstances of a development justify such action and there will not be any resultant lowering of safety standards, a reduction in the number of car parking spaced required may be permitted.</p> <p>The number of required public parking bays (i.e. off-site parking) is to be subject to regular review and monitoring as new developments are approved / constructed.</p> <p>Increase the western most portion of public open space boundary north.</p>	
2	The Development Plan Figure(s)		<p>This will ensure consistency with ultimate lot boundaries within the Development Plan area.</p>
3	The Development Plan Figure(s)	<p>Increase the area of the central 'Preferred Public Car Park Location' located between McLarty Boulevard (north), Wise Terrace (east) and Colebatch Way (south). Increase the area of parking west in line with the boundary of Precinct A and B.</p>	<p>This will ensure consistency with the ultimate lot boundaries within the Development Plan area.</p>
4	The Development Plan Figure(s)	<p>Adjust the north – south boundary of Precinct D located between Throssell Road (north) and McLarty Boulevard (south). Move the boundary east, in line with the currently identified Precinct B, and indicate the unidentified land as Precinct D.</p>	<p>This will ensure the future development of land will be clearly identified for its intended purpose.</p>
5	General Text Modifications	<p>a. Change references of 'City Centre' to 'Town Centre'.                  b. Change references of car parking, parking bays, bays to 'car parking bay(s)'.                  c. Update title of document to 'South Hedland Town Centre Development Plan'.</p>	<p>The changes will ensure consistency of terminology, and ensure consistency with the provisions in the Town Planning Scheme.</p>



## ATTACHMENT 3 TO ITEM 11.1.1.8



Government of Western Australia  
Department of Aboriginal Affairs

ENQUIRIES : Simon Keenan - Ph 6551 8118  
OUR REF: 13/0048

YOUR REF: 2012/629 / 18/12/0030

1CR39972  
File Number: ..... 18/12/0030  
Int. Correspondent: ..... Leonard

§ 12/7/13  
→ Steve



Mr Steve de Meillon  
Senior Strategic Planner  
Town of Port Hedland  
PO Box 41  
PORT HEDLAND WA 6721

Dear Mr de Meillon

**APPLICATION 2012/629 - SOUTH HEDLAND TOWN CENTRE DEVELOPMENT PLAN**

Thank you for your letter of 1 August 2013 inviting the Department of Aboriginal Affairs to comment upon proposed South Hedland Town Centre Development Plan (the Plan). I have reviewed the Plan and provide the following advice.

A review of the Register of Aboriginal Sites indicates that there are no known Aboriginal heritage sites or places which intersect with the area to which the Plan relates. However, DAA does not hold any Aboriginal heritage survey reports which indicates that the Aboriginal heritage values of the area have been investigated.

Prior to development associated with the Plan occurring DAA would recommend reference to the State's Aboriginal Heritage Due Diligence Guidelines occur. The guidelines will assist to assess the risk that proposed developments hold with respect to the potential for that development to impact upon Aboriginal heritage. The guidelines can be located at [http://www.daa.wa.gov.au/Documents/HeritageCulture/Heritage%20management/AHA Due Diligence Guidelines.pdf](http://www.daa.wa.gov.au/Documents/HeritageCulture/Heritage%20management/AHA_Due_Diligence_Guidelines.pdf).

I note that the vision for the City Centre includes an emphasis on the association of Aboriginal heritage with the South Hedland community and I applaud this emphasis.

Please do not hesitate to contact Simon Keenan on 6551 8118 or at [simon.keenan@daa.wa.gov.au](mailto:simon.keenan@daa.wa.gov.au) should you wish to discuss the contents of this letter.

Kind Regards

Cesar Rodriguez  
Manager Heritage Approvals and Advice - Government  
7 August 2013



Government of Western Australia  
Department of Education

Your ref :  
Our ref : D13/0413326  
Enquiries :

Mr Steve de Meillon  
Senior Strategic Planner  
Town of Port Hedland  
PO Box 41  
PORT HEDLAND WA 6721



Dear Mr. de Meillon

**Application No. 2012/629 for South Hedland Town Centre Development Plan**

Thank you for your letter dated 1 August 2013 regarding Application No. 2012/629 for the South Hedland Town Centre Development Plan.

The Department of Education has reviewed the document and wishes to advise that the student yield generated from residential development is to be accommodated in the future primary school site identified in the proposed Western Edge development plan.

Yours sincerely

STEVE MULDOON  
SENIOR CONSULTANT  
STRATEGIC ASSET PLANNING

6 August 2013

12/12/13 - D SD

ICR39944

File Number: .....12/12/0030.....  
Int. Correspondent: Leonard.....

*begin please put a copy on the western edge development plan file*

*Thanks  
Jez*

File Number:  
Int. Correspondent:



August 5, 2013

Your Ref: S De Meillon



Town of Port Hedland  
PO Box 41  
PORT HEDLAND WA 6721

*8/8/13 - Steve*



Document #: IPA39856  
Date: 08.08.2013  
Officer: **LEONARD LONG**  
File: 16/12/0030 *Steve*

Dear Sir/Madam

**APPLICATION 2012/629 TOWN CENTRE DEVELOPMENT PLAN SOUTH HEDLAND**

In response to your letter dated 1/8/13 we advise that Optus has underground assets in the area of your enquiry. Please find attached our map which is an indication only of your query as outlined in the map you attached with your correspondence.

We recommend that you lodge an online request with Dial Before You Dig using the link provided here <http://www.1100.com.au/default.aspx> to lodge any formal request and for any future queries regarding Optus assets.

Yours faithfully

Ray Azzopardi  
Team Leader  
Customer Assurance Field Operations WA

**optus.com.au**

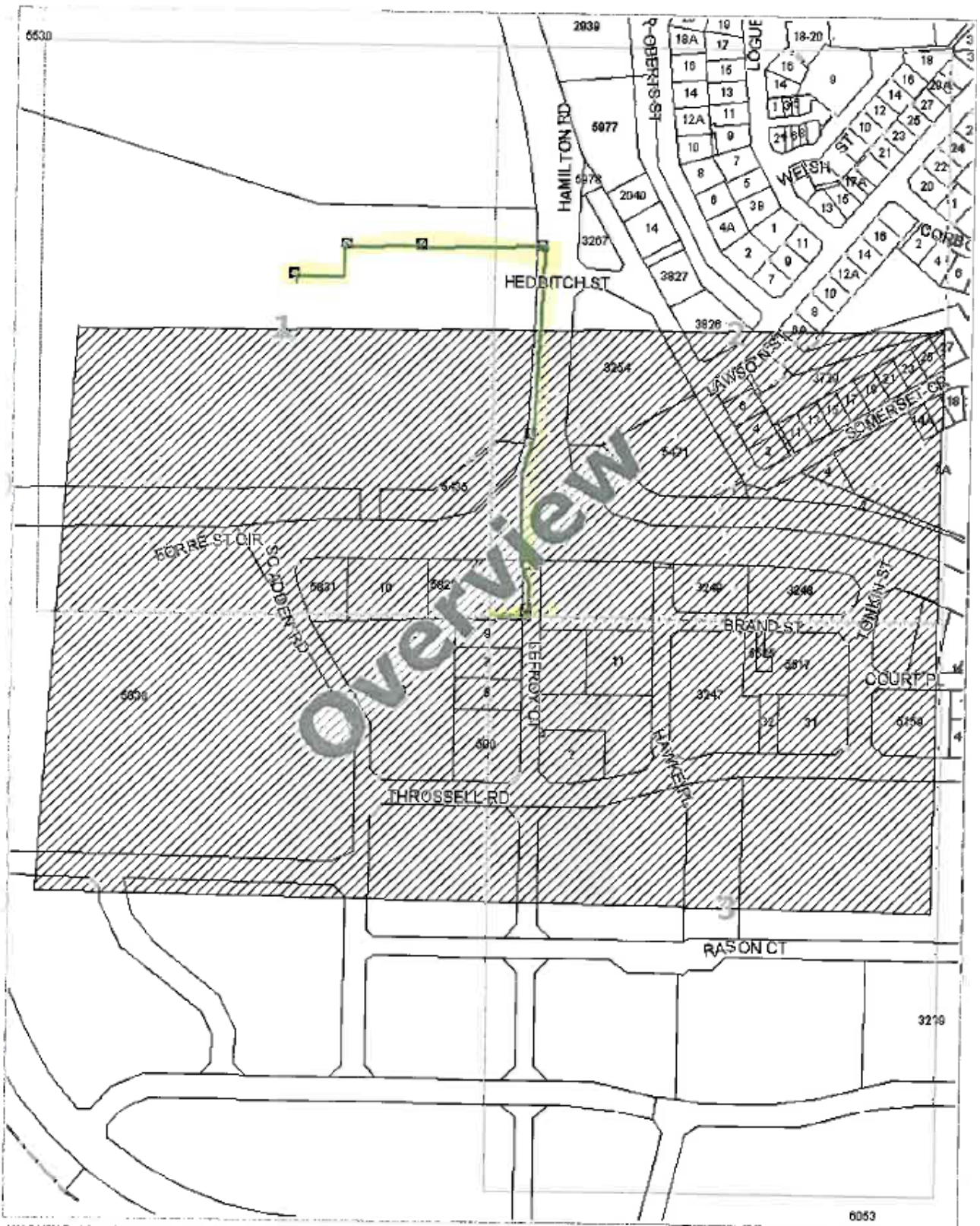
Singtel Optus Pty Ltd  
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For urgent onsite assistance contact 1800 505 777  
Optus Limited ACN 052 833 208







ABN: 50 860 676 021

Enquiries: Vel Khokulan on 08 9172 8880  
Our Ref: 06/3513-07  
Your Ref: 2012/629/ 18/12/0030

13 September 2013

Steve De Meillon  
Senior Strategic Planner  
Town of Port Hedland  
PO Box 41  
PORT HEDLAND WA 6721

Dear Steve

**APPLICATION 2012/629 FOR SOUTH HEDLAND TOWN CENTRE DEVELOPMENT PLAN**

Thank you for your letter dated of 1 August 2013 requesting comments from Main Roads Western Australia (MRWA) regarding the content of the above proposal.

I wish to advise you that MRWA has no objection to the content of the above proposal.

If you require any further information please contact Vel Khokulan on (08) 9172 8880.

Yours faithfully

**DAVE PEARSON**  
NETWORK MANAGER



Government of Western Australia  
Department of State Development

Your ref: 2012/629/18/0030  
Our ref: S0080/201102  
Enquiries: Rebecca White - Ph 9222 0445 Fax 9222 0505  
Email: rebecca.white@dsd.wa.gov.au

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

Attention: Steve De Meillon

Dear Mal

**APPLICATION 2012/629 FOR SOUTH HEDLAND TOWN CENTRE  
DEVELOPMENT PLAN**

Thank you for your letter dated 1 August 2013 requesting comments on the South Hedland Town Centre Development Plan.

The Department of State Development has considered the proposed South Hedland Town Centre Development Plan has the following comments:

- The Department supports the preparation and endorsement of the Development Plan, which will provide a strategic direction for the orderly and proper planning of the South Hedland Town Centre.
- The Department supports increasing residential development in South Hedland. This will assist in alleviating pressure on constrained residential areas, including the West End.
- The Development Plan area is outside the Boordarie Industrial Estate buffer. This will enable increased residential and commercial development that will not compromise amenity or adversely affect industrial activities.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Nicky Cusworth'.

Nicky Cusworth  
Deputy Director General  
STRATEGIC POLICY

17 September 2013



Government of Western Australia  
Department of Local Government and Communities

Your Ref: 2012/629 / 18/12/0030  
Our Ref: PH1-22; D1301662; E1320361



Mr Steve De Meillon  
Senior Strategic Planner  
Town of Port Hedland  
PO Box 41  
PORT HEDLAND WA 6721

Dear Mr De Meillon

**TOWN OF PORT HEDLAND - TOWN CENTRE DEVELOPMENT PLAN**

Thank you for your correspondence dated 1 August 2013 inviting comment on the proposed South Hedland Town Centre Development Plan.

While I appreciate the opportunity provided, this Department does not comment on proposed local government planning strategies, schemes or plans, or amendments to such strategies, schemes or plans.

Yours sincerely

Jenni Law  
MANAGER, ADVICE AND SUPPORT

13 August 2013

*B 17/8/13 → STEVE.*

*ICR 40110*

File Number: ..... *18/12/0030*

Int. Correspondent: ..... *Leonard*

Gordon Stephenson House  
140 William Street Perth WA 6000  
GPO Box R1250 Perth WA 6844  
Tel: (08) 6551 8700 Fax: (08) 6552 1555 Freecall: 1800 620 511 (Country only)  
Email: info@dlgc.wa.gov.au Website: www.dlgc.wa.gov.au

**De Meillon Steve**

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**From:** Walkerden, Norm F <Norman.F.Walkerden@team.telstra.com>  
**Sent:** Wednesday, 28 August 2013 8:34 AM  
**To:** De Meillon Steve  
**Subject:** Application No. 2012/629 - South Hedland Town Centre

Attn: Steve de Meillon

Ref: 2012/629 / 18/12/0030

**APPLICATION NO. 2012/629 - SOUTH HEDLAND TOWN CENTRE**

Thank you for the above advice. At present, Telstra Corporation Limited has no objection.

A network extension will be required for any development within the area concerned, the owner/developer will have to submit an application before construction is due to start to NBN Co. or the Telstra Smart Community website: <http://www.telstra.com.au/smart-community/developers/>.

More information regarding NBN Co. can be found on their website <http://www.nbnco.com.au/>. I add this information about NBN Co. as it is not known when services will be available from NBNCo. Telstra may provide services if NBN Co. cannot.

Please dial 1100 (Dial before You Dig) for location or relocation of existing services.

Regards,



**Norm Walkerden** - Strategic Forecaster

Forecasting & Area Planning, Fixed and Access Engineering, Network and Access Technology, Telstra Operations  
Postal: Locked Bag 2525 Perth WA 6001 Phone: 08 6224 6272 Email [Norman.F.Walkerden@team.telstra.com](mailto:Norman.F.Walkerden@team.telstra.com)

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 Phone: 9420 2221

IPA 40826 \$ 2/1/12 → Steve  
 File Number: 18/12/0030  
 Correspondent: Leonard



26 August 2013

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

Attention: Steve De Meillon



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### APPLICATION 2012/629 FOR SOUTH HEDLAND TOWN CENTRE DEVELOPMENT PLAN

Thank you for your letter of 1 August 2013. The Corporation has no objection to the Plan subject to the following advice.

It is noted that the 2013 South Hedland City Centre Master Plan replaces the 2008 South Hedland Town Centre Development Plan, and will be adopted in the Town of Port Hedland Town Planning Scheme No. 5.

Source water from the DeGrey and Yule schemes are being upgraded and substantial increases in our servicing capacities are expected from 2014.

The Corporation supports comments in the Local Water Management Strategy section 4.1.2 Water conservation, as this will reduce demand. The Department of Water guidelines *Better Urban Water Management* and Water Corporation *Waterwise* guidelines should be followed. The detailed water management plan should include appliance labelling standards, incentives for occupants to be water efficient, garden and irrigation design, leak detection and maintenance, and opportunities explored for recycling.

Concerning services, there is an existing network (plan attached) that was planned for the density contained in the 2008 Development Plan, however detailed planning based on location of specific consumption/discharge locations may alter the characteristics of the network. Consumption for water and discharge for wastewater should keep within those limits. Sections 2.5.2 Sewerage and 2.5.3 Water of the Master Plan is a fair description of the situation. Upgrading of the local network, if required, of the reticulation network will be at the developers cost.

The current wastewater planning is dated February 2013 (attached) and shows a proposed (although shortly completed) Pump Station D to service the development area that has an ultimate pump rate of 209.5 L/sec, and pumps directly to the Wastewater Treatment Plant. An existing Pump Station 8 services the eastern part of the development site and will be graded out when Station D is operational.



The current water planning is dated October 2011 and shows future augmentation of a 400/300mm main in Forrest Circle fed via a new main from the Stanley Street Tank (unscheduled). The existing supply is via a 200mm main in Forrest Circle fed from a 600mm main in Kennedy Street. Headworks size mains (300mm and above) will be constructed by the Corporation when required.

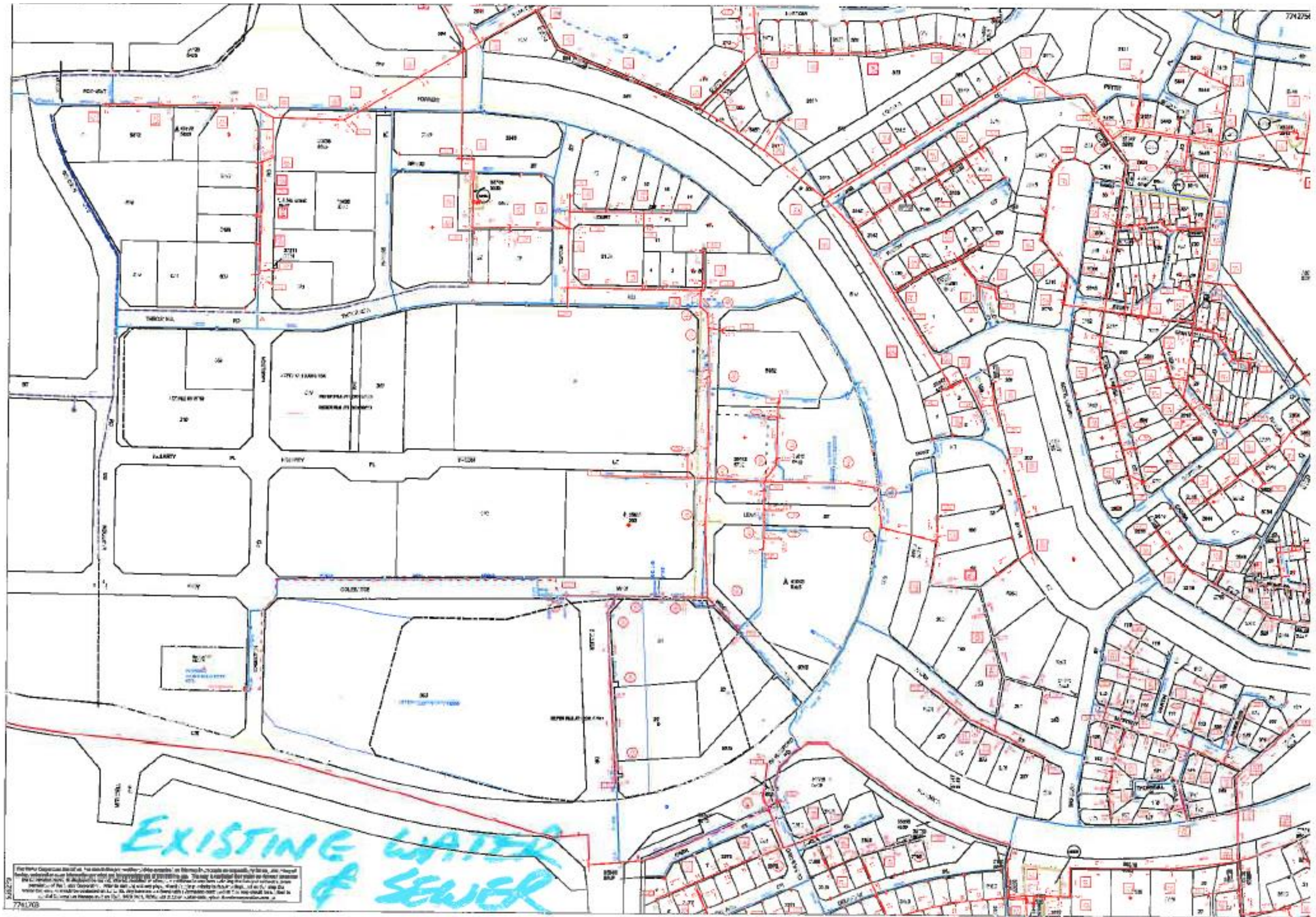
In summary, the Master Plan is able to be serviced to that planned for the previous 2008 Plan, subject to local reticulation upgrades by the developer. Wastewater headworks are in the process of being augmented. Future headworks size water mains will augment the current infrastructure when required. Water efficiency is to be addressed at every planning and development approval step.

Should there be further queries, please contact the undersigned.

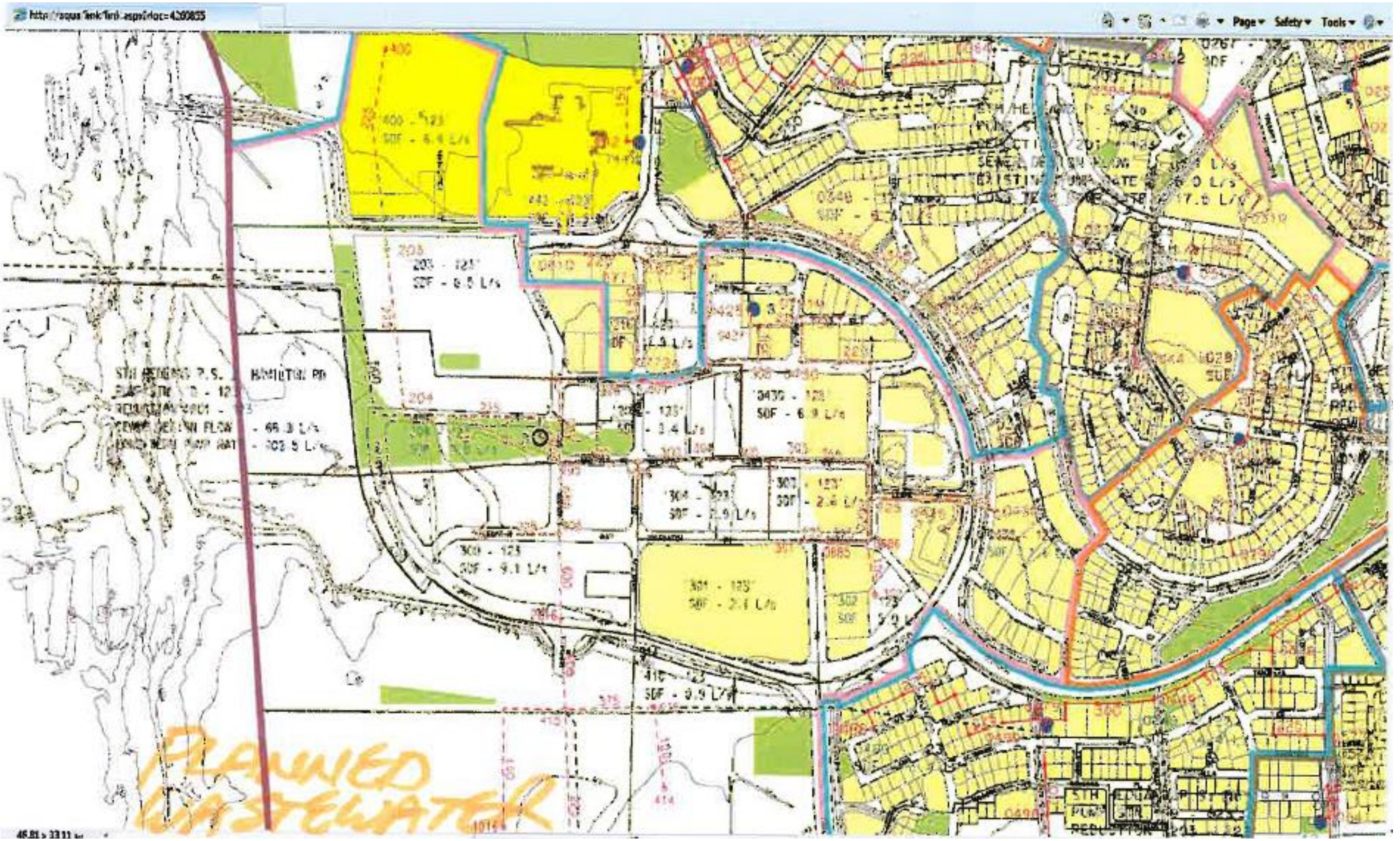


**Frank Kroll**  
Senior Development Planner  
Development Services  
Planning & Capability













Government of **Western Australia**  
Department of **Water**



*looking after all our water needs*

Your ref: 2012/629  
Our ref: RF741-15 / SRS34437 / WRD219894  
Enquiries: Karen McKeough, 9841 0128

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

Attn: Steve de Meillon

Dear Sir

***Application 2012/629 – South Hedland Town Centre Redevelopment Plan***

Thank you for the opportunity to provide comment on the above application.

The plan contains two documents, the Local Water Management Strategy and the flood modelling both prepared by JDA, which have been previously assessed and approved by the Department of Water. As such, the DoW has no objections to the South Hedland Town Centre Redevelopment Plan.

If you wish to discuss the above please, contact the Department of Water's Pilbara Office on 9841 0128.

Yours Sincerely,

**Gary Humphreys**  
**A/Regional Manager**  
**Department of Water**  
**Pilbara Region**

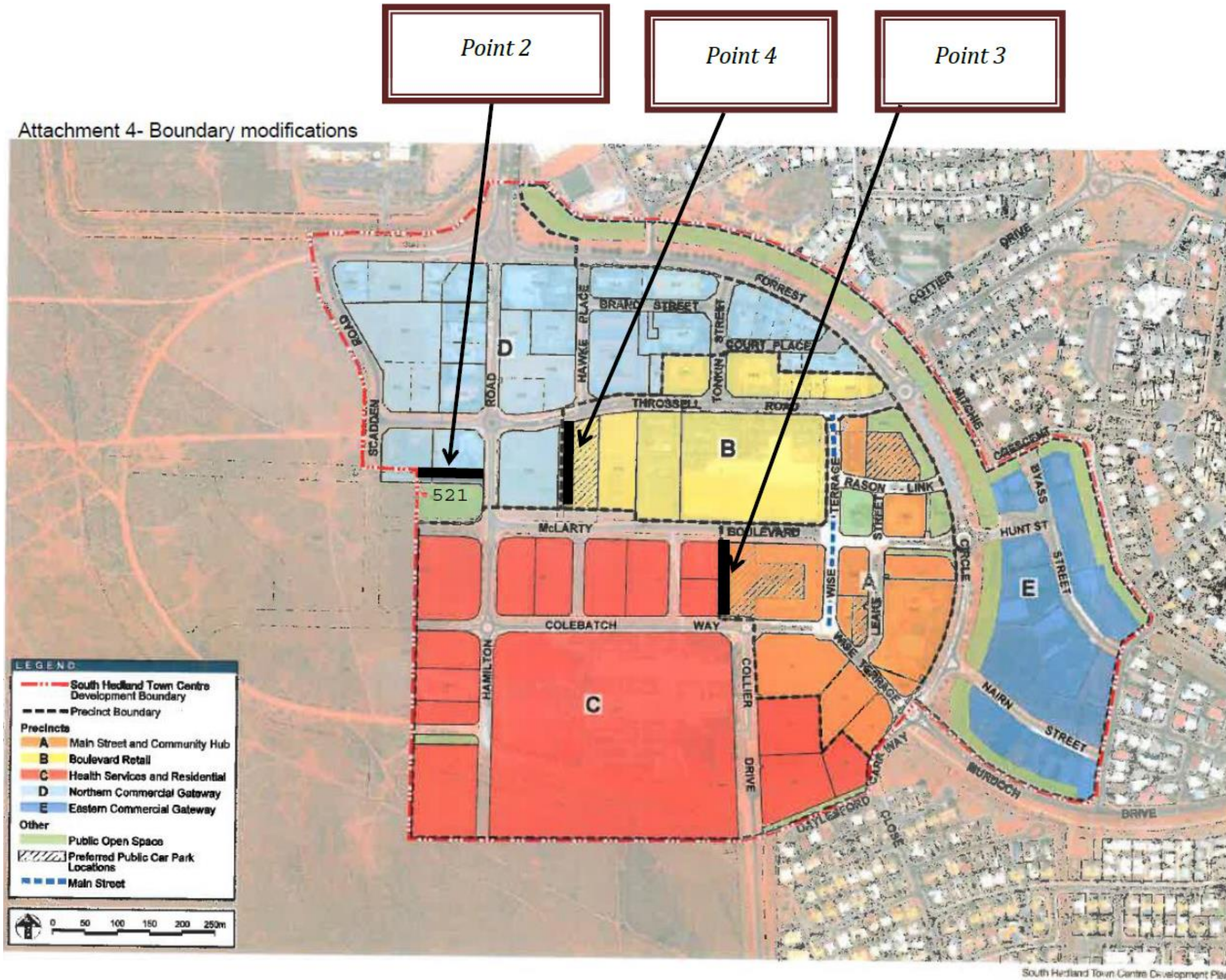
17 September 2013

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Attachment 4- Boundary modifications





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