



WESTERN EDGE

STRUCTURE PLAN

Part One: Implementation Report

June 2016

WESTERN
EDGE



LANDCORP

Cedar  Woods



WESTERN EDGE STRUCTURE PLAN
PART ONE - IMPLEMENTATION REPORT

Prepared by:



PO Box 796
Subiaco WA 6904
t: 9382 1233
f: 9382 1127
www.cleplan.com.au

2323Rep63F
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This structure plan is prepared under the provisions of the Town of Port Hedland Town Planning Scheme No.5.

IT IS CERTIFIED THAT THIS STRUCTURE PLAN WAS APPROVED BY RESOLUTION OF THE WESTERN AUSTRALIAN PLANNING COMMISSION ON _____

Signed for and on behalf of the Western Australian Planning Commission:

an officer of the Commission duly authorised by the Commission pursuant to section 16 of the Planning and Development Act 2005 for that purpose, in the presence of:

_____ Witness

_____ Date

_____ Date of Expiry

TABLE OF AMENDMENTS

Amendment Number	Summary of the Amendment	Amendment Type	Date Approved by WAPC

TABLE OF DENSITY PLANS

Density Plan Number	Area of Density Plan Application	Date Endorsed by WAPC

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EXECUTIVE SUMMARY

This Structure Plan provides a framework for subdivision and development for the land known as 'Western Edge' consistent with the objectives of Town Planning Scheme No.5 and the strategic planning framework. It covers an area of approximately 169ha and has the potential to yield 1,600 – 1,650 dwellings on a diverse range of lot sizes.

The land is owned by the State of Western Australia. Landcorp, in association with Cedar Woods, is progressing the planning over Western Edge to allow for the timely delivery of residential land and affordable housing in response to changing market demand in South Hedland.

History has shown that the South Hedland housing market is sensitive to economic forces and prone to the fluctuations that affect the level of economic activity in the region. Accordingly, the Structure Plan provides a robust land use framework that is sufficiently flexible to respond to changing market conditions. It also puts in place essential infrastructure items such as key roads, drainage and land uses such as a Primary School, District Open Space and Local Centre that will underpin ongoing development.

The Structure Plan has been informed by the need to efficiently manage surface water and the infrequent, seasonal rainfall events experienced in the Pilbara. A system of 'multiple use open space corridors' traverse the Structure Plan, aligned with existing flow paths where possible to mimic the pre-development hydrological regime. These multiple use corridors will convey stormwater and mitigate against the potential for local flooding to occur. They will serve a passive open space function and soften the urban form by providing landscaped corridors throughout the Structure Plan.

The establishment of an efficient and legible road network is another key feature of the Structure Plan, particularly the interface with the Town Centre and major external road linkages. The Traffic Assessment which accompanies this Structure Plan carefully examines how the major road network should evolve relative to growth in Western Edge to ensure both functional and viable outcomes can be secured without unnecessary spending on 'surplus' infrastructure.

Further to the need for cost effective development outcomes, this Structure Plan carefully examines the likely staging scenarios for Western Edge. Staging will influence the timing of major new works associated with drainage and road construction and the general provision of other amenities including the Primary School and District Open Space. The Structure Plan is cognisant of the need to provide a planning and land use framework that can be delivered in a cost efficient manner.

The Structure Plan makes provision for local amenities including a Primary School (*consistent with the Pilbara's City Growth Plan*) and District Open Space (*consistent with the Town's Active Open Space Strategy*). The Structure Plan makes provision for a small Local Centre to service the day-to-day needs of residents. These amenities are centrally located and abutting key access roads to provide convenient access and maximise walkable catchments.

A range of residential density opportunities are provided within the Structure Plan in recognition of its close proximity to the Town Centre. Medium to higher densities are proposed closer to the Town Centre with a gradation out to larger lots on the periphery to accommodate the need for more 'lifestyle' based housing. The application of R-Code ranges will allow for some smaller lot sizes (200m² - 300m²) in proximity to amenities and public transport routes with a base coding of R20 capable of providing for more traditional lots sizes of around 600m² to 800m².

In summary, the Structure Plan is a balanced response to its locational context and proximity to the Town Centre. It is informed by the operational strategic planning framework, the need to recognise drainage constraints and the need to establish an efficient road network. It provides for essential local amenities which will support future growth and establish a sense of place and identity for Western Edge. The Structure Plan will provide a robust planning framework capable of responding to market fluctuations, assisting with housing affordability and addressing all segments of housing demand.

As part of the preparation of the Structure Plan, the following technical reports, assessment and management plans have been prepared and are summarised in the Part 2 – Explanatory Report, with full copies included as appendices:

1. Local Water Management Strategy
2. Traffic Assessment
3. Environmental Assessment Report
4. Bushfire Management Plan
5. Aboriginal Heritage Survey
6. Servicing and Infrastructure Report

The technical appendices identified above address the necessary reporting requirements for Western Edge as stipulated at Appendix 10 of Town Planning Scheme No.5 as well as the additional requirements of the Western Australian Planning Commission's *Structure Plan Framework*. The appendices, in conjunction with the Part 2 – Explanatory Report demonstrate that the land is capable of supporting development as proposed by this Structure Plan.

Table 1 – Summary Table

Item	Data		Structure Plan Ref (section no.)
Total area covered by the structure plan	169.2 hectares		1.2.2
Area of each land use proposed:	Hectares	Lot yield	3.1
- Residential	78.5 hectares	1,600 – 1,650	
- Commercial / Mixed Use	0.2 hectares	1	
Reserves			3.3
- Public Open Space Reserve	37.9 hectares		
- Public Purposes (Primary School)	3.5 hectares		
- Public Purposes (Water and Drainage)	2.6 hectares		
Total estimated Lot Yield	1,600 – 1,650 lots		3.1
Estimated Residential site density	21 dwellings per site hectare		3.5
Estimated Population	4,480 – 4,620 @ 2.8 people per household		3.5
Number of Secondary Schools	0		3.6
Number of Primary Schools	1		3.6
Estimated commercial floor space	1,000m ² net lettable area		3.7
Estimated area and percentage of public open space given over to:			3.3
• District open space	11.8 hectares (31%)		
• Neighbourhood/local parks	26.2 hectares (69%)		

1.0 STRUCTURE PLAN AREA

This Structure Plan referred to as the Western Edge Structure Plan ('the Structure Plan'), shall apply to the land contained within the inner edge of the line denoting the Structure Plan boundary on the Structure Plan Map (Plan A).

2.0 OPERATION

Pursuant to clause 28 of the *Planning and Development (Local Planning Schemes) Regulations 2015* ('the Regulations') *Schedule 2 - Deemed provisions for local planning schemes*, this Structure Plan comes into effect on the day in which it is approved by the Western Australian Planning Commission and is valid for a period of 10 years from that date, unless the period of approval is otherwise extended in accordance with the Regulations.



3.0 INTERPRETATION AND RELATIONSHIP WITH STATUTORY PLANNING FRAMEWORK

This Structure Plan constitutes a Development Plan required to be prepared prior to subdivision and development of the subject land pursuant to clause 5.2.1 and Appendix 10 of the Town of Port Hedland's Town Planning Scheme No. 5 ('the Scheme') and the Regulations.

The Structure Plan Map (Plan A) outlines future land use, zones and reserves applicable within the Structure Plan Area.

Pursuant to the Regulations, a decision maker of an application for development approval or subdivision approval is to have due regard to the provisions of this Structure Plan, including the Structure Plan Map, Implementation Report, Explanatory Report and Technical Appendices.

4.0 STAGING

Development staging will be influenced by access to service infrastructure and existing distributor roads. Based on this principle, the first stage of development is expected to be west of the South Hedland Town Centre adjacent Hamilton Road. This location will require service infrastructure to be extended the least distance and provides immediate access to Hamilton Road.

Secondary stages are expected to be south of the main drain and adjacent Collier Drive with potential opportunities to extend service infrastructure across Collier Drive from the existing Koombana Sewer Catchment.

Subsequent stages will be determined by market demand and extension of service infrastructure. Importantly, development staging will follow an orderly sequence and shall not exceed the extension of essential service infrastructure or constructed road access.

5.0 SUBDIVISION AND DEVELOPMENT REQUIREMENTS

These development standards are to be read in addition to the provisions of the Scheme and other relevant Town of Port Hedland local planning policies.

5.1 Land Use Permissibility

Land use permissibility within the Structure Plan Area shall be in accordance with the 'Urban Development' zone provisions of the Scheme except the following uses shall be permitted within the 'Commercial / Mixed Use' zone:

- Shop;
- Restaurant; and
- Take-away Food Outlet.

5.2 Residential

5.2.1 Density

- a. Pursuant to clause 6.2.6 of the Scheme, the Structure Plan Map defines the residential density ranges that apply to specific areas within the Structure Plan. Lot specific densities, within the defined residential ranges, are to be assigned by a Residential Code Plan approved by the WAPC at the time of subdivision.
- b. The Residential Code Plan is to be submitted to the WAPC at the time of subdivision and shall be consistent with the Structure Plan and the Residential Density Ranges identified on the Structure Plan Map.
- c. Approval of the Residential Code Plan shall be undertaken at the time of determination of the subdivision application by the WAPC. The approved Residential Density Code Plan shall then form part of the Structure Plan and shall be used in the determination of future development applications and building permits.
- d. Variations to the Residential Code Plan will require further approval of the WAPC.
- e. Any revised Residential Code Plan approved by the WAPC will replace, wholly or partially, the previously approved Residential Code Plan, and shall then form part of the Structure Plan as outlined in clause 5.3.1 (c) above.
- f. Residential Code Plans are not required if the WAPC considers that the subdivision is for one or more of the following:
 - i. The amalgamation of lots;
 - ii. Consolidation of land for 'superlot' purposes to facilitate land assembly for future development;
 - iii. The purposes of facilitating the provision of access, services or infrastructure; or
 - iv. Land which by virtue of its zoning or reservation under the Structure Plan cannot be developed for residential purposes.

5.2.2 Locational Criteria

The allocation of residential densities on the Residential Density Code Plan shall be in accordance with the following criteria:

- a. Residential R20/R40 zone
 - i. A density code of R40 can be applied to development and subdivision where:
 - The land provides an interface with the R60 coded land and/or the South Hedland Town Centre zone; or
 - The land is located directly opposite public open space.
 - ii. In all other instances a base density coding of R20 shall apply.
- b. Residential R20/R30 zone
 - i. A density code of R30 can be applied to development and subdivision where:
 - The land is located within 300m of the South Hedland Town Centre zone;
 - The land is located within 200m the Commercial / Mixed Use site;
 - The land is located directly opposite public open space;
 - The land is located within 200m of the District Open Space;
 - The land is directly opposite a Local District Distributor road or bus route; or
 - The land is located directly opposite the Primary School site.
 - ii. In all other instances a base density coding of R20 shall apply.

5.3 Commercial / Mixed Use

Development of the Commercial / Mixed Use site identified on the Structure Plan Map is to be in accordance with Clause 6.6 'Commercial Zones' of the Scheme.

5.4 Local Development Plans

Local Development Plans (LDP's) are required to be prepared and implemented pursuant to Appendix 6 of the Scheme for:

- Lots within 100m of vegetation identified as bushfire prone under the accompanying Bushfire Management Plan; and
- Lots coded R60 under the Structure Plan in order to achieve an appropriate interface and transition between the South Hedland Town Centre to the east and the Residential R20/40 coded land to the west.

6.0 OTHER REQUIREMENTS

6.1 Investigation Area

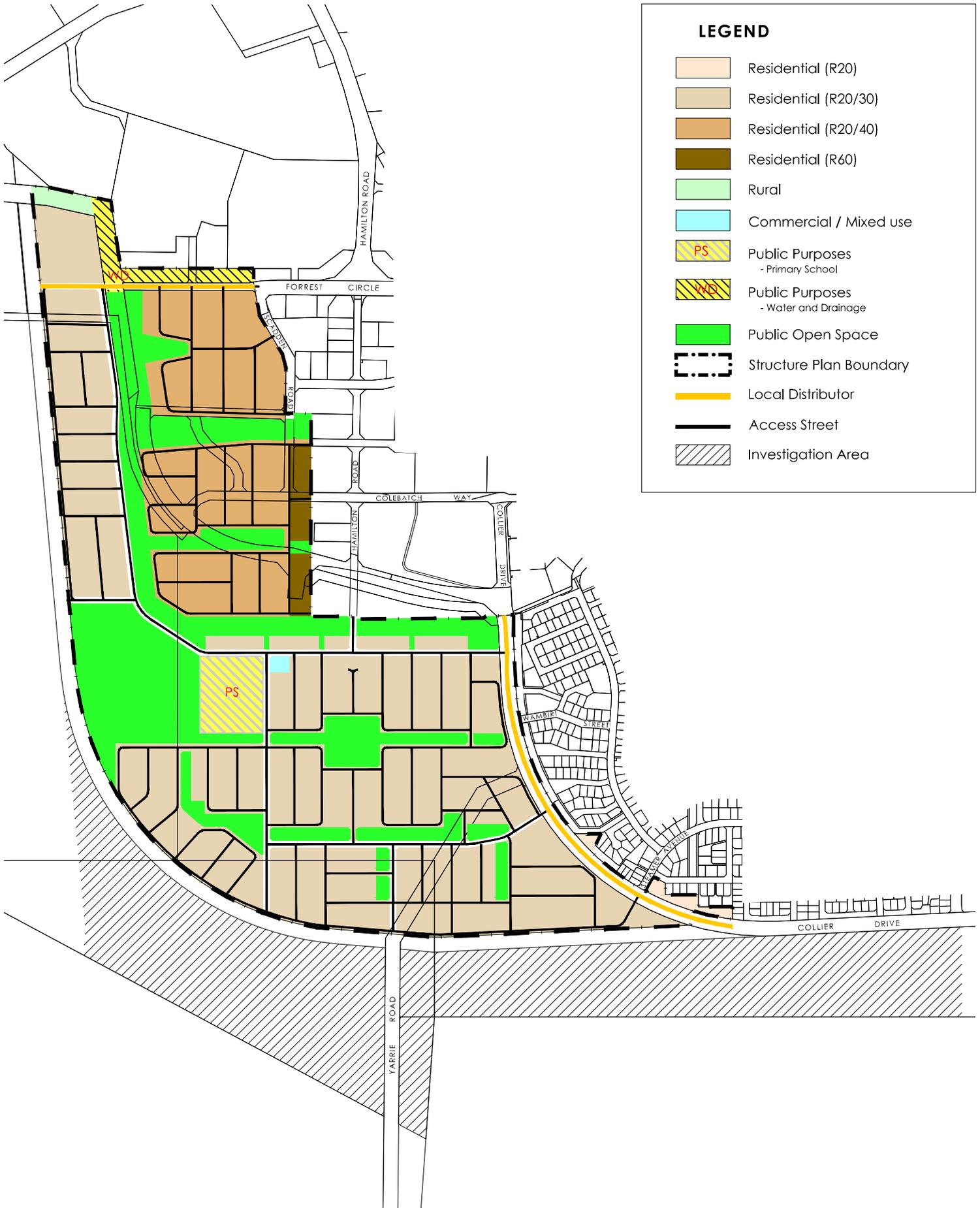
This Structure Plan does not constitute a Structure Plan pursuant to Clause 5.2 of the Scheme for the area identified on the Structure Plan Map as 'Investigation Area'.

A separate Structure Plan or an amendment to this Structure Plan to include the 'Investigation Area' is to be prepared in accordance with Clause 5.2 of the Scheme.

6.2 Traffic Mitigation Measures

The total number of titled and approved residential lots within the Structure Plan is limited to 1,300 until such time as the intersections of Hamilton Road / Forrest Circle and Hamilton Road / Throssell Road are upgraded. All applications for subdivision approval lodged with the WAPC shall provide a summary of the total number of titled and approved lots within the Structure Plan area.

Notwithstanding the above, the WAPC may approve subdivision beyond a total of 1,300 lots where it can be demonstrated that there is sufficient capacity at the Hamilton Road / Forrest Circle and Hamilton Road / Throssell Road intersections to accommodate further development.



LEGEND

- Residential (R20)
- Residential (R20/30)
- Residential (R20/40)
- Residential (R60)
- Rural
- Commercial / Mixed use
- Public Purposes - Primary School
- Public Purposes - Water and Drainage
- Public Open Space
- Structure Plan Boundary
- Local Distributor
- Access Street
- Investigation Area

