

IPA69115

8 February 2017

Ref: 21259

veris

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



Dear Sir,

**RE: LOTS 952 & 2046 (CROWN RESERVE 29085) TINDALE STREET, PORT HEDLAND  
LOCAL SCHEME AMENDMENT TO RECLASSIFY TO 'URBAN DEVELOPMENT' ZONE**

Further to the meeting held on 14 December 2016 between representatives of LandCorp and Veris and Town's Planning Services officers, we are pleased to submit this proposal for local scheme amendment.

Enclosed are (3) hard copies and (1) CD copy of the Local Scheme Amendment documentation. It is understood that following preliminary assessment the Town will issue an invoice for the statutory lodgement fee.

As discussed at the meeting, 'Urban Development' zone is considered to be most optimal sequential zoning for the site. This would enable the preparation and approval of a Structure Plan to guide future land use, subdivision and development decision making.

Reference was made at the meeting for the possible need to undertake a Coastal Hazard Assessment to enable progression of the scheme amendment. As discussed in the Scheme Amendment report on page 8 under the section titled 'Coastal Hazard Assessment', we are proposing that a Coastal Hazard Assessment (CHA) not be required to reclassify to 'urban development' as:

- Subject site is different to LandCorp's Pretty Pool land to the east in that the subject site is not an undeveloped (greenfield site) but in fact formerly accommodated the Port Hedland WWTP.
- The site has therefore already previously been developed and is demonstrated as capable of being redeveloped for urban use.
- The adjacent residential development in Aitchison Way (Rio Tinto's subdivision) provides an indication of the typical finished levels required for future residential development immediately on western side of Cooke Point Road.
- The **Port Hedland Coastal Vulnerability Study** (Cardno, 2011) shows the subject site as affected by flooding, however clearly so is the majority of West End of town. The outcomes of the Study do not sterilise or prohibit any further development from occurring, rather informs as to the recommended finished levels of development to provide an appropriate 'free board' to mitigate potential flooding risk.
- For the purpose of rezoning to 'Urban Development' the 2011 Study is considered applicable and satisfactory technical report for the purpose of rezoning. It should be noted that this rezoning proposal does not propose any specific form of development, which is to be determined at later stages of planning.
- Further CHA investigations in future can inform redevelopment of the site as part of later stages of planning, once the site is reclassified to 'urban development'.

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Essentially the above proposal is consolidating the sequential redevelopment of the site consistent with urban infill expectations for the site. A detailed CHA should not be required at this higher level of planning simply to “update” the town planning scheme map as a result of the decommissioning of the Port Hedland WWTP former use of the site.

We look forward to the Town’s preliminary assessment and feedback. Should you have any enquiries, please do not hesitate to contact me on 6241 3307.

Yours faithfully,

A handwritten signature in blue ink, appearing to read 'Justin Page', is written over a light blue horizontal line.

Justin Page | Principal Town Planner

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