

11.1.2 Proposed Development Plan for Lot 330 Hamilton Road, South Hedland (File No.: 804886G)

Officer Leonard Long
Manager Planning
Services

Date of Report 5 December 2011

Disclosure of Interest by Officer Nil

Summary

Council received a Development Plan prepared by TPG Town Planning and Urban Design Consultants on behalf of the State of Western Australia, over Lot 330 Hamilton Street (hereafter referred to as the site), South Hedland.

The Development Plan as proposed is supported by Council Officers, Council is requested to endorse the proposed Development Plan for advertising.

Background

On 27 July 2011 Council at its Ordinary Meeting resolved to initiate Scheme Amendment 46, to the Town Planning Scheme No 5. The scheme proposes to rezone the site from part "Other Purposes – Infrastructure" and part "District Road" to "Urban Development."

The scheme amendment is currently with the Western Australian Planning Commission for final approval by the Minister.

In terms of clause 6.4.1 of the Town Planning Scheme No 5, prior to development of land zoned "Urban Development", planning should be documented in the form of a Development Plan.

"Clause 6.4.1,

The purpose of the Urban Development zone is to identify land where detailed planning and the provision of infrastructure is required prior to the further subdivision and development of land. This planning should be documented in the form of a Development Plan. Although subdivision and development may take place prior to the Scheme maps being amended to reflect the details of Development Plans; the Scheme maps should be amended as soon as practicable following the creation of lots and Crown reserves"

Consultation

Should Council initiate the Development Plan, public advertising will be undertaken. The internal departments will continue to liaise with the applicants to ensure the Development Plan is compliant in all aspects prior to the submission to the WAPC.

Statutory Implications

Compliance with clause 5.2.2 and clause 6.4.1 of the Town Planning Scheme No 5.

*“Clause 5.2.2,
Council shall, upon endorsement of development plans, or parts of development plans, ensure they are included in the Town of Port Hedland Local Policy Manual as a policy statement.”*

Policy Implications

Nil

Strategic Planning Implications

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

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.

Draft Pilbara Port City Growth Plan
Precinct 10 – South Hedland West
Precinct Statement

“South Hedland West is South Hedland’s newest land release area. It supports immediate and short term land supply, bringing a permanent population catchment to the west of the City. Densities are greatest in proximity to the City Centre, with more traditional home sites provided to the south west and south of the precinct.”

Budget Implications

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

Officer’s Comment

The site is strategically important due to its size (25.462ha) and prominent location, west of the intersection of North Circular Road and Wallwork Road.

It is important to ensure proper and orderly planning principles are maintained when planning the development of such a large site. The applicant has worked closely with Council Officers to ensure the best possible outcome is achieved in regard.

Proper and Orderly Planning

The applicant is proposing density codes varying from low density ("Residential R20") to high density ("Residential R80 - R160"). The built form of the various densities will promote passive surveillance of the road network and open spaces.

Accessibility to existing community infrastructure is an important aspect when considering high density development. In this regard due consideration has been given to the proximity of the site to schools, recreation ovals and retail facilities. An area has been identified within the proposed site to develop a commercial entity that would be sufficient to accommodate the daily needs of the residents without detracting from the South Hedland Town Centre.

A total of 14,500m² of Public Open Space is proposed in the form of conventional open space and linear open space. The linear open spaces incorporate storm water drainage requirements. To activate the linear open spaces footpaths, resting nodes and crossing have been incorporated into the design. Further activation and passive surveillance is achieved with the use of pole top lighting along key pathways allowing night-time use.

Infrastructure

The applicant has done extensive investigations into the provision of roads, water, sewer and electrical infrastructure, together with Pilbara Cities is continuing to liaise with the various infrastructure providers to ensure adequate provision to the site.

Environmental Impact

Both flora and fauna investigations have been conducted on the site. It has been concluded the impact of the proposed development would be negligible and is unlikely to substantially modify, destroy or isolate any important habitat for species or seriously disrupt the life cycle of any flora or fauna species.

Options

Council has the following options when considering the request:

1. Support the public advertising of the Development Plan.

This would allow the advertising of the Development Plan and to address any concerns or questions raised by the community.

2. Refuse the request to initiate the Development Plan.

Refusing the initiation of the Development Plan would be in direct conflict with the Towns current Strategic Plan and draft Port City Growth Plan.

The general layout and proposed densities is supported by Council Officers, option 1 is recommended.

Attachments

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

201112/246 Officer's Recommendation / Council Decision

Moved: Cr A A Carter

Seconded: Cr J E Hunt

That Council:

- i) **Initiates the Development Plan, and delegates the Manager Planning Services to 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) **Subject to internal endorsement from Councils internal departments and no submissions being received during the statutory advertising period, Council formally adopts, the Development Plan.**
 - a. **The date of Council's adoption of the Development Plan shall be the date of the next Council Ordinary Meeting following internal endorsement and 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 WAPC for adoption**

CARRIED 7/0