

## FINAL REPORT

# ACTIVE OPEN SPACE STRATEGY



September 2011

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## EXECUTIVE SUMMARY

CCS Strategic was engaged in late November, 2010 to prepare an active open space strategy for the Town of Port Hedland. This study was commissioned in response to the announcement of the Pilbara Cities Initiative by the Premier in November 2009, proposing the transformation of Port Hedland into a city of more than 40,000 people by 2025 and subsequently to 50,000 by 2040.

The Pilbara Planning and Infrastructure Framework (draft February 2011) indicates that a number of facilities are proposed to meet the increased demand for recreation opportunities. Specifically, mention is made of the need for provision of fully equipped sports ovals, passive open space and public parks in new settlement developments.

This Active Open Space Strategy addresses the number and location of sporting facilities including playing fields and player and spectator amenities. It is noted that this study is but one of numerous strategic planning documents relating to the town's growth, including a housing strategy, land use master plan and the overarching strategic plan, Hedland's Future Today 2010. The Active Open Space Strategy will, like the other documents, be used to inform the Port Hedland Growth Strategy, the key implementation document currently being developed by the Council.

An underlying philosophy adopted within this report is for the creation of fewer, larger public open spaces that combine sporting areas with recreation and bushland spaces. There will also need to be public open space allocations that provide linkages between community nodes, smaller community or neighbourhood parks, and the foundation for the continued development of paths, tracks and trails throughout the Port Hedland and South Hedland communities.

This report proposes the retention of Colin Matheson Oval in Port Hedland as a local playing field, largely in its current form noting the imminent completion of a new clubhouse facility. Conversely, a total replacement of the existing facilities at McGregor Street reserve is proposed together with a subsequent expansion of facilities through to Cooke Point Drive to create a district standard multipurpose precinct, ideally in association with a new school.

In South Hedland the current redevelopment of Kevin Scott Oval is a herald to further work in that precinct. Marie Marland Reserve is to be upgraded with new lighting and subsequently expanded to accommodate diamond sports and (in the short to medium term) rugby. The balance of the reserve land abutting the existing sporting precinct is recommended to be surrendered for residential purposes.

With this land released a new district standard multipurpose precinct is proposed to be established in the south east sector. This would provide new playing fields with a view to accommodating an expanded rugby operation (medium to long term), athletics, field hockey (ultimately on a synthetic surface) and a variety of other school based sports, noting that this precinct is intended to be developed in conjunction with primary and secondary school campuses. It could also house another football club.

A second district facility is proposed in the longer term, abutting Collier Drive immediately south of the hospital site. This site will follow the district playing fields model and could ultimately accommodate a new tennis, bowls and sportsman's club.

The McGregor Street redevelopment presupposes the relocation of the Turf Club and it is facilities to enable town centre and residential developments to proceed. The future home of the Turf Club is proposed to be developed adjacent to and in conjunction with the Golf Course and the existing SHOATA installation at South Hedland. A final long term proposal is to secure the existing landfill site as a recreation reserve and to influence the engineering design of the site that provides for real opportunities for community use.

This report advocates that 60% of the public open space provided should be suitable for active open space development. Calculations in the report reveal an ultimate requirement of 168 hectares of public open space, and therefore, the provision of 100 hectares of active open space. The report identifies active open space allocations, which account for 91.5 hectares of the anticipated 100 hectare provision, as follows:

<b>Port Hedland</b>	
Colin Matheson Oval	3.0
McGregor Street reserve	12.0
Cooke Point Drive Reserve	16.5
<b>Total Port Hedland AOS</b>	<b>31.5</b>
<b>South Hedland</b>	
Kevin Scott and Marie Marland	32.4
South Hedland Bowling and Tennis Club	3.6
New south east fields	12.0
New south west fields	12.0
<b>Total South Hedland AOS</b>	<b>60.0</b>

Cost estimates have been prepared for the development of these reserves. There has been no allowance made for land acquisition on the basis that active open space should be provided as part of the 10% public open space requirement for future residential land release.

For all of the works detailed in section 10 of this report, a total cost has been estimated at \$112,223,568 in May 2011. These works have then been scheduled over the period 2012 to 2035 and escalated at a probable 4% per annum which brings the total investment in active open space and sporting facility development to an estimated \$174,952,162.

The heaviest spending year is 2012 acknowledging the need to remedy existing deficiencies in the current active open space provision and to commence works to allow the release of the McGregor Street land for residential and commercial purposes.

This report is recommended to the Council of the Town of Port Hedland as a guide to the future provision and development of active open space. It is also recommended that:

- The consulting team preparing the Town of Port Hedland Growth Study be advised to include these active open space allocations in their plans, noting the focus on larger district facilities;
- The Growth Study consultants be advised that the active open space concept plans have been developed to indicate size, orientation and layout, and that these concepts should be retained. Whilst the proposed sites have been carefully selected to provide desirable access and dispersal throughout the community, the particular land allocation remains flexible to a small degree, to accommodate other growth issues. It is however, imperative that the key principles detailed in section 10 are reflected in any adjustment to the concepts provided in this report.
- The balance of the public open space allocation be designated in the future structure plans for Port and South Hedland in a manner as to support the Liveable Neighbourhoods Policy and Town of Port Hedland Parks Improvement Plan and wherever possible add to the connectivity of the network of open space and the paths, tracks and trails network throughout the community; and
- The existing sporting organisations in town are advised that this strategy will be used to guide future development of active open space in the emerging City of Port Hedland; and subject to further consultation, a more a detailed needs analysis and feasibility study for each site based on the current concepts and the availability of funding.

## 1.0 STUDY AIMS AND OBJECTIVES

This report provides the Town of Port Hedland with an active open space strategy that addresses a future population of 50,000 residents. The target population of 50,000 has been chosen on the basis that the reservation of land for active open space purposes must occur in the earliest stage of land use planning. The provision of land for active open space, generally comprising land areas of at least 3ha, must be considered as a priority in the allocation of the mandatory 10% POS allocation in residential estate development.

Accordingly, this report:

- Details the required size and location of active open space (recreational) for a predicted population of 50,000 residents;
- Provides a plan for the development of recreational facilities within that active open space; and
- Addresses accommodation and servicing issues affecting sport and recreation groups in Hedland that have arisen since the adoption of the Recreational Facilities Audit in 2006.

The specific deliverables contained within this report are:

- The future requirement for public open space with a focus on active open space in Port and South Hedland;
- A summary of the stakeholder engagement process and its findings;
- A philosophical and strategic rationale for the provision of public open space throughout the Town to demonstrate and justify POS provision;
- A graphical representation of the potential public open space allocation by location, orientation, catchment and connectivity in response to the rationale;
- A revised master plan for the South Hedland Sporting Precinct, including the development of a master plan for the entire site;
- A new master plan for the redevelopment of the McGregor Street Reserve;
- An investigation into and recommendations related to the feasibility of installing a cricket wicket and small ball lighting at Colin Matheson Oval for night cricket;
- A detailed cost schedule outlining the order of probable cost for all facility provision and land allocation/acquisition; and
- An implementation strategy showing proposed acquisition/construction times for land and facilities and the resultant cost escalation over time.

## 2.0 REVIEW OF BACKGROUND INFORMATION AND MATERIALS

A review of a range of documents relevant to the Port Hedland Active Open Space Strategy was undertaken in the initial phases of the study. A summary of the relevant points from each report is shown in attachment one. The documents are:

1. Planning WA Policy DC 2.3 POS in residential areas (May 2002)
2. Pilbara Planning and Infrastructure Framework (Draft February 2011)
3. Port Hedland Sports Facilities Audit (2006)
4. The Town Planning Scheme No. 5 (2009)
5. Port Hedland Land Use Master Plan (2008)
6. Port Hedland Public Land Rationalisation Plan 2010
7. Town of Port Hedland Land Availability Plan, Parts A and B (February 2011)
8. Hedland's Future Today Action Blueprint 2010
9. Draft Housing Strategy – Greg Rowe and Associates
10. Structural review – Port Hedland Turf Club Facilities

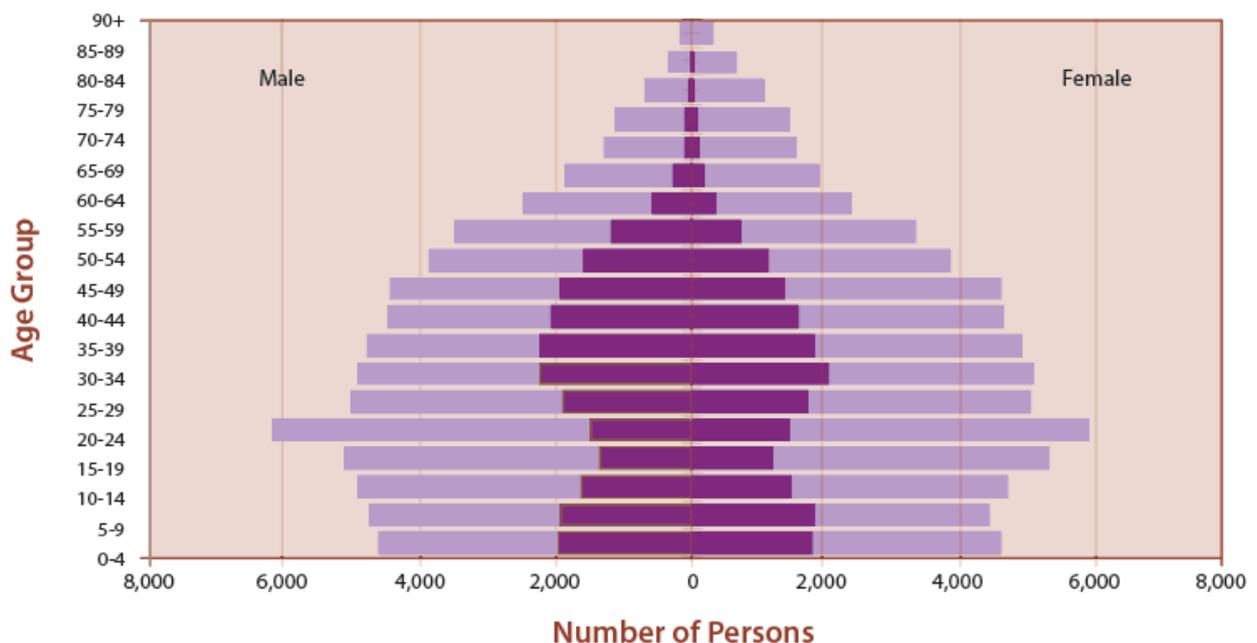
11. Town of Port Hedland Park Improvement Plan (2007)
12. Parks and Leisure Australia (WA) Guidelines for Community Facilities (March 2011)
13. Victorian Planning Scheme Provisions 56.05 – Urban Landscape (October 2009)

### 3.0 DEMOGRAPHIC AND SOCIAL PROFILE OF THE COMMUNITY

The draft Pilbara Planning and Infrastructure Framework cites the number of existing dwellings in 2006 at 4,450, accommodating a population of around 19,500. It forecasts the requirement for 19,230 dwellings by 2035 which with a residential density of 2.6 persons per dwelling (lower than the current density which is approaching 2.9 persons per dwelling), would accommodate a population approaching 50,000 persons. This is the target population indicated in the Pilbara Cities projections.

The Draft Housing Strategy for Port Hedland advises that in 2010 there were 5,193 dwellings in Hedland with 1,656 dwellings in Port Hedland (32%) and 3,537 dwellings in South Hedland (68%). The Hedland Land Availability Plan completed by RPS in February 2011 suggests that there is sufficient land capacity in Port Hedland to achieve a target population of 40,000 by 2025 as indicated in Hedland Tomorrow Today and the 50,000 population target for Pilbara Cities by 2035.

The following chart is taken from the Pilbara Planning and Infrastructure Framework (Draft February 2011) which was developed using ABS 2006 census data. If this population projection is achieved it can be seen that the greatest growth will occur in the 20-24 age group. This age group is a principal user group and primary target for outdoor sports. The demand for active open space has therefore the potential to increase dramatically if this demographic profile emerges.



**Figure 1: Expected Pilbara Population profile 2035**

For the purposes of this report we will plan the active open space allocation for a future population of 50,000 residents as advocated in the Pilbara Cities Vision with a proportionate split of 40% in Port and 60% in South.

## 4.0 WHAT IS PUBLIC OPEN SPACE AND ACTIVE OPEN SPACE

There is considerable variation in the definitions used to describe open space (public and otherwise) and the types of land allocations that should or could be included in the Public Open Space calculation. Further confusion exists between public open space and active open space and how these allocations should be interpreted.

The Western Australian Department of Sport and Recreation has recently conducted a study to help define open space categories and offer a common nomenclature throughout the industry. The proposed industry definitions (yet to be formally adopted) are as follows:

Recreation spaces are those places which enable physical and mental restoration through activity which provides relaxation, amusement or stimulation. Recreation spaces are places that people can attend as individuals or with family and friends to play, socialise, exercise or participate in other activities that provide personal satisfaction or intrinsic reward.

Sport spaces are places that enable formal sporting competition. Sport spaces are designed to accommodate the playing surface and infrastructure requirements of specific sports. People attend with the expressed purpose of engaging in organised sporting activity, training or competition.

Nature spaces are places where environments such as bushland, lake, river and wetland systems provide opportunity for low-impact nature-based recreational activities.

It is apparent, even from a cursory exploration of these definitions, that recreation, sport and nature spaces are not independent or exclusive in their provision. A single space may offer sporting fields, adjacent bushland with walk trails and informal activity areas abutting a foreshore area. Indeed whilst sporting fields accommodate organised competition they also allow for informal activity and enable physical and mental restoration through activity which provides relaxation, amusement or stimulation.

This combination of spaces is considered highly desirable and is strongly advocated as the appropriate approach for the development of open space in Port Hedland.

This Active Open Space Strategy specifically addresses what is described above as Sport Spaces, however, the provision of suitable sport spaces which are developed as multi-function spaces will go a long way toward providing an attractive and effective open space network throughout Hedland.

Whilst these draft definitions will (hopefully) allow for the types of spaces to become more clearly understood, there remains no universally accepted standards regarding the size of land parcel(s), the geographical separation between spaces or their quality of development.

The mandated rule<sup>1</sup> for POS allocations is 10% of the gross subdivisible area in new residential developments. This percentage allocation has been in situ since its introduction by the Hepburn Stephenson report in 1956. The 10% allocation was derived from a calculation of 33.6m<sup>2</sup> per person or 3.36 hectares per 1,000 persons based on an average residential density of R20. This rule provides a readily calculable land area that must be set aside for public purposes. The 10% rule has been challenged on a number of occasions and yet remains in situ. For example it was challenged on the basis of smaller land lots and higher density development, but with this has come smaller household sizes and an increase in the number of single person dwellings. It has been successfully argued that the POS land allocation on a per capita basis need not change. Liveable Neighbourhoods<sup>2</sup> and similar planning guides have variously interpreted how the POS land area should be allocated noting that size, location and quality of development are important determinants in the use of and therefore the value of POS to a community.

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<sup>1</sup> Development Control Policy 2.3 – Public Open Space in Residential Areas, WAPC, May 2003

<sup>2</sup> Liveable Neighbourhoods, A WA Government Sustainable Cities Initiative, Edition 2, June 2000

Liveable Neighbourhoods describes parks as follows:

Local	up to 3,000m <sup>2</sup>	for local children's play and elderly rest
Neighbourhood	3,000m <sup>2</sup> to 5,000m <sup>2</sup>	within 400m from most residences
District	2.5ha to 4ha	within 600m to 1km from most residences

This is not, however, mandated or universally applied. For example the Town of Port Hedland's own Park Implementation Plan adopted September 2007, talks of Local Parks within 200m from each home, Neighbourhood Parks within 600m from each home and a requirement for District Parks to be provided in each town (Port and South). Specialist Parks are also identified in the schedule to cater for the provision of skate parks, race tracks, golf courses and the like.

Additionally, whilst local and neighbourhood parks within the Liveable Neighbourhoods framework are less than 5,000 square metres in size, for Port Hedland and South Hedland, it is recommended that 5,000 square metres should be a minimum park size. This reflects the environmental conditions and the cost of maintenance of multiple small parks as opposed to fewer, slightly larger, more developed and better maintained parks.

Whilst the 10% POS rule has withstood challenge, what should or could be included in the 10% allocation has not. Some of the elements that are often held as contentious are:

1. Foreshore reserves
2. School playing fields
3. Drainage reserves

In all instances under the Hepburn Stephenson Metropolitan Region Scheme assessment of public open space reservation, these three categories were excluded from POS calculations. Liveable Neighbourhoods, introduced in 2000, provided an opportunity for a discount in the POS allocation to 8% where the developer met the cost of basic development of local and neighbourhood parks to present a better standard and achieve a more immediate rate of development of POS.

There was also a discount permitted where drainage reserves could be included as part of the POS allocation. The intention was to improve urban water management and improve the quality of open space in residential areas. The discount was permitted as long as the area complied with the requirements of Liveable Neighbourhoods, was not permanently inundated and was suitably landscaped and contoured for recreational use. Various measures of useability and opinion have found requests for this discount a contentious issue. These three categories areas should not be included in the calculation of active open space allocation.

Additional complications arise when considering allocations for:

4. Tennis clubs
5. Bowling clubs
6. Aquatic centres
7. Recreation centres
8. Golf courses
9. BMX tracks and skate parks
10. Shooting facilities such as rifle ranges
11. Race courses and other equestrian spaces
12. Motor sport areas such as speedway, motocross and kart racing tracks

It is contended that these facilities are to be provided on land reserved for community purposes and therefore should be provided for in addition to the public open space allocation.

Their accommodation requires large land area allocations (motor sport and equestrian venues and golf courses) or restricted access arrangements for safety and financial reasons (shooting ranges, recreation centres, aquatic centres and bowls and tennis clubs). Allocations for these purposes should also be considered additional to the (10%) public open space allocation required.

## 5.0 EXISTING ACTIVE OPEN SPACE FACILITY DEVELOPMENTS

The following images show the current active open space provision in Hedland.

In Port Hedland the existing active open space provision is as follows:

- McGregor Street Reserve                      Cricket fields
- McGregor Street Reserve                      Tennis courts
- McGregor Street Reserve                      Soccer, hockey and rugby fields
- McGregor Street Reserve                      Skate park and playground
- Colin Matheson Oval                              Football
- Anderson and Darlot Streets                      BMX track



Figure 2: Active Open Space in Port Hedland 2011

### 5.1 McGregor Street Reserve – Cricket Fields

This image below shows the current accommodation for cricket with 2 playing fields and a bank of practice wickets in the nets. A third cricket wicket is shown to the east of the right hand field, however, this image is dated and the wicket has since been removed. There are no lights for training purposes and the off-field facilities are poor to non-existent (see separate notes in section 2.10 on the turf club facilities).



**Figure 3: McGregor St Cricket Fields**

### 5.2 McGregor Street Reserve – Soccer, Hockey, Rugby fields

This area is serviced by a change room block (in red) and offers playing field lighting from 6 lighting towers focused on the yellow playing area.

The orange playing areas are shown as soccer/hockey fields and are unlit. A skate park and playground have been constructed on the eastern most grassed area. The skate park as depicted in the inset photograph is located as shown by the green square. A climbing frame has been erected in the location of the orange square. There is no lighting in this area.



**Figure 4: McGregor St Soccer, Hockey, Rugby**

### 5.3 McGregor Street Reserve – Tennis courts

There are two banks of 4 synthetic turf courts (8 courts in total) at the McGregor Street Reserve.

The courts are lit and the club operates from a small clubhouse and covered outdoor area (in purple) to the west of the courts. The Canine Club and dog obedience training facility is to the west of the courts.



Figure 5: McGregor St Reserve Tennis

### 5.4 Colin Matheson Oval

This image shows the existing oval and the location of the cricket practice nets and the school's hard courts. The orange square indicates the general position of the expanded clubrooms currently under construction and the existing facility image is underneath.

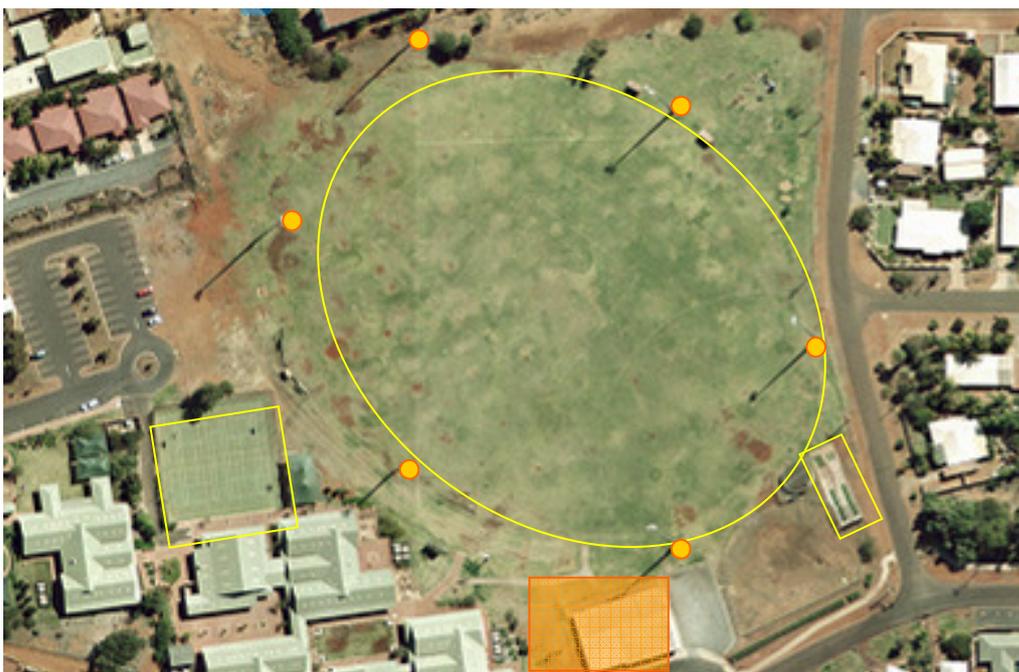
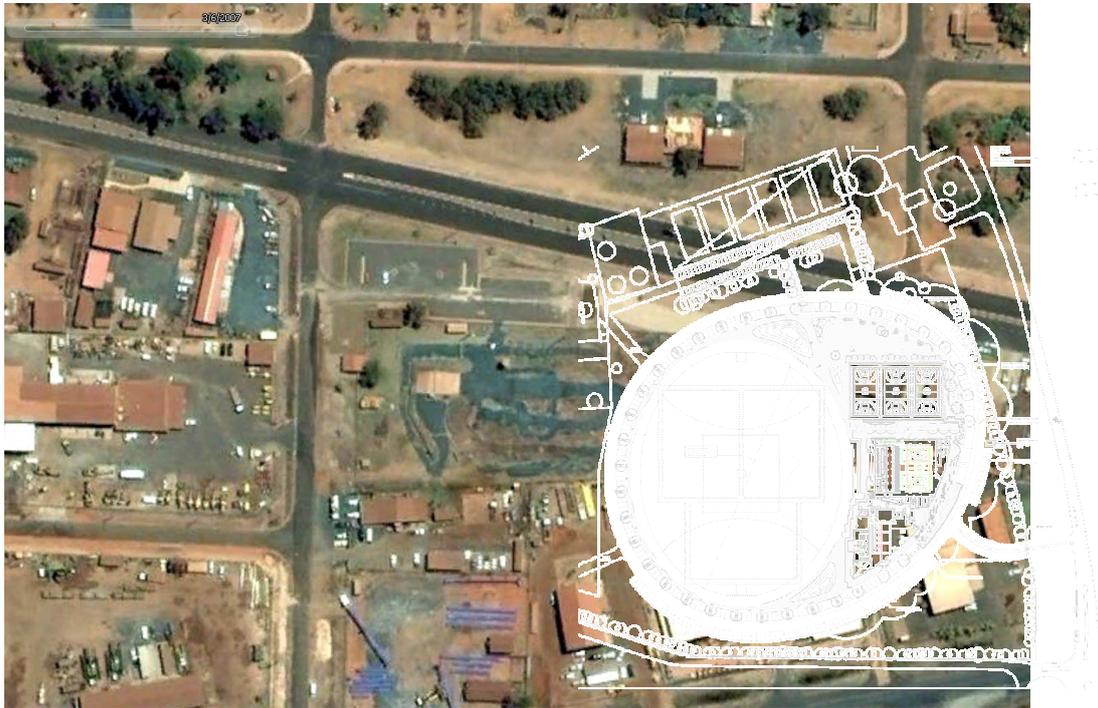


Figure 6: Colin Matheson Oval

## 5.5 Port Hedland BMX Track

This facility sits amidst industrial premises in Port Hedland. The track is adequate, however, the quality of toilets and other public amenities is questionable.



**Figure 7: Port Hedland BMX Track corner Anderson and Darlot Streets**

In **South Hedland** the existing active open space provision is as follows:

- Kevin Scott Oval
- Faye Gladstone Netball Courts
- Marie Marland Reserve
- Hedland Senior High School Oval playing field



**Figure 8: South Hedland Sports Precinct 2011**

### 5.6 Kevin Scott Oval

This oval has been totally redeveloped in conjunction with the new multipurpose recreation centre. The site layout is shown in this architectural drawing. The ground has now been lit to 500 Lux allowing for night cricket.

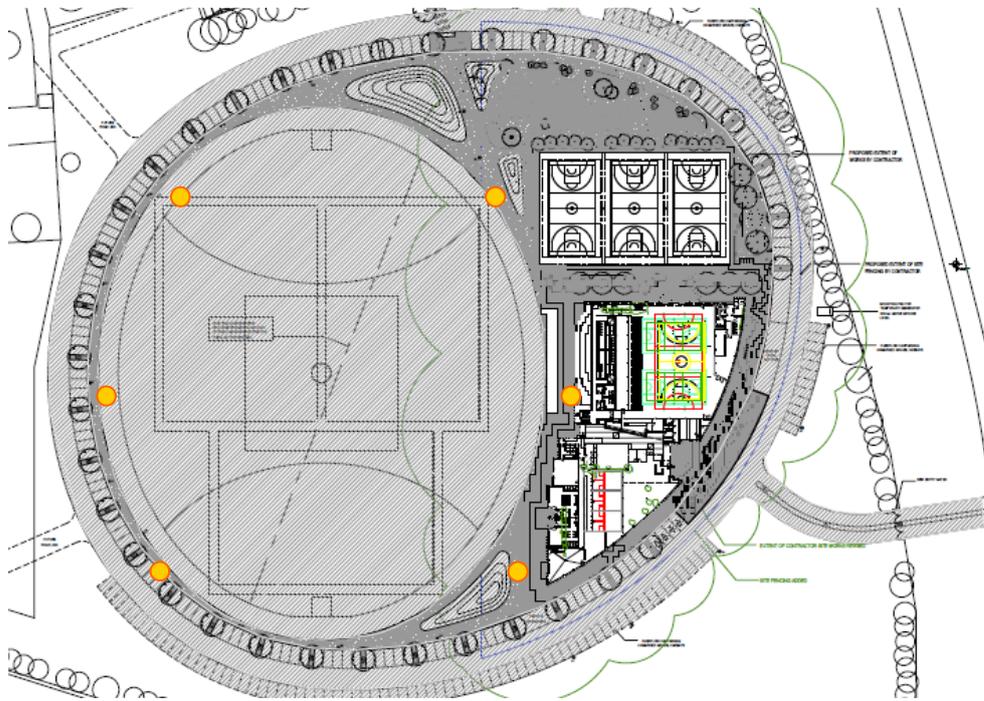


Figure 9: Kevin Scott Oval Plan

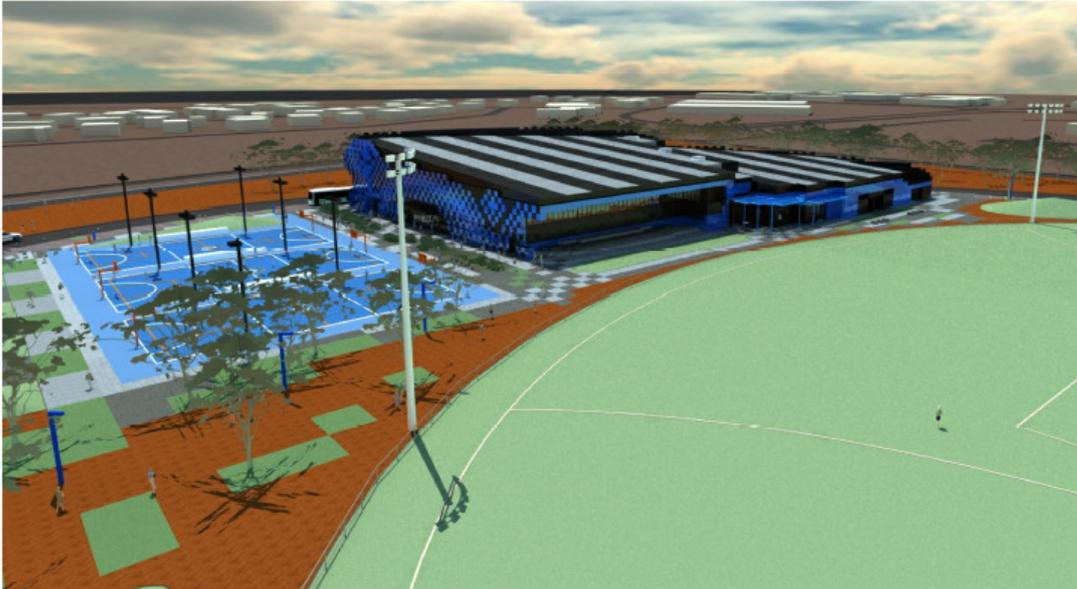
### 5.7 Faye Gladstone Netball Courts

These 6 netball courts in South Hedland are the only netball courts in the town save for some multipurpose hard courts provided at school locations. The courts are (poorly) lit and the new outdoor courts associated with the multipurpose recreation centre will offer an additional 3 courts in the first instance. There is discussion about the 3 external hard courts being expanded to 6 courts.



Figure 10: Faye Gladstone Netball Courts

This architectural render shows the proposed 3 hard courts adjacent to the recreation centre. With these courts constructed and subsequently expanded to 6, the site would contain a total of 12 outdoor netball courts, and 1 indoor court.



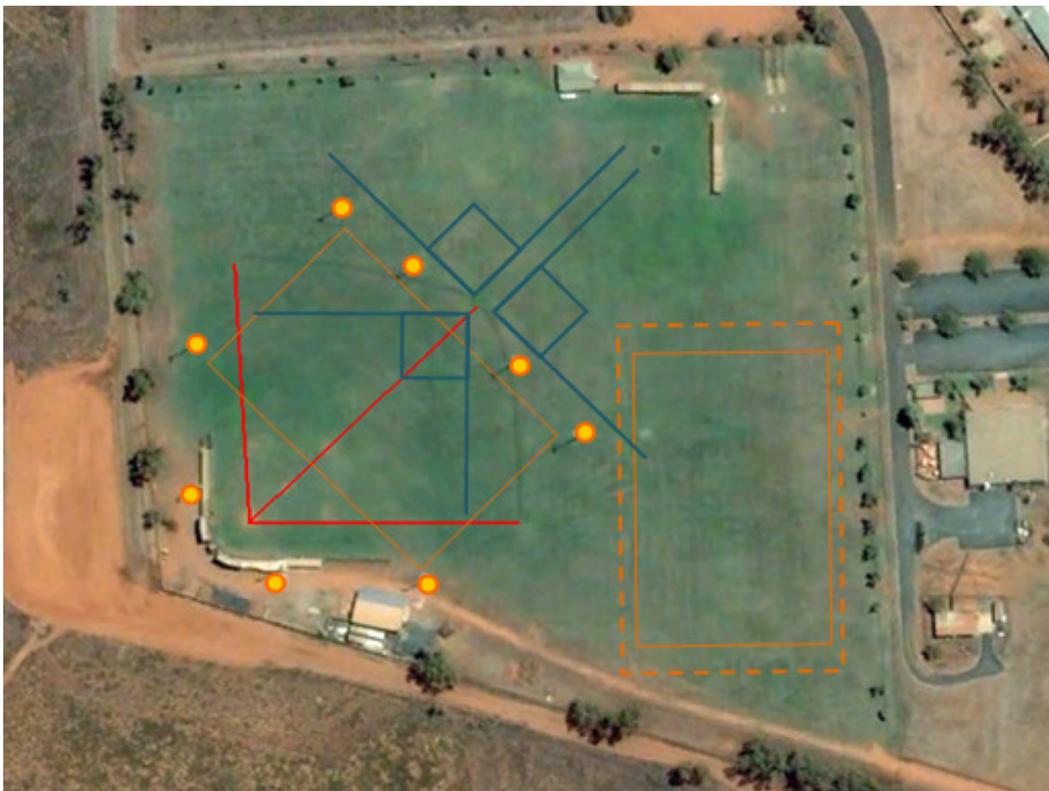
**Figure 11: Hard Courts at MPRC**

### 5.8 Marie Marland Reserve

This reserve currently offers a grassed area of approximately 5.3 hectare, large parts of which are rarely used. This is partly because the areas in question are not lit, have a relatively poor quality surface and are poorly connected to other activities occurring on the site.

The diagram below indicates the current playing areas showing baseball (summer activity in red) and softball diamonds (winter activity in blue) together with rugby (winter activity in orange), lit within the baseball area and unlit on the south eastern side of the reserve.

The long, thin baseball buildings in the top right of the image have since been demolished, however, the change room block and the cricket practice nets remain.



**Figure 12: Marie Marland Reserve**

## 5.9 School Playing fields

Hedland is serviced by 8 schools and a TAFE college. Most have some form of active open space as follows:

<b>Port Hedland:</b>	Grassed area	Hardcourts	Cricket nets	Pool
St Cecilia's Catholic Primary School	70 x 70	1	Nil	Nil
Port Hedland Primary School	180 x 140	2	2	Nil
Jumbardhi Pre-primary/ Strelley Community School	Nil	Nil	Nil	Nil
<b>South Hedland:</b>				Nil
South Hedland Primary School	90 x 70	2	Nil	Nil
Cassia Primary School	110 x 70	2	Nil	Nil
Baler Primary School	140 x 70	2	Nil	Nil
Hedland Senior High School	165 x 120	4+2	2	25m
Hedland College (TAFE)	Nil	Nil	Nil	Nil
Pundulmurra Aboriginal College	Nil	Nil	Nil	Nil

**Table 1: Education services in Port and South Hedland**

The size and layout of the playing field development on all sites, save for Hedland Senior High School, precludes additional active open space development. In fact, the size and condition of all of the playing fields (other than Colin Matheson Oval adjacent to Port Hedland Primary School and the oval at the high school) precludes community use for other than informal junior activity.

## 6.0 DETERMINING PUBLIC OPEN SPACE REQUIREMENTS

The WA Planning commission has determined that 10% of net developable area of a residential subdivision shall be allocated as public open space. This allocation is to be in addition to and largely exclusive of other allocations for leisure pursuits as described in the twelve categories of leisure facilities in section 4.0 above.

Without being able to calculate the total net developable area at this stage it is proposed to use the original recommendation by Hepburn Stephenson of 3.36hectares per 1,000 residents, or for 50,000 people a POS allocation of 168ha. Assuming it is to be dispersed throughout Port and South Hedland in proportion to the population (40:60), this would realise an area of 68hectares in Port and 100hectares in South.

### 6.1 Determining Active Open Space requirements

There is no universally fixed or firm standard on how much sports space should be provided in a community; and for good reason. Demographic, geographic and socio cultural influences will all affect the demand a community will exert for sports space. So, given that this study is required to provide an assessment of the size, number and location of future open space areas that can be used for active sport and recreation, a consideration of the local community (current and projected), their social and cultural inclinations and the climate and environment of Port Hedland must be considered.

The following characteristics of the community are noted as they affect a propensity to participation in sports:

- Port Hedland is hot, in fact too hot for traditional summer sports such as cricket and athletics to be played during the day.

Cricketers and other traditional summer sports are forced to play in winter or subject to appropriate facilities, at night under lights. This requires additional playing areas to accommodate both summer and winter season activities at the one time or the provision of quality sports field lighting, now governed by Australia Standards. At times, both are required.

- The population has a strong male gender bias.  
Male participation is higher than female participation in traditional organised sports played on grassed playing fields and hence a greater demand for playing fields is experienced in rural and remote communities.
- The population in Port Hedland is significantly younger than the state average and carries a much higher proportion of primary school age children.  
Junior sport participation levels are considerable higher than adult participation rates nationally, and this trend is increasing. Adequate accommodation for junior sport is best met by providing additional spaces that are suitable for senior sport also and not restricted to junior fields.
- The forecast population profile projects a dramatic increase in young adults, particularly the 20-24 age group, which typically are the most active adult sports participants and hence a greater demand for playing fields is anticipated.
- Country and remote communities often exhibit much higher sports participation rates than City and peri-urban communities and hence a greater demand for playing fields is anticipated.

These factors combined suggest the need for a greater allocation of active reserves and sports spaces than would be required in a metropolitan community. Further, due to the harsh climate and the challenges of living and working in a resources industry driven community, there is a requirement for the facilities provided to be first rate, and for attraction and retention purposes, at least comparable in quality to those found in the metropolitan area.

A draft guide to determining sport space allocations (to use the DSR draft definition) has been prepared by Parks and Leisure Australia (WA Region) to assist in planning for the provision of community facilities. The number of fields and courts specified in the guidelines provide a range of facilities required - based on demographic and geographic factors.

The column on the right provides an indication of what is expected to be required in Port Hedland, taking into consideration local climate, demographic mix and forecast population. Some description and discussion follows the table.

Category	1 facility per		Recommended requirement for Port Hedland @ 50,000 residents
	Low range	High range	
Australian football fields	5,000	5,000	10
Football fields (soccer)	1,000	3,000	20
Cricket ovals	3,000	3,000	10
Tennis courts	1,000	1,500	16
Netball courts	1,000	1,000	25
Basketball courts (outdoor)	1,000	1,500	10
Hockey (synthetic turf)	75,000	75,000	1
Aquatic centre (indoor)	60,000	120,000	1
Aquatic centre (outdoor)	20,000	90,000	2
Golf course	30,000	60,000	1
Lawn bowls	10,000	30,000	2
3 court indoor recreation	30,000	90,000	1

**Table 2: Facility requirements for 50,000**

As can be seen in table 4 below, the proposed allocation within Port and South Hedland provides for an accommodation schedule reasonably well in line with that recommended by the draft PLA WA guidelines. Netball is noticeably down on the recommended allocation, however, there are a number of mitigating factors in this allocation. These include a lower than average female population and the proposed availability of indoor courts.

There are indoor courts at the MPRC and the JD Hardie Centre and a 3 court complex is proposed to be built in the longer term in a joint Council / Education Department complex associated with the second high school in South Hedland. It is also possible that an indoor court could be built with a high school development in Port Hedland, although this has not been factored in.

Further, with the development of new high schools in Hedland, they will have a requirement for hard courts. New tennis courts in Port Hedland are already contemplated as a joint school /community facility provision in the new Cooke Point Drive development sitting on the reclaimed waste water treatment ponds.

Similarly the hard courts with the additional high school in South Hedland could be developed as school / community facilities and potentially as a future netball headquarters if demand was demonstrated. The long term option is to build a 16 court complex on or near a high school site and retain the proposed 6 outdoor courts at the MPRC and the existing 3 courts at the JD Hardie Centre.

It is noted that the courts at the JD Hardie centre are in poor condition and require resurfacing. Similarly the courts at the Faye Gladstone complex will also require resurfacing in the short term.

Category	Current allocation		Total	Proposed allocation as per PLA WA Draft Guidelines		Total	Recommended
	Port	South		Port	South		
Australian football	1	1	2	5	6	11	10
Football (soccer)	1	-	1	8	10	18	20
Cricket	2	1	3	4	6	10	10
Tennis	8	6	14	8	8	16	16
Netball	-	12	12	-	25	25	25
Basketball (outdoor)	-	3	3	4	6	10	10
Hockey (synthetic)	-	-	-	-	1	1	1
Aquatic (indoor)	-	-	-	-	1	1	1
Aquatic (outdoor)	1	1	1	1	1	2	2
Golf	-	1	1	-	1	1	1
Bowls	1	1	2	1	1	2	2
3 courts indoors	-	-	-	-	1	1	1

**Table 3: Facility allocations for 50,000**

## 7.0 LAND ALLOCATIONS

Part B of the Hedland Land Availability Plan (February 2011) prepared by RPS identifies some 265 land parcels in Port and 659 parcels in South Hedland. This includes what appears to be the majority of the identified open space parcels, with 41 in Port Hedland and 45 in South Hedland.

Appendix Three captures the land parcels designated for recreation purposes in the Land Availability Plan and provides comment on the future of each land parcel, nominating retention or disposal. This report is largely supportive of the approach taken by RPS proposing the surrender of small undeveloped and unutilised POS land for residential purposes, subject to an adequate and appropriate allocation of new aggregated (larger size) POS parcels.

Following disposal as outlined in Appendix Three and summarised below, the residents of Port Hedland would be provided with a total open space allocation (excluding foreshore reserves and special reserve areas such as the golf course) of around 80 hectares. Of this total POS allocation, active open space would comprise 56 hectares - some 36 hectares in South Hedland (the current allocation) and an area of approximately 20 hectares in Port Hedland (comprising Colin Matheson Oval and a new McGregor St precinct enhanced by resumption of the waste water treatment ponds as POS). This 56 hectare active open space allocation is well short of the recommended 100 hectares of active open space for a population of 50,000.

The existing Town of Port Hedland Park Improvement Plan acknowledges an allocation of around 44 hectares for active open space. This varies from the calculation by the area in the Land Availability plan (56 hectares) by roughly the area of the waste water treatment ponds on Cooke Point Drive. This area is proposed by Active Open Space Study to be included in the active open space allocation. With this area included there is reasonable synergy between the two methods of identifying active open space for Port and South Hedland into the future.

By combining the Appendix Three tables for Port and South Hedland the following assessment is able to be made:

No. land parcels	Classification	Area (ha)
38	Total POS	230.1959
9	Local POS	11.9375
15	Neighbourhood POS	89.2696
4	District POS	65.6047
10	Special purpose POS	63.3841
32	Retained POS	168.9453
6	POS to be disposed of	61.2506
7	Active OS remaining	44.4412

**Table 4: POS by classification**

As indicated in section 6 Port Hedland should be provided with a total of 168 hectares of public open space, of which approximately 100 hectares should be suitable for development as active open space. Table 5 above shows that after public open space disposal as proposed by the Hedland Land Availability Plan, there will only be approximately 44 hectares provided. Additional active open space will need to be allocated.

## 8.0 STAKEHOLDER CONSULTATION

The stakeholder consultation program involved a series of interviews and meetings with the nominated sporting groups and two open community workshop sessions to consider and discuss draft plans and future requirements.

Specific club meetings or telephone interviews were held with the following groups:

- Cricket Association
- Softball Association
- Baseball Association
- Rovers Football Club
- Swans Football Club
- Turf Club
- Port Hedland Tennis Club

- South Hedland Tennis Club
- BMX Club
- Equestrian Association

The first workshop was held on 10 March and the second on 10 May. The notes from the first workshop are included in this report as Appendix 2. The second workshop provided attendees with a copy of the draft concept plans and their notes were recorded on those plans. The comments provided are evident in the master plans presented in this report.

Attendees were:

- Dennis Walton – BMX
- Maurice Sheridan – Turf Club
- Steve Lindley – Junior Rugby
- Ernie Wise – Touch
- Jon Giles – Rovers Football Club
- Philip Murray – SHOATA
- Lisa Baldock – Netball
- Suzanne Buntrack – Softball
- Kylie Park – Softball
- Heather Potter – Softball
- Naps Levi – Junior Rugby
- Mark Fields – Waterpolo
- Steve Smirk - Waterpolo

Clubs were also invited to complete a written questionnaire, from which background information was collected and assessed in terms of player numbers, competition and training requirements and aspirations for the future.

Responses were received from:

- Cricket
- Turf Club
- Touch
- Water Polo
- Kart Club
- Rugby League

The survey responses have been considered in developing the various site master plans included in this report.

## 9.0 REQUIRED POS AND FACILITIES

Under the WA Planning Commission's development control policy 2.3, 10% of gross subdivisible area is required to be allocated free of charge in residential subdivisions. This allocation is based on an allocation of 3.36 hectares per 1,000 people. Accordingly, for Hedland with a future projected population of 40,000 by 2025 and ultimately growing to 50,000 residents, an allocation of around 170 hectares will be required.

It is critical that the allocation of public open space be agreed and set aside at this early stage of urban planning to ensure there is an adequate reservation of land for parks and recreation purposes in the longer term when Port Hedland achieves its ultimate target population. Investigations reveal that Sport and Recreation Victoria have proposed for introduction to legislation that 60% of the Public Open Space allocation should be suitable for active purposes. On the WA scene this would require 6% of the gross subdivisible area to be of a quality suitable for development as Active Open Space. The current allocation is as follows:

McGregor Street reserve	45 hectares.
Colin Matheson oval	3 hectares
South Hedland Sports Precinct	32 hectares (of which 20 hectares is developed)
Golf course	55 hectares (generally excluded from calculations)
SHOATA complex	110 hectares (generally excluded from calculations)

The future gross subdivisible residential area for Hedland is not yet fully known. Part A of the Land Availability Plan prepared by RPS goes some way to revealing the potential area and in tables 16 and 17 on pages 44 and 45 shows the extent of vacant public and private land identified for development for residential purposes.

Public land	Future residential area	10% POS allocation	6% for AOS
Port Hedland	397ha	39.7ha	23.82ha
South Hedland	280ha	28.0ha	16.80ha
Private land	Future residential area	10% POS allocation	6% for AOS
Port Hedland	7ha	0.7ha	0.42ha
South Hedland	25ha	2.5ha	1.50ha
<b>Overall Total</b>	<b>709ha</b>	<b>70.9ha</b>	<b>42.54 ha</b>

Accordingly, if this land area is to be released for residential development, there should be an additional 71 hectares of POS provided in Hedland of which 42.5 hectares should be suitable for development as active open space.

Suitable allocations are proposed in the site master plans detailed in section 10.0.

## 10.0 SITE MASTER PLANS

As requested by the brief CCS has reviewed and developed a series of site master plans including:

Precinct	Area
The McGregor Street Reserve Sporting Precinct	11ha
Cooke Point Drive Precinct connecting to McGregor Street	9ha
The South Hedland Sporting Precinct (extended Marie Marland)	8ha
Events space created on the existing Hedland senior High School site	7.5ha
A future precinct in the south west sector of South Hedland	12ha
A future precinct in the south east sector of South Hedland with schools	8ha
A redevelopment of the SHOATA facility in south Hedland combining the accommodation needs of SHOATA, the golf Club, the Turf club and potentially the Pony Club.	Not POS
The proposed future use of the existing refuse disposal site in South Hedland	35ha

Below, see overall precinct plans for Port and South Hedland, indicating the proposed active open space allocation in each precinct.



**Figure 13: Proposed AOS in Port Hedland**



**Figure 14: Proposed AOS in South Hedland**

New POS allocations in the schedule include the 9 hectares Cook Point Drive development, a 2 hectare expansion of Marie Marland reserve, an events space of 7.5 hectares on the existing high school site, the 8 hectares in the south east precinct with the schools, 12 hectares in the south west precinct and 35 hectares on the refuse disposal site, large parts of which will be severely compromised.

This totals 73.5 hectares, marginally over the 71 hectares nominated in section 9. Assuming the refuse disposal site affords only 50% of the land area as suitable POS a further 15 hectares should be provided.

This additional 15 hectares of public open space would logically (and readily) come from other parks and open space linkages sized between 5,000m<sup>2</sup> and 1.5 hectares within the residential developments to provide neighbourhood amenity. These areas should be provided in addition to the allocations indicated in the table above. Note that due to climatic and maintenance considerations, areas under 5,000m<sup>2</sup> are not encouraged.

These site master plans are detailed and described below.

The basic development module for active open space used in this study is derived from the models prepared by the North Metropolitan Regional Recreation Committee for district level playing fields. Importantly this model provides for recreation space and nature space in addition to sports space referring to the DSR draft definitions. Key principles demonstrated in this model and proposed for Port Hedland are:

- A land area capable of developing a minimum of 2 full size Australian football fields. ('Aussie rules' requires the largest field size and allows all other sports to be accommodated on the allocated land. A playing surface of this size will readily accommodate 2 football/cricket ovals, 4 hockey, soccer or rugby fields and at least 12 touch fields)
- Site dimensions to permit the major playing fields to be oriented 15° east of north on the long axis
- Sports field lighting to AS 2560 to illuminate within the allocated sports field markings
- Sufficient run off and buffer areas surrounding the playing surface for safety purposes to prevent balls (and exuberant young children) from running onto the perimeter roads.
- Perimeter roads on all 4 sides in line with CPTED principles and passive surveillance requirements to add amenity to surrounding residential developments
- Area for a formalised on-site car park with security lighting
- Overflow parking via nose-in verge parking with a barrier just over one car length from the kerb to prevent vehicle access onto the reserve
- Space for an amenities building comprising at least 4 change rooms, umpire's room, first aid room, function space, committee meeting space, kitchen and drinks preparation areas with servery inside and out, storage and covered viewing veranda
- Capacity within the buffer area to allow for incidental development including playgrounds, half court basketball, skate park, BMX track, BBQ's, seating and shade shelters, practice nets for cricket, compensating basins and drainage outfalls
- Pedestrian and dual use pathways around the perimeter and through the remnant bushland and landscaped areas of the reserve connecting to the broader paths network through the community
- Irrigation system designed in hydrozones to allow concentrated watering of the sports grounds to ensure a quality playing surface and a lesser level of watering on the surrounding buffer and landscape areas
- Connection to the town's treated effluent water supply system from the South Hedland ponds (anticipating loss of the Port Hedland ponds on Cooke Pont Drive).

Importantly this model ensures that the playing fields and open space surrounding them are an integrated and integral part of the surrounding community. They should be landscaped and treed spaces rather than just flat bits of kerb to kerb grass. The district open space as described in this model is emphatically preferred to the provision of a greater number of smaller junior sport ovals. These smaller spaces prevent senior sports activity, incur proportionally greater maintenance costs and make sports development and administration more difficult, especially for junior sports, where larger sites allow for sharing of coaches, managers and supporters.

### 10.1 McGregor Street Development

The underlying premise in the McGregor Street Master Plan is that the western section of the reserve comprising the majority of the race track, the Turf Club amenities and the grassed infield used by cricket will be reclaimed for town centre and residential development.

This rationalisation is supported subject to alternative facilities being provided prior to the removal of the existing accommodations.

The rationale and staging of the development at McGregor Street is described below.

#### Stage 1

- Immediately expand the grassed playing field area to the south of the existing hockey soccer rugby fields to accommodate a NMRRAC district playing field development with a focus on rectangular pitches
- Install subsoil drainage across the fields discharging to the south of the fields.
- Develop a new car park area in the location of the proposed amenities building and create its building pad as part of the site earth works to develop the fields
- Refurbish the existing change room and public toilet block on site near the skate park as an interim facility
- Retain the lighting system and functionality of the existing hockey field during the development if at all possible.

#### Stage 2

- Construct a two storey amenities complex between the two fields with change rooms and stores and on the lower level and function and meeting facilities above
- Provide tiered seating plats as steps from upper to lower level
- Install large ball sports lighting to 100 Lux to both fields
- Allow in the initial design for the western most field to be subsequently upgraded to 500 Lux for future small ball competition (cricket)
- Establish landscaped buffer areas around the building and playing fields
- Create the paths network around the site.

#### Stage 3

- Construct a new BMX track adjacent to the existing skate park
- Relocate the existing playground and create a new playground amenity that supports the skate park and BMX track
- Establish additional parking in the vicinity of the skate park and new BMX track.

#### Stage 4

- Following the decommissioning of the waste water treatment ponds, establish another NMRRAC model district playing field development abutting the proposed residential area fronting McGregor Street. It is possible that a future school (primary, secondary or perhaps senior college) could be established on the relatively unaffected land area within the waste water treatment ponds site.
- The proposed school would make use of the district playing fields in a joint provision, joint use arrangement and develop a series of hard courts for its purposes which would be upgraded to community club standard to allow the relocation of the existing Port Hedland tennis club to a new location with new clubhouse and amenities shared with the BMX/Skate facilities.
- A shared use change room facility would be provided for the Cooke Point Drive oval users.
- Subject to demonstrated demand a clubhouse component would be added to the change room facility
- Finally, lighting could be provided to these fields as required.





**Figure 15: Stages of development at McGregor St**

## 10.2 Marie Marland Reserve

Perhaps the number one shortcoming in relation to active open space in Port Hedland at present is the lack of quality playing surfaces under lights. Until recently, Marie Marland was the only lit playing field in South Hedland and large parts of it were considered unusable due to poor surface quality and limited lighting. It is noted that Kevin Scott oval has recently been upgraded with new lights for football and cricket. However, the demands on the Marie Marland reserve will remain high and rationalisation and upgrading of this installation is required. It is highly desirable that any new lighting installed on Marie Marland Reserve, be positioned to enable the long term plans for the reserve. Accordingly, the development program is described below.

### Stage 1

- Comprehensively refurbish the unlit grassed area located between the main baseball diamond and the Finucane Island Club to provide a level high quality grassed playing field for rugby
- Install 3 light towers around the newly refurbished field and attach additional lamps onto the eastern most pole of the baseball lighting installation focused on the new rugby field. The aim is to achieve a minimum of 50 Lux for training purposes and ideally 100 Lux for competition.

### Stage 2

- Extend the grassed surface at the northern edge of the reserve by approximately 75m including subsurface drainage
- Comprehensively refurbish the remains of the reserve (softball fields) located north of the baseball diamond working around the existing change room block to ensure amenities are retained for the reserve
- Construct a new car park area to the north of the extended grass area
- Install landscaping and shade trees around the northern boundary of the reserve

### Stage 3

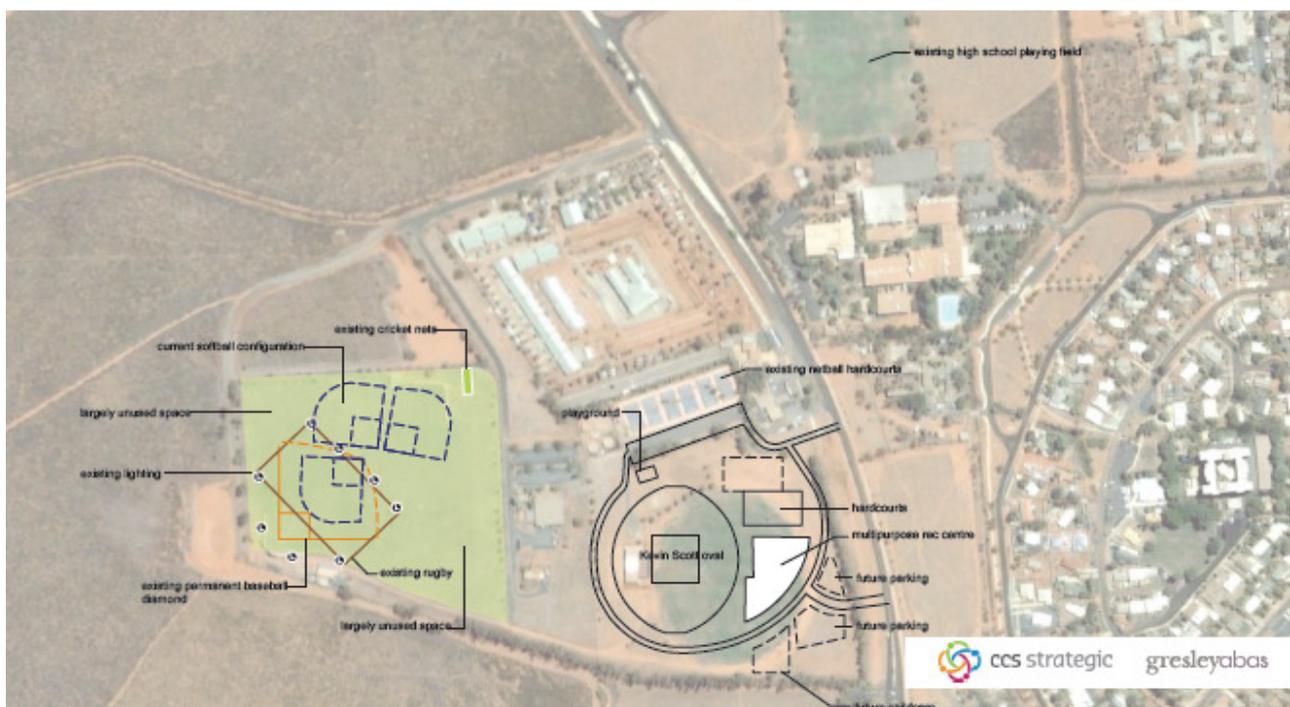
- Construct a new clubhouse and change room block to service the reserve
- Establish new back nets, home-run fences, coaches boxes, batters boxes and dugouts for baseball (northwest diamond) and softball northeast diamond) as permanent facilities, complete with dirt paths between the bases
- Install sports field lighting for the new diamonds to 250 Lux across the infield and 150 Lux across the outfield.

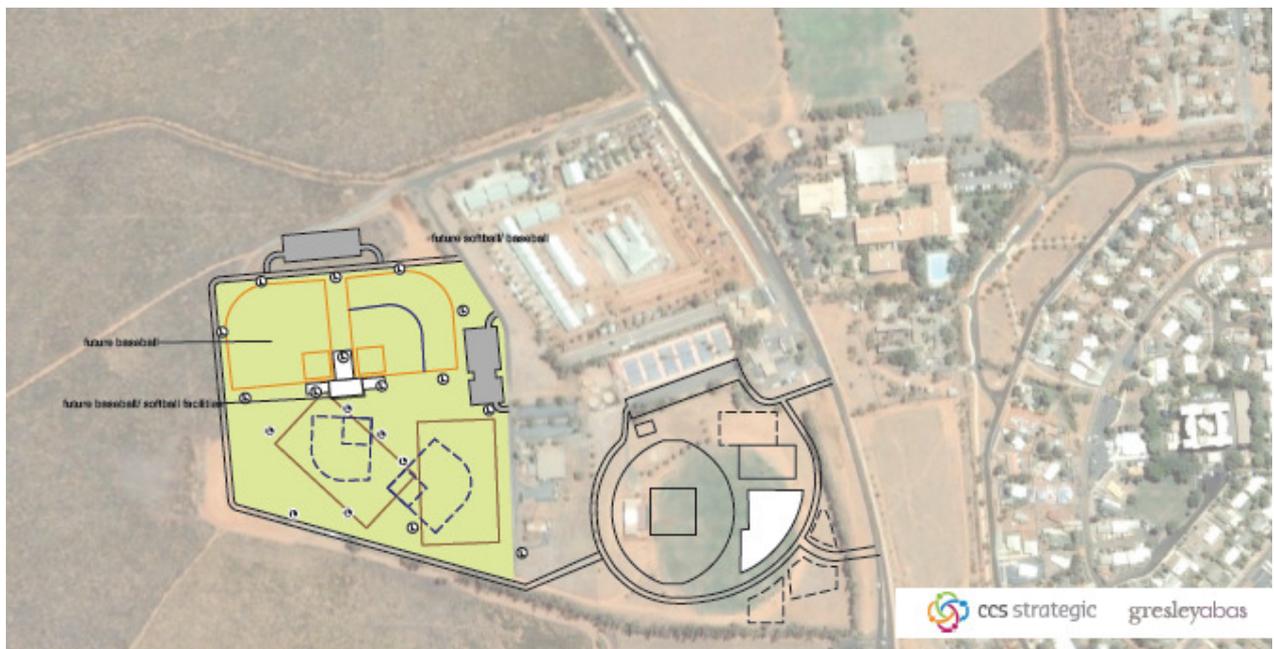
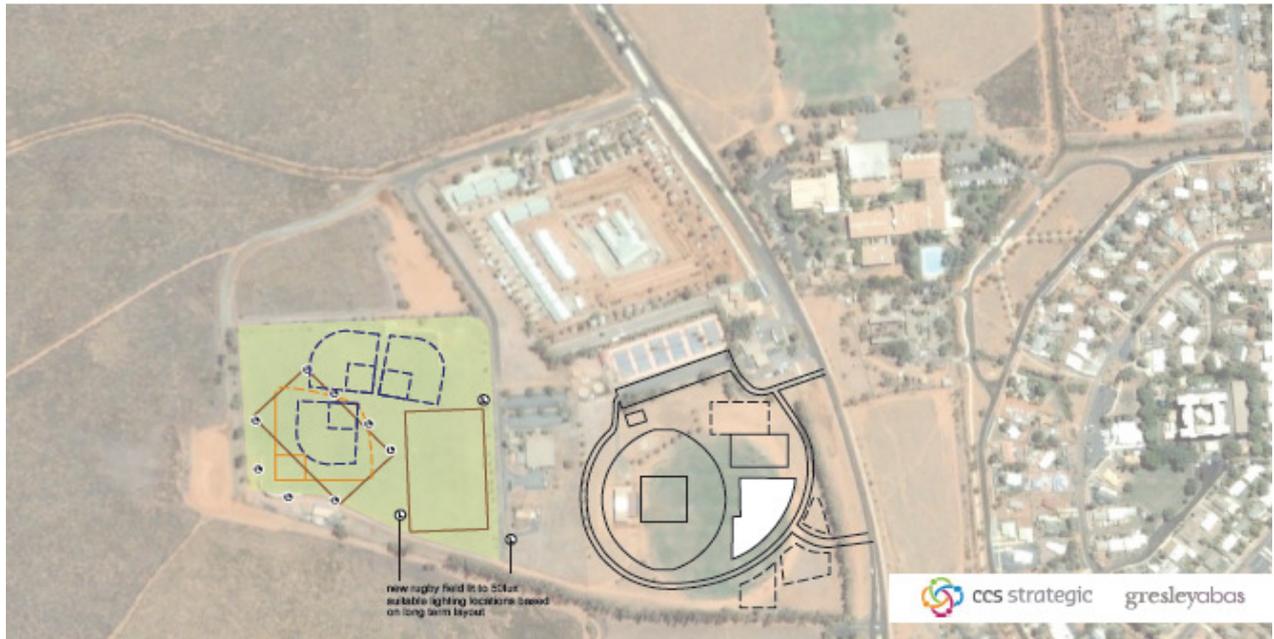
### Stage 4

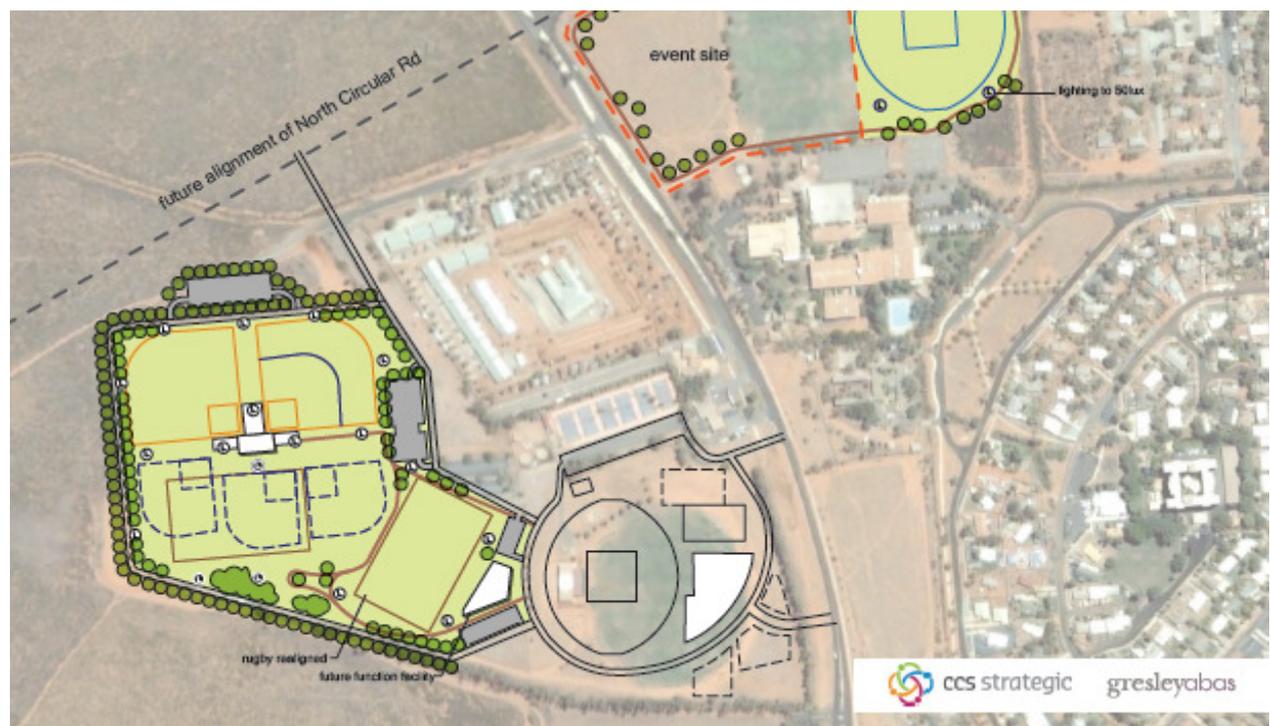
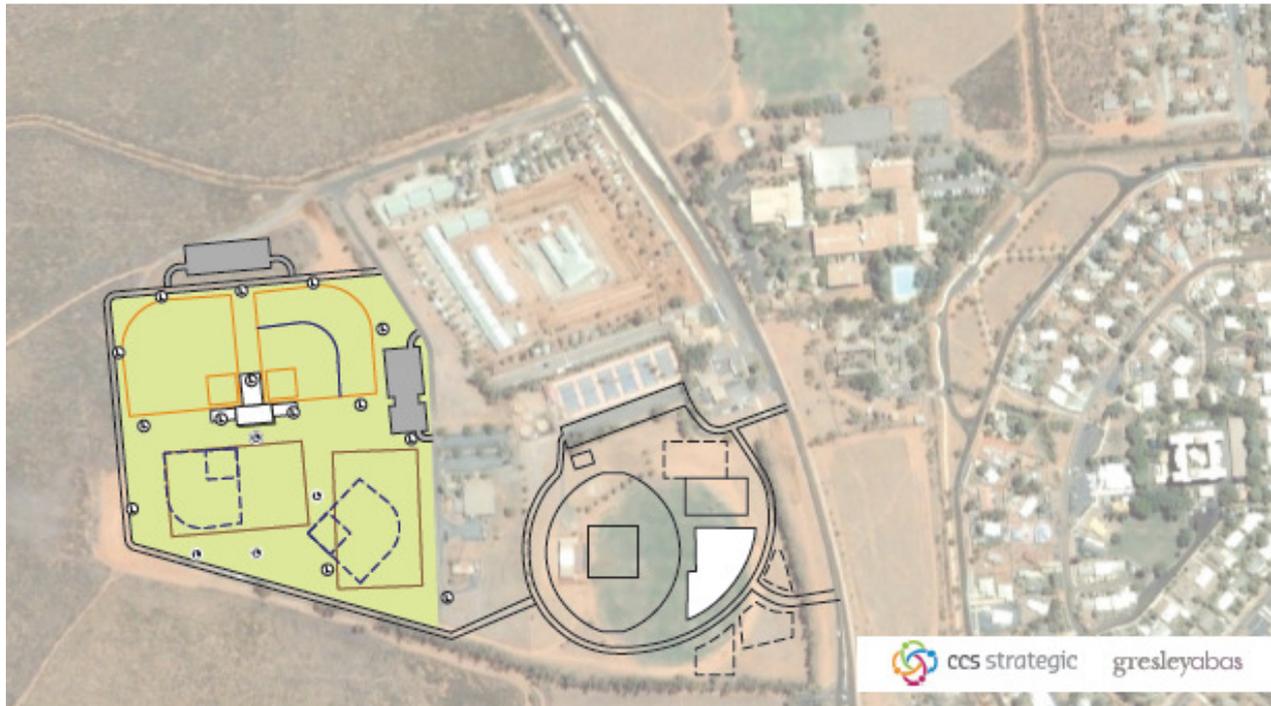
- Demolish the retained change room block sitting in the outfield of the principal softball diamond and repair the outfield turf
- Transition baseball from the southern part of the reserve to the new diamond
- Remove the redundant lighting towers in the southern section of the reserve
- Refocus the remaining lighting in the southern section of the reserve to achieve the best all purpose training coverage
- Refurbish the grassed playing surface in the southern portion of the reserve
- Install landscaping and shade trees around the eastern and southern perimeter of the reserve and provide for nose-in parking off the perimeter road.

### Stage 5

- Do not renew Finucane Island Club lease at the expiry of the current term
- Demolish the existing facility and prepare the area as a rugby playing field
- Install 1 additional light pole to achieve 100 Lux lighting across the playing field
- Construct a new change room and clubroom complex to serve the new field.







**Figure 16: Stages of development at Marie Marland Reserve**

### 10.3 Hedland Senior High School Oval/ Events Space

The high school oval is a moderate quality unlit grassed surface that is used on occasions by local sporting groups.

The high school site occupies a very high profile location on the corner of North Circular Road and Hamilton Road, effectively the entry point to South Hedland. The large area of unused/ undeveloped space on this site, approximately 9 hectares, presents poorly as an entry to the township.

The proposal is to provide a new playing field for school and community use to the east of the existing field. Whilst retaining its principal purpose as a school oval it could also be used for senior sport training with lighting to 50 Lux in the long term.

A key motivation for providing a new playing field is to allow for the beautification of the remaining area as a community events space. Current proposals to improve the existing oval and identify the site as a key entry point to South Hedland are noted however they do not address the critical need for a community events space separate to the sports fields.

#### Stage 1

- Maintain the current oval as a grassed playing space suitable for training purposes
- Develop a new oval to the east of the existing field suitable for training purposes
- Landscape the northern edge of the reserve above the new oval along the North Circular Road frontage
- Install a large public art piece on the south east corner of the North Circular and Hamilton Roads intersection welcoming people to South Hedland and denoting the community events space within.

#### Stage 2

- Install plug-in power and water supply points on the site for community events
- Develop rough cut grass cover over the remaining undeveloped portion of the reserve for aesthetic purposes and enhanced amenity for community events
- Construct a public toilet facility on the reserve primarily to serve community events and festivals but also offer amenities for community use of the playing fields

#### Stage 3

(Should sufficient demand be proven):

- Install training level lighting to 50 Lux on the school playing field
- Enhance the accessibility of utilities on site for major events.



**Figure 17: Development at Hedland SHS Oval**

#### 10.4 Combined K-12 school campus and district playing fields

As Hedland grows there will be need for additional schools. The Pilbara Planning and Infrastructure Framework suggest that Hedland will require as many as 10 new primary schools and 3 new high schools.

Even though there is already a senior high school campus in South Hedland with considerable capacity for growth (to at least double in size) this report acknowledges future demand and has considered a high school in Port Hedland (see the Cooke Point Drive Sporting Precinct) and 1 in South Hedland.

An efficient model is to co-locate primary and secondary campuses with district playing fields, nominally reducing the overall land area required through joint development and shared use of facilities.

If the schools were to be developed independently the land allocations and playing field requirements would be:

Purpose	Site required	Playing fields
Secondary school	10ha	1 full sized oval, 1 rectangular playing field
Primary school	4ha	1 junior sized playing field
District fields	10-12ha (NMRRAC Model)	2 full sized ovals
Total	24-26ha	3 full sized ovals. 1 rectangular playing field

This master plan shows both primary and high school campuses combined with district (perhaps even regional) level sporting facilities on an area of 24 hectares.

A series of important elements are allowed for in this master plan including:

- The long term relocation of netball from the existing South Hedland Sporting Precinct adjacent to Kevin Scott Oval to a new 16 court complex that is shared with the school
- Clubroom facilities are shared with the school and the regular users of one of the ovals
- The establishment of the two northernmost fields as a headquarters for rugby and touch with the option of the southernmost field accommodating a future football club
- The very long term development of what is currently seen as the primary school rectangular playing field as a synthetic surface field, nominally for hockey but more likely with a hybrid surface to accommodate a variety of sports
- The long term development of a major indoor 3 court multipurpose recreation centre.

#### Stage 1

- Development in conjunction with the secondary school of one oval (north east corner)
- Oval design to accommodate athletics with 400m track around the oval and allowance for jumps and throws areas
- Construction of the hard courts
- Construction of the common change room and clubroom facilities for the hard courts and the oval users
- Construction of access road and parking area to the clubhouse
- Construction of parking areas along extension of Demarchi Drive to service netball courts and the oval

#### Stage 2

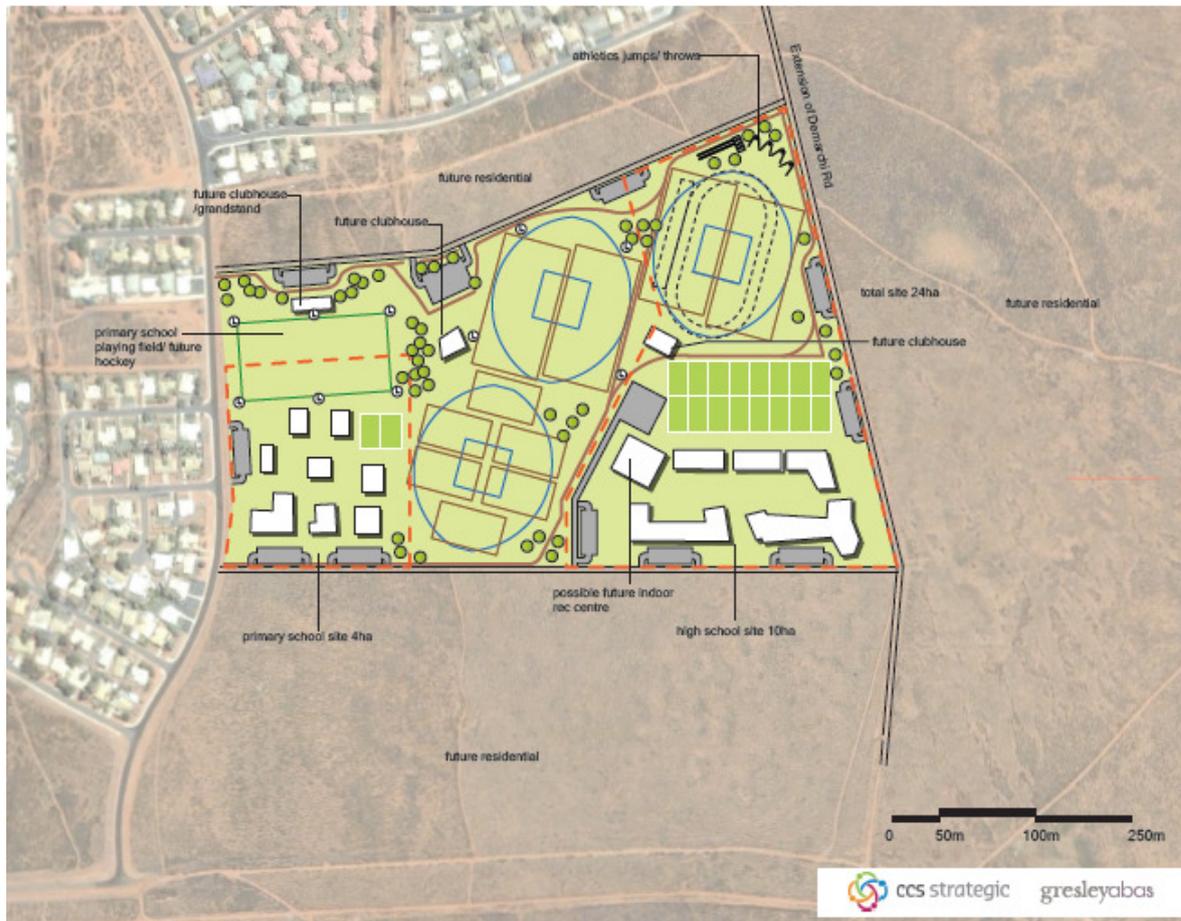
- Development of the two ovals in the middle of the site for extended high school use and for primary school use
- Lighting of the northern oval to allow for rugby and touch competition and training
- Construction of a change room and clubhouse facility for rugby and other ground users
- Construction of parking area with entry from new northern connector road

#### Stage 3

- Development of 3 court indoor recreation centre in conjunction with the school

#### Stage 4

- Construction of a hybrid style synthetic surface playing field for a variety of sports such as hockey, soccer, touch, etc.
- Construction of a change room clubroom complex with grandstand seating overlooking the turf
- Construction of formalised parking for the complex.



**Figure 18: Combined High and Primary School Campuses and district playing fields**

### 10.5 District playing fields- south western sector near the Hospital

This space is for sporting activities (yet to be determined) and specifically as an aesthetic space adjacent to the town centre, the hospital and the future residential development surrounding it.

Again the planning follows the NMRRAC model and allows for 2 senior sports playing fields training and playground developments.

An additional use of the site would be to allow for the development of replacement bowls and tennis facilities on the site to release the land currently occupied in Hedditch Street by the South Hedland Bowls and Tennis Club. This is predicated on the existing SHBTC site being highly valued for commercial development and the premise that the sale of the land would be sufficient to meet the cost of relocation to a new site.

Noting that the development of the current sporting precinct on Hamilton Road proposes (in the longer term) the removal of the Finucane Island Club facility, a new sportsman's club in this location supported by the bowls and tennis clubs, and future oval users would be a suitable model to be pursued.

#### Stage 1

- Create the playing fields and landscaping around the perimeter of the site
- Construct the change room facilities
- Construct the car parks.

### Stage 2

- Construct the cricket practice wickets and playground as part of the landscape package including tracks and trails.

### Stage 3

- Install large ball competition level lighting to one oval (100 Lux).

### Stage 4

- Construct a replacement bowls and tennis club comprising 2 bowling greens and 8 tennis courts with a large club house designed to service the greens, the courts and the ovals and provide social amenity to the South Hedland community.





**Figure 19: District Playing Fields south western sector**

### 10.6 Golf and equestrian precinct

This master plan is a derivative of a previous master plan for a 'Country Club' style development prepared some 15-20 years ago. It was provided by representatives of the Turf Club. The basic premise of the development is a cooperative arrangement with SHOATA and the existing golf club to establish new race club facilities at South Hedland.

What would be required is to upgrade the existing SHOATA track to a standard suitable for racing and develop improved amenities in conjunction with the golf club. The concept shows new combined clubhouse facilities to be used by the golf club and the turf club. Specific accommodations for the turf club are also to be developed including a grandstand and members viewing area in the vicinity of the finish line, judges and photo-finish stands, jockey and stewards accommodations and public facilities including tote, bar and toilet areas. The public facilities could of course be used by all groups operating within the precinct.

The master plan shows the potential location of the buildings, and designated areas for the development of stabling and parking. Inherent in the concept plan is the co-location of a variety of equestrian activities in one precinct whilst protecting their individuality by offering designated areas for the various disciplines.

The development of this precinct is critical in the planned release of the land at McGregor Street currently occupied by the Turf Club. With Port Hedland serving as a regional base for racing activities it is essential that the Port Hedland Turf Club be able to offer a continuous program. The existing turf club facilities at McGregor Street are all but obsolete and must be replaced in the near future. The logical approach would be to plan for their replacement at the South Hedland site as opposed to any new facilities being constructed at McGregor Street.

One component that must be considered is the development of the track surface itself. The section of the track in front of the spectator access area is grassed (650m of the 2,000m track). Developing a grassed surface on the 1,800m SHOATA track will require the area to be properly prepared with a suitable sub-base and top soil to accommodate healthy turf growth.

It is noted that this precinct is located adjacent to the existing South Hedland waste water treatment ponds, which, if the Port Hedland ponds are decommissioned, will need to be considerably expanded. The golf club currently draws treated effluent from the existing installation to irrigate the course. With a grassed track and potentially grassed inner area for a variety of equestrian activities this area could offer a suitable disposal space for excess treated effluent.

The development strategy would be as follows:

#### Step 1

- Survey and prepare the track for turf club purposes
- Design an irrigation system that allows for the track and separate parts of the inner area to be irrigated separately
- Install irrigation for the track and turf the home straight and the first half of the northern bend (650m)
- Establish judges stand and photo finish facilities
- Construct event day stabling and marshalling facilities.

#### Step 2

- Relocate temporary facilities currently being installed on McGregor Street site to South Hedland and commence operations from this site.

#### Step 3

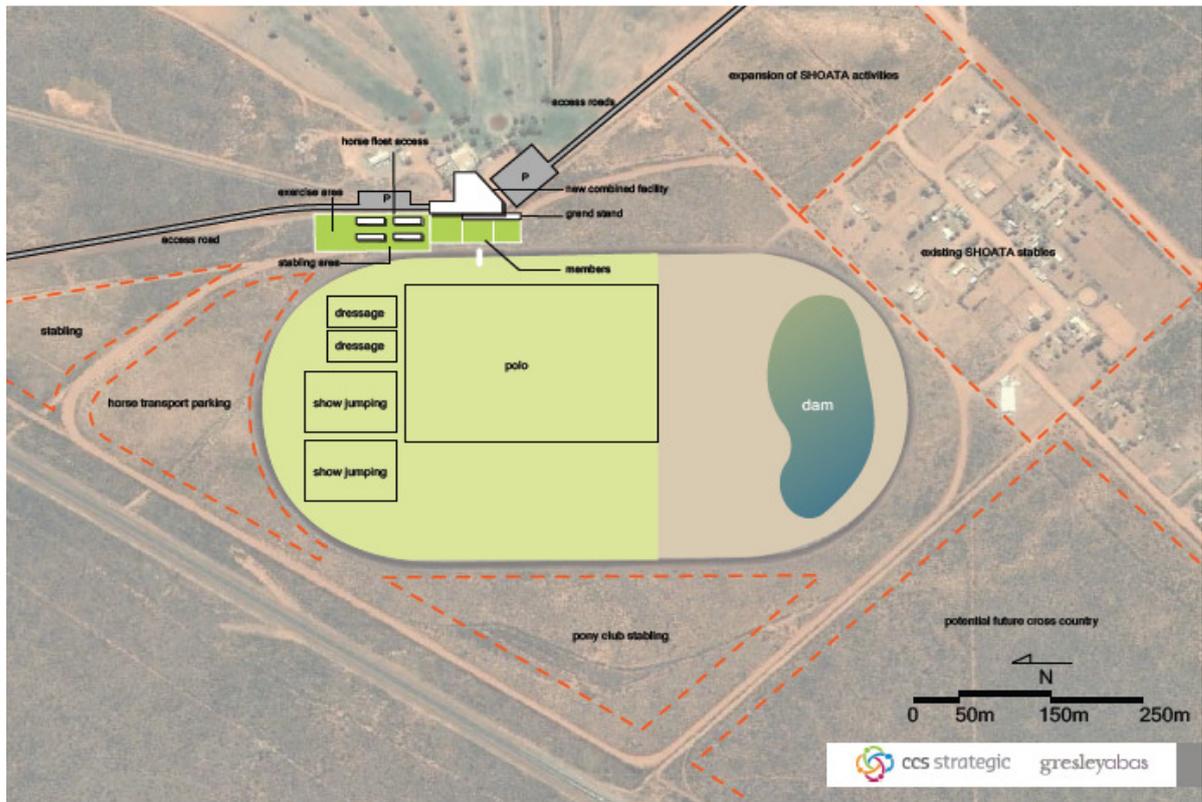
- Construct administration, jockeys and stewards facilities
- Construct permanent tote and public facilities.

#### Step 4

- In conjunction with the Golf Club, construct members' facilities including clubhouse, locker rooms and dining and bar facilities (potentially with publicly accessible restaurant).

#### Step 5

- Establish a large holding dam in the middle of the track for irrigation purposes across the precinct
- Extend the irrigation to extend to the balance of the track and allow for turf development along the full circuit
- Install additional irrigation for the inner area of the track to provide for show jumping, dressage and polo.



**Figure 20: Golf and Equestrian precinct**

### 10.7 Rehabilitation and reuse of the refuse disposal site

This 35 hectare area bounded by the outer ring road to the west and the railway line to the east has the potential to add significant value to the landscape and provide new recreational opportunities in South Hedland. Given that the majority of the waste disposed of on site will be ‘buried’ above ground, the final finished levels of the site could be as high as 20m.

In creating what might become known as Mt Hedland or Hedland Hill, consideration could be given to the final design of the site to provide for discrete or segregated areas for a variety of leisure activities.

Given the proximity to future housing, motorised sports such as motocross have been dismissed, although it may be possible to develop a baffled rifle range along the eastern face of the site nestled between engineered berms on either side and at the end of what could be a 600m range. Full bore rifle competitions are held over at 100m intervals to 900m and small bore on 20m, 50m and 90m ranges. It is noted that the existing shooting facilities, approximately 8.5km east of the airport, offer a full 900m range. There is no suggestion that the existing facilities should be surrendered. This is simply an idea of what may be possible to reinforce the notion that the finished final levels should be developed with a future purpose in mind.

Other ideas indicated on the master plan include mountain bike trails, bridle trails and target and field archery courses (hence the earlier comment for segregated and protected areas).

#### Step 1

- Seal and secure the site
- Commission a landfill gas extraction system
- Commence revegetation and allow for reasonable and aesthetic cover to establish before public/club access is granted.

### Step 2

- Install segregation fencing and safety signage should any missile activities be permitted on site
- Bring utility services and connections points to the site
- Create perimeter parking and public amenities at appropriate take-off points for access into the site.

### Step 3

- Allow clubs and organisations to establish future facilities as determined necessary.



**Figure 21: Rehabilitate refuse disposal site**

## 11.0 ORDER OF PROBABLE COST

CCS has worked with Quantity Surveyor Neil Butler to prepare a cost schedule for the development of the Active Open Space described in section 10. A full cost schedule has been developed in spreadsheet format and has been provided electronically for interrogation and future use.

The schedule is based on the cost of development in Perth in May 2011 to which project delivery costs including design and construction contingencies, professional fees and a location allowance for Port Hedland have been added. As shown in the summary sheet below the total cost of delivery of all items in current day values is \$112,223,568. This of course is anticipated to be expended over the period to 2040 as facilities are progressively developed for the City of Port Hedland with 50,000 residents.

The schedule below indicates the project delivery costs for the works outlined in the drawings in section 10.0.

<b>Project delivery allowances over and above construction costs</b>	
Design Contingency	5%
Construction Contingency	5%
Location Allowance (lower than usual 65% due to a major proportion being Civil Works)	40%
Professional Fees/Management Fees	10%
Total project delivery cost percentage (allowing for cumulative effect of allowance loadings)	65%

**Table 5: Project costs**

The year to develop column in the above table is an indication of when facilities will be needed by the community and therefore should be developed. To enable a more realistic estimate of cost over time the current day costs have been escalated by an average 4% per annum to provide some indication of cash flow over the period to 2040. In real dollar value terms including the escalated cost of projects undertaken in the future the cost of active open space development and the facilities included in those spaces is \$174,952,162.

	Project delivery cost in Port Hedland	Year to develop
<b>McGregor Street - Cooke Point Drive</b>		
Sub-Total Item 1 - McGregor Street Playing Fields	\$ 12,303,844	2012
Sub-Total Item 2 - Cook Point Playing Fields	\$ 3,286,635	2018
Sub-Total Item 3 - Carparking	\$ 959,558	2019
Sub-Total Item 4 - Dual Use and Pedestrian Paths	\$ 240,797	2014
Sub-Total Item 5 - Hardcourts	\$ 400,422	2020
Sub-Total Item 6 - Sports Lighting	\$ 412,500	2025
Sub-Total Item 7 - Clubrooms and Changerooms	\$ 2,247,300	2020
Sub-Total Item 8 - BMX Facility	\$ 913,770	2016
Sub-Total Item 9 - BMX Track	\$ 1,485,000	2013
Sub-Total Item 9 - Landscaping	\$ 429,000	2013
Sub-Total Item 10 - Site Services	\$ 206,250	2012
<b>Total McGregor Street Cooke Point Drive Developments</b>	<b>\$ 22,885,075</b>	
<b>Marie Marland Reserve</b>		
Sub-Total Item 1 - Refurbish Rugby Field	\$ 1,488,960	2012
Sub-Total Item 2 - Extend Softball Fields	\$ 2,649,570	2015
Sub-Total Item 3 - New Clubhouse	\$ 2,643,300	2017
Sub-Total Item 4 - Permanent diamond sports infrastructure	\$ 996,600	2017
Sub-Total Item 5 - Relocation of baseball and sundry demolitions	\$ 932,972	2018
Sub-Total Item 6 - Redevelop Finucane Island Club area	\$ 973,931	2024
<b>Total Marie Marland Reserve Developments</b>	<b>\$ 9,685,333</b>	
<b>Hedland Senior High School Oval - Events Space</b>		
Sub-Total Item 1 - New Oval and Landscaping	\$ 2,524,583	2013
Sub-Total Item 2 - Events Site	\$ 1,489,290	2013
Sub-Total Item 3 - Lighting to Playing Field	\$ 678,150	2017
<b>Total HSHS Oval - Events Space Developments</b>	<b>\$ 4,692,023</b>	

<b>Combined K-12 campus and District Active Open Space</b>		
Sub-Total Item 1 - New Oval and Carparking (North - East Corner)	\$ 4,197,092	2020
Sub-Total Item 2 - Middle Ovals	\$ 6,117,375	2025
Sub-Total Item 3 - Indoor Recreation Centre	\$ 16,077,600	2025
Sub-Total Item 4 - Hockey Complex	\$ 5,872,226	2035
<b>Total K-12 campus &amp; District Active Open Space Developments</b>	<b>\$ 32,264,293</b>	
<b>Collier Drive near Hospital Site</b>		
Sub-Total Item 2 - Carpark, Changerooms and playing fields	\$ 11,422,950	2030
Sub-Total Item 2 - Basketball Half Court and Cricket Practice Nets	\$ 1,473,863	2030
Sub-Total Item 3 - Bowling Rinks and Tennis Courts	\$ 2,114,475	2030
<b>Total Collier Drive Developments</b>	<b>\$ 15,011,288</b>	
<b>Golf and Equestrian Precinct</b>		
Sub-Total Item 1 - Racecourse Track Construction	\$ 5,760,480	2012
Sub-Total Item 2 - Relocate Temporary Facilities	\$ 165,000	2014
Sub-Total Item 3 - Clubrooms and Changerooms	\$ 5,800,740	2016
Sub-Total Item 4 - Members Facilities	\$ 3,729,000	2018
Sub-Total Item 5 - Central Equestrian Areas	\$ 5,750,250	2020
<b>Total Golf and Equestrian Precinct Developments</b>	<b>\$ 21,205,470</b>	
<b>Rehabilitated Refuse Site</b>		
Sub-Total Item 1 – Revegetation of landfill site	\$ 3,692,081	2030
Sub-Total Item 2 - Site services and new buildings	\$ 2,788,005	2030
<b>Total Rehabilitated Refuse Site Developments</b>	<b>\$ 6,480,086</b>	
<b>Total Active Open Space Developments (May 2011)</b>	<b>\$ 112,223,568</b>	

Table 6: AOS Developments - order of probable cost

## 12.0 FEASIBILITY INTO NIGHT CRICKET AT COLIN MATHESON OVAL

The consultant's brief called for an investigation into the feasibility and cost of installing a cricket wicket and compliant lighting at Colin Matheson Oval, to allow the Port Hedland Cricket Association to play night matches in the short term.

The Cricket Association had previously made representation to the Council for suitable facilities to allow it to play in-season (summer) under lights. The current out-of-season day time winter competition is forced upon players by prevailing weather conditions and presents conflicts between sporting codes including competition for players and supporters.

The Association had proposed a variety of options for sportsground lighting to accommodate cricket including the Town Oval where they currently play, Colin Matheson Oval (initially the preferred option), and Kevin Scott Oval in South Hedland.

This investigation proceeded along 3 fronts:

- The specific requirements and desires of the Association
- The cost and suitability of upgraded lighting at Colin Matheson Oval
- The cost and suitability of Australian Standard compliant lighting at an alternative location.

Discussions with association representatives identified that the principal requirement was a venue that provided the opportunity to play at night and therefore the ability to conduct competition in the summer time.

Secondary considerations were training facilities. Practice nets are already provided at the Town Oval, at Colin Matheson and at Marie Marland Reserve in South Hedland. In essence the association was well accommodated for training purposes, subject to the existing facilities being routinely maintained.

The final requirement was for player and supporter amenities – change rooms and clubhouse. There are effectively no player and spectator amenities available at the Town Oval, save for some poor quality public toilet access. Furthermore the Association had been apprised of plans to redevelop the Town Oval as a central hub within a new town centre. It appeared likely that the existing cricket facilities would be lost to town centre redevelopment opportunities and hence the focus on Colin Matheson.

Cricket had previously been played at Colin Matheson and even though the main wicket had been removed, the training facilities remained in good condition. The oval was lit and it was contended that an upgrade of the existing lights would be a cost effective means of providing for night cricket. Finally the clubrooms at Colin Matheson were about to be redeveloped and this would provide cricket with an out of season compatibility mix with the resident Rovers Football Club. In summary, Colin Matheson Oval with upgraded lighting could readily provide all that cricket requires.

An investigation into the existing lighting at Colin Matheson Oval in July 2010 revealed an installed design capacity of 250 Lux and a measured functional capacity of 200 Lux. This system comprised 68 lamps on 6 poles. The decrease in performance against design capacity was as a result of 3 lamps being out, 1 lamp being in need of realignment and a general and anticipated decline in lamp performance since installation some 14 years prior.

The Australian Standard for sports field lighting (AS 2560) for club cricket requires an operational capacity of 500 Lux. The initial thought was to increase the number of lamps on each pole to increase the level of illumination. The limiting factor in this exercise was the carrying capacity of the poles. An assessment of the maximum number of lamps on each of the existing 30m poles was 14 allowing for an increase in lamps from 68 to 84. This could be achieved for approximately \$40,000. Regrettably the modelling of an 84 lamp installation with new lamps revealed a functional level of illumination of 402.24 Lux, some 20% short of the required level. The alternative to an upgrade on the existing system is to install a new system. Tendered prices for a 500 Lux system had recently been received by the Town in respect to Kevin Scot Oval at \$1.2m.

Colin Matheson Oval is nestled in a quiet and attractive residential setting. The development of multi-level townhouse style accommodation along the northern border of the oval provides a highly attractive vista from these residences. It is highly likely that the installation of sports field lighting with an illumination level of 500 Lux, regardless of how well they are focused and hooded to prevent light overspill, would penetrate the residential zone. Aside from the cost implications, this in itself is considered a major deterrent to upgrading the lighting at Colin Matheson oval.

Consequently, alternative accommodation options were investigated. The only real and immediately available option was to consider the installation of cricket facilities on Kevin Scott Oval. Practice facilities exist in near proximity and the new Multipurpose Recreation Centre being constructed adjacent to the oval could offer player and spectator amenities. The Town had determined on receipt of the tenders for this work, to limit the level of illumination on the oval to 300 Lux even though the installation had the capacity for upgrade to 500 Lux. A subsequent decision to increase the lighting capacity to 500 Lux will provide an immediate accommodation option for cricket.

In the longer term, cricket will most likely call for a second playing field to accommodate night cricket. On the basis that South Hedland now offers cricket accommodation, the second field should be located in Port.

### 13.0 RECOMMENDATIONS

That the Town of Port Hedland endorse the active open space strategy detailed in this report as the guide to future active open space allocations in Port Hedland and in doing so ensure that:

- The consulting team preparing the Town of Port Hedland Growth Study be advised to include these active open space allocations in their plans, noting the focus on larger district facilities;
- The Growth Study consultants be advised that the active open space concept plans have been developed to indicate size, orientation and layout, and that these concepts should be retained. Whilst the proposed sites have been carefully selected to provide desirable access and dispersal throughout the community, the particular land allocation remains flexible to a small degree, to accommodate other growth issues. It is however, imperative that the key principles detailed in section 10 are reflected in any adjustment to the concepts provided in this report.
- The balance of the public open space allocation be designated in the future structure plans for Port and South Hedland in a manner as to support the Liveable Neighbourhoods Policy and Town of Port Hedland Parks Improvement Plan and wherever possible add to the connectivity of the network of open space and the paths, tracks and trails network throughout the community; and
- The existing sporting organisations in town are advised that this strategy will be used to guide future development of active open space in the emerging City of Port Hedland; and subject to further consultation, a more a detailed needs analysis and feasibility study for each site based on the current concepts and the availability of funding.

## 14.0 APPENDIX ONE – LITERATURE REVIEW SUMMARY

### 14.1 Planning WA Policy DC 2.3 POS in Residential Areas (May 2002)

The basic tenet of this policy is the requirement that 10% of the gross subdivisible area of a conditional subdivision shall be given up free of cost by the subdivider for public open space. This 10% rule is based on an allocation of 3.36 hectares per 1,000 population, excluding school playing fields, determined by Stephenson Hepburn in their 1955 Metropolitan Region Plan. The 10% figure has been applied consistently throughout Western Australia since then.

The policy details special provisions for foreshore reserves and regional open space. Generally these reserves are to be provided in addition to the 10% POS allocation and not included in the calculation of subdivisible area. In instances where regional open space can be demonstrated to serve a local function, it can be included in the 10% POS allocation and either vested in the Crown as a recreation reserve or transferred to the Planning Commission in fee simple. Port Hedland has an extensive foreshore reserve extending from Marrapikurinya Park at the western end of town near the port and extending east to include the Spoil Bank and then along Sutherland Street to Cooke Point, turning south to Pretty Pool.

Land for community facilities (recreation centres, halls, libraries) is generally secured separate to POS, however a local government can seek to have a portion of the 10% POS allocation designated as a community facilities site (not less than 2000m<sup>2</sup>) and transferred to it in fee simple.

### 14.2 Pilbara Planning and Infrastructure Framework Draft (February 2011)

The Pilbara Planning and Infrastructure Framework sets out the strategic direction for the future development of the region over the next 25 years. It addresses the scale and distribution of future population growth and housing development, as well as identifying strategies for dealing with economic growth, environmental issues, transport, infrastructure, water resources, tourism and emerging impacts of climate change. The draft document is open for public comment and reflects Port Hedland as a Pilbara City that will be encouraged to grow quickly to achieve that status.

The PPIF notes the importance of sport and recreation in the region and indicates a number of initiatives currently identified to improve opportunity and amenity related to sport and recreation. It also indicates a need to consider water based play opportunities, open space and parks in new housing settlements, a diversification of facilities and specialist accommodations including synthetic surfaces. The need for high quality and competition standard facilities to accommodate, promote and retain local sporting competition and elite demonstration matches is detailed. It does not, however, provide a projected need for the number and type facilities as is done for numerous other community needs such as schools, hospitals and child care places. This study is intended to detail the active open space requirements for Hedland.

### 14.3 Port Hedland Sports Facility Audit (2006)

The Sports Facility Report was commissioned to audit the existing facilities, determine what was required to bring them up to standard for current and future use and also to look at future needs including the requirement for a multipurpose sport and recreation centre. The following table addresses the report recommendations and progress made in regard to those recommendations.

The first eight recommendations are related to policy and ongoing provision and maintenance requirements.

Recommendation	Progress	Comment
<i>Establish club house facilities at the following reserves</i>		
Marie Marland reserve	✘	No action, no plans at present
Kevin Scott Oval	✓	Included as part of MPRC development
South Hedland Bowls & Tennis Club	✓	Planning in progress
Colin Matheson Oval	✓	Construction underway
McGregor Street Reserve	✘	Reuse of site being considered
<i>Establishment of principal playing facilities</i>		
Marie Marland for South Hedland	✓	Lighting to be reconfigured
McGregor Street for Port Hedland	?	Reuse of site being considered
<i>Develop secondary facilities</i>		
Tennis & bowls clubhouse South Hedland	✓	Planning in progress
Colin Matheson Oval for Port Hedland.	✓	Under construction
Co-locate the equestrian facilities with the turf and pony club activities of SHOATA	?	Subject of current discussions
Co-locate the motor sport activities	?	Subject of current discussions
Reinvent the JD Hardy centre with youth service and activities	✓	Under construction
Install sustainable heating of the Gatwick Swimming Pool	✓	Under investigation
Develop a multipurpose sport and recreation complex within South Hedland	✓	Under construction

Access to sporting ground are discussed in CCS report section 8 (p.38) with reference to meeting the needs for seasonal, intermittent and unrestricted casual access to suit different members of the community like the FIFO workforce.

#### 14.4 Town Planning Scheme No. 5 (2009)

The Town Planning Scheme No.5 covers both the areas of Port and South Hedland. As per section 1.5 the scheme objectives include 'encourage an appropriate balance between economic and social development, conservation of the natural environment and improvements in lifestyle and amenity (s.1.5).

Section 2.1 outlines that areas on the scheme map marked as reservations can be for open space, roads or other public purposes, with open space referring to parks and recreation and areas of conservation, recreation and natural landscapes. No development on or change of use of a reservation can be done without approval of the council (s.2.2). When approval is made on the development on change of use of a reserve the council is required to have regard to the intended purpose of the reservation (s2.3 (a)).

The scheme text also discusses some precinct objectives which outline the preferred use and addition guidance for the development of the areas. The relevant objectives are as follows:

##### Spinifex Hill Commercial/community precinct (s.5.3.2)

- Consolidate community and recreation uses between McGregor and Coolinda Streets
- Encourage pedestrian connections to the coast

- Improve sport and recreation facilities in accordance with the 1996 Port Hedland Sport and Recreation Study
- Give priority to active recreation facilities which require developed infrastructure and facilities, and
- Consolidate the existing civic and community function of the precinct having particular regard for the cohesive locations of buildings, structures and open spaces.

#### Pretty Pool Precinct (s5.3.3)

- Ensure that the facilities and the active and passive recreation activities within the Pretty Pool reserve are consistent with its district function
- Permit additional tourist facilities provided these do not detract from the district recreational function and the environmental values of the precinct, and
- Ensure that development within the precinct is compatible with the potential storm surge conditions.

#### South Hedland Precinct (s5.3.5)

- Give priority to recreation and community uses

#### Port Area Town Centre (s5.3.6)

- Make safe, efficient and convenient provision for the pedestrian movement, road transport and car parking, and
- Improve the utility and appearance of public spaces and street furniture.

### 14.5 Port Hedland Land Use Master Plan (2008)

The purpose and philosophy of this document was to guide the growth and development of the character and physical form of the Town of Port Hedland through the next 20years. The plan was based on shared long term visions from the community, private investors and all levels of government. The intention was to guide sustainable and flexible development options that build on the local character and allow for future needs while providing a level of certainty for long term investment. The need to work with existing strengths and current development initiatives and be action oriented was acknowledged whilst maintaining a long term view (s1.2).

Within the policy framework the master plan addresses environmental issues and protection and management at a strategic level. The development of sport and recreation facilities must take the environmental situation into account and the following guidelines were set out for environmental protection in the Port Hedland area (s2.1):

- direct growth to already developed areas and above the 100year storm surge elevation where ever possible
- minimise impacts on existing surface hydrology
- ensure coastal setback and land use is in line with the State Coastal Strategy
- maximise opportunities for public access, recreation and conservation in coastal foreshore areas, and
- ensure land use decisions meet the best practice principles for water and energy conservation, maintenance of air and water quality and preserve the local biodiversity.

In section 2.3 infrastructure needs are discussed with the key points being:

- (a) Cluster new developments with existing facilities
- (b) Where possible in defined corridors to minimise environmental and land use impacts
- (c) Locate facilities to promote new development in appropriate areas, and

- (d) Plan for the long term with capacity for the projects population growth and changes in technology.

Section 2.7 addresses public facilities, it is identified that the towns scattered development has led to duplication, and while access is important, resources are stretched and the range and quality of services is affected. The following policy suggestions were provided after the steering committee for the master plan reviewed the existing public facilities:

- Maintain high standards of community facility focussing on quality not quantity
- Consolidate facilities where possible to increase efficiency and expand on public-private partnerships
- Relocate public facilities, if possible, to release sites to be redeveloped where the capital cost can be recouped from the land sales or other development revenue, and
- Ensure public access to foreshore area's and expand coastal recreation opportunities.

Bicycle paths are addressed under infrastructure including a bike path between South and Port Hedland. This route could be the 'backbone' of a cycle network that connects residential areas, retail, entertainment and recreation facilities with water fountains, lockers and bike rack provided at the destinations. Employers could also be encouraged to support cycling by providing lockers, bike racks, and shower/change facilities for their employees. (P30)

Streetscape enhancement through provision of shade, seating and drink fountains (s3.3), and the development of improved pedestrian access, for example along the water front (p.50) could increase the participation in walking and cycling.

#### **14.6 Port Hedland Public Land Rationalisation Plan – RPS Koltasz Smith (March 2010)**

The land rationalisation plan addresses the opportunities for urban development on currently publicly owned land, however, it does not include non-residential land. The plan was commissioned to identify and prioritise the release of land for development within the main settlements of Port and South Hedland.

Although it does not address land available for public use it does identify where facilities may be needed due to the population growth and new developments.

The original urban design of South Hedland was based on a plan which promoted pedestrian access through green corridors. However, due to the climate the green corridors weren't pleasant or being used resulting in a lack of passive surveillance and maintenance. The layout out of South Hedland also lacks logical road connections to destinations and the community feels the area requires improvement to become desirable.

#### Site Review Outcomes:

- West End, Port Hedland (p.27). Many of the sites identified as key development opportunities are in private ownership, in particular ownership of resource companies.
- Spinifex Hill, Port Hedland (p.28). Development opportunities exist on a large area of unused land in proximity to the Waste Water Treatment Plant
- Pretty Pool and Cooke Point (p.28). Significant low-lying areas were identified, and although there were would engineering and environmental considerations, it is Crown land that could be addressed.
- South Hedland (p.28). Area of poorly maintained and underused public space and drainage reserves, along with a number of other government owned sites could be suitable for short term development.
- In many cases reserves are in long linear or irregular shaped parcels of land and development of this land could be done through amalgamation (p.27)

- A development plan should be adopted into the Town Planning Scheme No.5 for the coordination of land uses, development and the allocation of infrastructure and service at a local level (p.29)
- South Hedland has a number of irregular shaped public land and parks and recreation reserves. Where recommended, parks and reserves are proposed to be closed and rezoned, a holistic approach will be taken and adjoining areas appropriately considered (p.30).

#### **14.7 Port Hedland Land Availability Plan Parts A and B – RPS (February 2011)**

This plan prepared by RPS supersedes the Land Rationalisation Plan above and details the capacity to release residential land to the market in Hedland.

Section 5.4.2.3 deals with Parks and Recreation Reserves and comments as follows:

There are a number of identified sites shown “Parks and Recreation Reserve” in both Port and South Hedland. It is recommended that the Town undertake further investigations, in addition to the Town of Port Hedland Parks Improvement Plan, to confirm the requirements of these reserves. It will be imperative that each proposal be looked at holistically, and areas of adjoining reserves be appropriately considered.

It makes little specific reference to the future requirement for public open space save for nominating the mandatory 10% POS allocation for new residential estate developments. Part B identifies a variety of POS parcels that are underutilised that could be considered for disposal for residential purposes.

Given the size and location of many of the smaller parks and recreation reserves, rationalisation and disposal is supported. It is intended however that the loss of small POS parcels (less than 0.5 ha) be compensated for by allocation and development of larger POS parcels that offer aesthetic, landscape, shade and user amenities. This report is further discussed in section 7 and detailed in Appendix Three.

#### **14.8 Hedland’s Future Today Action Blueprint (2010)**

This document looks at the potential for Port Hedland to grow to a population of 40,000 and what it will need to provide for the population. Infrastructure and services will also need to cater for the many temporary workers.

The residence will be divided with a proposed two thirds living in South Hedland and only one third living in Port Hedland with both areas having defined zones for the provision of services, infrastructure, activities, tourism, recreation and business (P.3).

The Town of Port Hedland will be working in partnerships with the local industry on numerous projects including a multi-purpose recreation centre featuring an indoor sports and recreation complex with sports halls, function rooms, fitness centre, squash courts, playground and child care facilities (p.7).

The McGregor Street Reserve is also being redeveloped after being identified as one of the four recreation areas that require urgent upgrades (p.24). Some of the other partnership developments include and Iconic Water-play Park, a Youth Zone and the development of South Hedland town centre (p.7). The development of the Spoil Bank Marina with areas suitable for sail training, a boardwalk, parks and public swimming areas (p.12). This marina could be linked with walk and cycle paths along with the Marapikurrinya Tower.

It has been identified that the town requires the development of a senior citizens centre as well as addition public health facilities (p.33), these can be taken into consideration when planning multi use facilities.

Other facilities that will be required for the growing population are schools. These need to be considered as they also provide some sporting grounds (p.35).

An outline of the projects and the projected timeline for sport and recreation projects is given on page 40. The projects that are currently planned and/or underway include the Hedland Park Improvement Program, development of a master plan for the Rock of Ages recreation reserve, construction of South Hedland Bowling and Tennis, upgrade of the lighting at sports facilities, resurfacing the Faye Gladstone netball courts, identifying and allocation of land for additional sporting grounds based, complete the McGregor St precinct redevelopment, and the completion of the South Hedland Aquatic centre.

Planned for 2013-2018 is the development of the Rock of Ages recreation reserve, development of an entertainment precinct in South Hedland, the construction of a new oval with night sports facilities and the commence of the redevelopment of the current speedway integrated with motocross and karts. When the population is reaching its projected 40,000 in 2025 an indoor exhibition centre will be developed, a suspension bridge installed between Pretty Pool and Cooke Point and the development of a South Hedland Lake as a recreation facility.

#### **14.9 Draft Housing Strategy – Greg Rowe and Associates**

This strategy document identifies that for new Greenfield developments 25% of the gross area will be set aside providing (10%) for public open space and (15%) for roads and drainage. These figures represent a guide only based on an average R20 density and actual dwelling yields could vary depending on a range of circumstances relative to each site. For example, public open space could be provided as cash-in-lieu or the principles of Liveable Neighbourhoods could result in higher densities in closer proximity to public transport or local centres.

Within the report is a Recoding Matrix which has been created as a way to assess the potential up-coding of residential zoned land. The Matrix is an ideology based on the principles of Liveable Neighbourhoods by allowing higher density development in close proximity to services and facilities e.g. public open space, public transport, commercial uses and community facilities.

It is noted that in some instances areas reserved for 'Parks and Recreation' or zoned for 'Community – Education' under TPS5 were excluded from the Matrix as they were not developed for their reserved purpose and the Town confirmed they did not have any future intention to develop the site for that purpose. In other instances, areas reserved for 'Parks and Recreation' were not developed or used for any type of active recreation. There are numerous examples in Port Hedland where land reserved for 'Parks and Recreation' is only used to provide a buffer to industry.

Conversely, in South Hedland, development outcomes from the New Living Program were used to plot and map future services. For example, if the New Living Program proposed an area of public open space this was mapped. In essence a large number of smaller land parcels zoned or reserved for parks and recreation purposes are intended to be made available for residential development. Whilst this is not a major concern at this time given the level of underutilisation or under development, wholesale loss of parks and recreation land is of significant concern.

#### **14.10 Structural review – Port Hedland Turf Club facilities**

This report prepared by RSA consulting engineers advises that inspection of the facilities at the site has revealed structural concerns with all of the buildings on site. The particular measure used in the assessment is the capacity of the building to withstand damage in cyclonic conditions.

The report states that “the turf club complex is reaching the end of its design life and the decision needs to be made by the ToPH whether the remediation measures to ensure the complex complies to the required wind rating (region D category 2) are economically viable, as this will be a laborious process and not easily achievable . The best approach may be to demolish and rebuild many of the assets”.

It would appear that under any circumstances the turf club complex will require significant redevelopment or replacement.

#### **14.11 Town of Port Hedland Park Improvement Plan**

The Park Improvement Plan sets out a hierarchy and framework for the development and upgrade of open space.

The classifications used in the Plan are particular to the Town of Port Hedland and vary from classifications evident in other policy documents such as Liveable Neighbourhoods. A brief explanation of the parks hierarchy is listed below.

- **Local Parks**  
All residents should have access to a local park within a 200m radius of their home. Local Parks are developed and maintained at a relatively basic level. They have few amenities but provide spaces for informal recreation and socialization.
- **Neighbourhood Parks**  
All residents should have access to a Neighbourhood Park with a 600m radius of their home. Neighbourhood parks are well developed and maintained. They offer a range of facilities for families including playgrounds, shade, BBQ's and other amenities.
- **District Parks**  
High quality district parks are suggested in each town. District parks are highly developed and very well maintained park precincts. The facilities within these parks should be excellent quality with the aim being that people will be willing to travel to visit these parks as they offer excellent social and recreational opportunities.
- **Specialist Parks**  
Specialist parks are non-traditional open spaces such as Skateboard Parks, BMX tracks, Race tracks and other spaces that are used for specific recreational pursuits.

The policy does not address or classify active open spaces, however using the hierarchy outlined in the Plan the Town's existing playing fields and active open spaces can be categorised variously as:

This policy has been interpreted below using the land parcel classification in the Housing Land Availability Plan in section 4.0.

#### **14.12 Parks and Leisure Australia Guidelines for Community Facilities (March 2011)**

PLA WA has drafted a set of Guidelines for Community Facility Provision. This document has been based on an extensive literature review and investigation of current practices for determining facility provision standards is currently being tested within the sport, recreation and community development industry.

Even though the guidelines document is still being assessed and commented upon it provides initial guidelines for some 45 categories of community facility provision, including active open space.

The following guidelines related to open space provision are included in the report:

Item	Facility	Meaning	Guideline
9	Skate Park	Formal skate park facility generally within established public open space.	1:5-10,000 <sup>b</sup>
10	BMX Facility (track)	Dedicated track for specific BMX activity which can provide access for other wheeled sports activities (such as skateboarding) and be a focal point for the youth.	1:10-30,000 <sup>b</sup>
25	Lawn Bowls	Rectangular or square flat grassed or synthetic surface between 31m and 40m surrounded by a ditch.	Growth areas be the principal location for the development of new facilities (WA facilities strategy - Bowls)
26	Athletics (grass and synthetic)	Formal synthetic provision or marked grassed oval with ancillary jumping pits and throwing areas.	No established standard
27	Netball Courts	Indoor and outdoor hard flat surface requiring 30.5m by 15.25m with minimum run-off of 3.05 or 3.65 between courts.	No established Australian standard 1:1,000 (outdoor)
28	AFL ovals	Oval grass pitch provision (Adult is 110-155m by 135-185m) with 5m run-off. 13yrs from 120m x 130m. AusKick played within zonal areas	Three football ovals per 15,000 people with at least one oval being capable for supporting a senior football game (AFL strategic plan standard)
29	Rugby Union/League	Rectangular Grass pitch provision (Adult 90-120m by 45-90m).	No established Australian standard
30	Diamond pitch sports	Diamond shaped grass pitch facility requiring pitch boundaries of 98m with 122m striking outfield (baseball) and 91.44m (softball).	No established Australian standard 1 field per 7,200 - youth (USA) <sup>e</sup> 1 field per 24,000 - adult (USA) <sup>e</sup>
31	Soccer pitches	Rectangular Grass pitch provision (Adult 90-120m by 45-90m) Small sided game for 6-12 age range varies from 30 by 20m to 60 by 340m.	1:1,000 to 3,000 (SAMR, NSW DSR) depending on demographics 1:2,700 (USA) <sup>e</sup>
32	Cricket ovals	Oval grass pitch (Adult varies between 137 and 150m) with smaller dimensions for junior competition	No recognised established Australian standard 1:3,000 (cricket wicket) <sup>h</sup>
33	Tennis (multi surface hard courts and grass)	Rectangular synthetic surface preferred 23.77m by 10.97m with 6.4m depth of baseline.	1:1,000 or 4 courts per 6,000 (LGA's WA) <sup>h</sup> Regional Tennis Facility of 10-12 courts would service 30-60,000 population
34	Hockey pitches (grass and synthetic – water, sand based and alternatives)	Rectangular Grass or Synthetic surface (Adult 91.4m by 55m with 5m end and 4m side run-offs)	1:75,000 for synthetic surface (WA Hockey Strategy)

Item	Facility	Meaning	Guideline
44	<b>Regional Public Open Space /Park</b>	Serves or is significant to residents of the whole of a local government jurisdiction and those from neighbouring local government areas, and potentially, those from Metropolitan Perth, the rest of the State, other states and overseas. A regional open space may support one activity or a particular range of activities although multi-use is desirable	* Size dependent on function but generally greater than 20ha serving a regional population
45	<b>District Park</b>	District open space and related facilities will generally draw people from a section of a community e.g. the northern, southern or central part of a City. This could be due to size, uniqueness quality or activities focus.	5-20ha up to 2km from facility or 5 minute drive
46	<b>Community Park</b>	Serve broader purpose than neighbourhood parks. Focus is on meeting community-based recreation and gathering needs.	0.4 -1ha within 400m or 5 minute walk (local)
47	<b>Neighbourhood Park</b>	Neighbourhood parks are the basic unit of the park system and serve as the recreational and social focus of the neighbourhood. Focus is on providing informal, active and reflective recreational options for all ages. Unique site character helps create a sense of place for the neighbourhood. Includes Children's playground, paved games courts, unstructured open play areas for practice or pickup games, low impact recreation options.	1.3 developed acres/1,000 population in low-density residential areas and 1.8 developed acres/1,000 population in medium and high-density residential areas.  1-5ha for population within 800m or 10 mins walk away

#### 14.13 Victorian Planning Scheme Provisions 56.05 – Urban Landscape

The Victorian Planning Department provides a number of scheme provisions to guide development. Scheme 56.05 deals with urban landscape and talks specifically about POS. Standard C13 addresses active open space requirements.

##### POS provision objectives

- To provide a network of quality, well-distributed, multi-functional and cost-effective public open space that includes local parks, active open space, linear parks and trails, and links to regional open space.
- To provide a network of public open space that caters for a broad range of users. To encourage healthy and active communities.
- To provide adequate unencumbered land for public open space and integrate any encumbered land with the open space network.
- To ensure land provided for public open space can be managed in an environmentally sustainable way and contributes to the development of sustainable neighbourhoods.

### Standard C13

The provision of public open space should:

- Implement any relevant objective, policy, strategy or plan (including any growth area precinct structure plan) for open space set out in this scheme.
- Provide a network of well-distributed neighbourhood public open space that includes:
  - Local parks within 400 metres safe walking distance of at least 95 percent of all dwellings. Where not designed to include active open space, local parks should be generally 1 hectare in area and suitably dimensioned and designed to provide for their intended use and to allow easy adaptation in response to changing community preferences.
  - Additional small local parks or public squares in activity centres and higher density residential areas.
  - Active open space of a least 8 hectares in area within 1 kilometre of 95 percent of all dwellings that is:
    - Suitably dimensioned and designed to provide for the intended use, buffer areas around sporting fields and passive open space
    - Sufficient to incorporate 2 football/cricket ovals
    - Appropriate for the intended use in terms of quality and orientation
    - Located on flat land (which can be cost effectively graded)
    - Located with access to, or making provision for, a recycled or sustainable water supply
    - Adjoin schools and other community facilities where practical
    - Designed to achieve sharing of space between sports
  - Linear parks and trails along waterways, vegetation corridors and road reserves within 1 kilometre of 95 percent of all dwellings.

#### Public open space should be:

- Provided along foreshores, streams and permanent water bodies.
- Linked to existing or proposed future public open spaces where appropriate.
- Integrated with floodways and encumbered land that is accessible for public recreation.
- Suitable for the intended use
- Of an area and dimensions to allow easy adaptation to different uses in response to changing community active and passive recreational preferences.
- Oriented and designed to maximise passive surveillance.
- Integrated with urban water management systems, waterways and other water bodies.
- Incorporated into natural and cultural features where appropriate.

With respect to open space the scheme sets out quantitative requirements as follows:

- 10 % of the Net Developable Area (NDA) of a precinct is to be dedicated to unencumbered open space
- 6 % of the NDA of major residential developments is to be allocated for active open space.
- 2 % of the NDA in major employment areas is to be allocated as public open space for passive recreation
- Approximately 5 hectares per 60,000 residents is to be provided in major residential precincts for built sports facilities (co-located and/or integrated with schools or other community facilities)

## 15.0 APPENDIX TWO – NOTES FROM COMMUNITY WORKSHOP ONE

### Port Hedland Active Open Space Strategy Community Workshop and Focus Groups Thursday 10 March 2011

#### Attendees:

Sean	Touch
Lisa Baldock	Netball
Samantha Bell	SHOATA
Karina Semmler	SHOATA
?	SHOATA
Heather	Softball
Kylie Parker	Softball
Tricia Hebbard	Baseball
Hayden Llowarch	Baseball/Hockey
Jon Giles	Rovers
Cory McSwain	Swans
Nigel Pianta	BMX
Denis Walton	BMX
Les Heywood	Cougars Rugby League
Michael Cooke	Junior Sport
Peter Maidment	Golf
Naps Levi	Junior Rugby
?	Junior Rugby
Nicole Roukens	Recreation Coordinator
Sarah Cunningham	Clubs Project and Development Officer
Bec Pianta	Manager Recreation and Youth Services
Kelly Howlett	Mayor
George Daccache	Councillor

#### Overview

Following an overview of future growth in Hedland and population targets of 40,000 residents by 2025 and 50,000 by 2040 the following general principles were discussed and generally agreed.

- For senior sport and recreation development there needs to be facilities and opportunities offered in both Port and South Hedland
- For junior sport there should be a focus on South Hedland due to the likely demographic mix and concentration of families and children
- Playing surface quality is and will remain the principal concern of sporting organisations – note that parts of Marie Marland considered to be poor quality surface at present
- Each sport is seeking access to a venue that provides the opportunity to host a state level competition complete with lights on the playing surface, suitable change rooms, spectator facilities (ideally shaded viewing or seating) and access to some social accommodation
- Should aim for one high level competition venue in Port and one in South – these would logically have a different focus – e.g. one oval field, one rectangular field

- There will continue to be a mix of demand for home and away based competition and therefore separate club facilities in Port and South (e.g. football and cricket and possibly tennis and bowls) and the alternative model of larger one venue operations where all participants across many clubs play at a single location (e.g. touch, diamond sports, netball and possibly golf and equestrian activities)
- Sporting venues should also provide an aesthetic local community function in the sense that they should be green spaces, provide many trees and shade structures, and provide safe play spaces for children both during sporting fixtures and as a local activity space
- From an overall open space perspective some local and neighbourhood green space will also be required separate to the sporting fields
- Acknowledging the cost of providing state level facilities, the potential and at times competing demand for those facilities by a number of sports and the finite carrying capacity of grass, a training level venue(s) separate to the principal competition venues will be required to relieve load and accommodate extended training schedules – this could be a high intensity synthetic multi-purpose training surface
- Generally ensure that what is provided can be adequately maintained and presented

In summary, the future population growth will demand more playing under lights and a better standard of facility both in terms of paying surface and off the field accommodation.

### Specific requirements:

#### 1. Touch

- Anticipate growth from 3 fields within a football oval at present to at least 4 and as many as 6 fields all with lighting – ideally in South
- Seeking access to change room, storage, spectator and social amenities and adequate parking aligned to the playing fields
- Sees a compatibility with rugby league to share the same field
- Currently only play mixed and in future could expand to men's, women's and mixed dramatically increasing capacity and therefore demand for fields

#### 2. Rugby League

- Seniors will require facilities in Port and South
- Juniors will be well positioned to share a senior field with senior rugby league (in South)
- Juniors will require several smaller fields for training purposes
- Ultimately the sport would look for a clubhouse with spectator facilities

#### 3. Netball

- Ultimately will require as many as 12 courts in one location
- Aim is to retain capacity of playing all senior grades on one night
- Ideal to have spectator facilities for the courts, covered, and some grandstand capacity over main court
- Focus remains on outdoor courts with a view to exclusive line marking
- Storage and kiosk facilities will need to be renewed and expanded as association grows
- No foreseeable demand for a clubhouse facility but would like access to a suitably sized function centre for major celebrations
- Courts are already used most nights of the week for training during season so additional users not readily achievable

4. Football – Swans and Rovers
  - Existing accommodation at Colin Matheson and Kevin Scott both (both undergoing extensive improvements at present) should provide adequate facilities for football for the next for 10-15 years
  - Current 2 club structure in Hedland could expand as population increases
  - If a new club is introduced – based in South – Kevin Scott would be competition venue but additional training space would be required with home team facilities including change room and social accommodation, ideally nearby
  
5. Baseball
  - One of very few summer sports operating in Hedland
  - Would consider use of Colin Matheson for training if space and primary venue gets tight
  - Will seek upgraded safety and spectator accommodation and ability to service spectators and players from an attractive food and beverage outlet and social facility
  
6. Softball
  - Aim to work in with baseball due to out of season compatibility
  - Plan for 2 full size baseball diamonds with removable pitcher's mounds so that softball can operate from same facility using a temporary home fence
  - Additional softball diamonds (up to 4 extra) can be provided at the rear of the two main diamonds on an open field area – no permanent fly ball back nets or home run fences
  - Fly ball back net, batters boxes and dugouts can then be used by both sports
  - Social facilities can be more of a general community function centre than a specially allocated clubroom
  
7. SHOATA and Pony Club
  - Aim is to retain existing horse accommodation location in South as is – especially stabling areas
  - These areas need to readily accessible (suitable roads) and serviced by power water and drainage/sewer
  - Could consider co-location with turf club for track
  - This would provide opportunity for activities to be accommodated inside the track and the development of a cross-country course outside the track
  - Would require separate stabling, marshalling and administration facilities for different disciplines
  
8. Golf
  - Considering the possibility of the turf club co-locating on the golf course site
  - This concept could be expanded to creating a golf and equestrian precinct in the vicinity of golf course and SHOATA installation
  - If this occurred and given the water supply to the golf course area this could present opportunities for playing fields inside the track area
  - Club is investigating option of a large multi-purpose catering outlet (restaurant) to not only support golfers but provide a community facility.
  
9. BMX
  - Considering the possibility re-locating at McGregor Street in the vicinity of the skate park
  - This would give much higher visibility and improved proximity to residential areas
  - Current site has concerns with quality and amenity of toilet block - also some issues related to heritage listing of buildings on site?

#### 10. Cricket

- *Not represented at the meeting*
- Preparing to operate from Kevin Scott Oval under new lights for summer competition
- Longer term aim is to have similar facility in Port

#### 11. Tennis

- *Not represented at the meeting*
- Currently operate from 8 courts in Port and 6 courts in South
- Long term aim is to retain both clubs as Port and South venues
- Port location may vary as redevelopment of McGregor Street unfolds
- Aim would be to keep facility in general proximity
- South has only 6 courts and expansion to 8 may be contemplated as demand dictates
- Synthetic surface on courts may lend it to additional use such as hockey or futsal – subject to court wear and tear being evaluated

#### 12. Bowls

- *Not represented at the meeting*
- Currently operate from 1 natural grass green in Port (Cooke Point Rec Club) and 1 synthetic green in South (SHBTC)
- Both venues have capacity for additional greens to be reinstated
- Long term aim is to retain both clubs as Port and South venues
- Port location may vary as redevelopment of McGregor Street unfolds
- Aim would be to keep facility in general proximity
- South has only 6 courts and expansion to 8 may be contemplated as demand dictates
- Synthetic surface on courts may lend it to additional use such as hockey or futsal – subject to court wear and tear being evaluated

#### 13. Soccer

- *Not represented at the meeting*
- Currently operate from McGregor Street reserve near the skate park
- Anticipate they will need large junior sport accommodation
- This could be in South s per the junior sport focus or maybe could be a point of difference for Port

## 16.0 APPENDIX THREE – POS IN THE LAND AVAILABILITY PLAN

### 16.1 Port Hedland

The table below shows 41 land parcels which collectively represent some 186 hectares of designated open space in Port Hedland (excluding foreshore reserves and the spoil bank). The Hedland Land Availability Plan proposes the rezoning of many of these land parcels to allow housing development. The table indicates those parcels for which disposal are considered appropriate and those parcels which should be retained as open space.

Zone	Parcel	Street	Area Ha	Action	Comment
PH02	21	Wilson St	0.6588	Retain	Landscape buffer
PH02	22	Wilson St	2.5311	Retain	Landscape buffer
PH02	44	Anderson St	0.2185	Retain	Landscape buffer
PH02	46	Beart St	0.2815	Retain	Landscape buffer
PH02	253	Wilson St	3.3433	Retain	Landscape buffer
PH04	64	McGregor St	2.4873	Retain	add to existing playing fields
PH04	65	McGregor St	0.2219	Retain	add to existing playing fields
PH04	66	McGregor St	0.982	Retain	add to existing playing fields
PH04	67	Cooke Pt Dr	12.99	Retain	secure waste water ponds as playing fields
PH09	77	Styles Rd	8.236	Retain	Constrained land overlooking Pretty Pool
PH09	83	Styles Rd	0.4508	Retain	Pretty pool toilets and carpark
PH07	N/L	Tinder St	3.000	Retain	Colin Matheson Oval
PH03	23	Wilson St	0.0789	Dispose	
PH03	24	Wilson St	0.0911	Dispose	
PH03	25	Wilson St	0.0911	Dispose	
PH03	26	Wilson St	0.0789	Dispose	
PH03	27	Wilson St	0.0789	Dispose	
PH03	28	Wilson St	0.0911	Dispose	
PH03	29	Wilson St	0.0911	Dispose	
PH03	30	Wilson St	0.0789	Dispose	
PH03	31	Wilson St	0.0892	Dispose	
PH03	32	Wilson St	0.6714	Dispose	
PH03	33	Wilson St	0.0789	Dispose	
PH03	34	Wilson St	0.0911	Dispose	
PH03	35	Wilson St	0.0911	Dispose	
PH03	36	Wilson St	0.0789	Dispose	
PH03	37	Wilson St	0.0789	Dispose	
PH03	38	Wilson St	0.0911	Dispose	
PH03	39	Wilson St	0.0911	Dispose	
PH03	40	Wilson St	0.0789	Dispose	
PH03	41	Wilson St	0.0832	Dispose	
PH04	61	McGregor St	43.11	Dispose*	Existing race course and cricket grounds
PH04	62	McGregor St	2.231	Dispose	Old equestrian field
PH04	63	McGregor St	6.3723	Dispose	Within broader McGregor St precinct
PH04	69	Cooke Pt Dr	27.836	Dispose	Within broader McGregor St precinct
PH04	70	Cooke Pt Dr	6.889	Dispose	Within broader McGregor St precinct
PH04	74	Wilson St	6.276	Dispose	Within broader McGregor St precinct

Zone	Parcel	Street	Area Ha	Action	Comment
PH04	75	Wilson St	4.3516	Dispose	Within broader McGregor St precinct
PH07	71	Athol St	51.21	Dispose	Low lands and flood plain
PH07	247	Athol St	0.4985	Dispose	Raised area above flood plain
PH09	158	Butler Way	0.2166	Dispose	add PAW from Pennings - Counihan
Summary					
41		Total POS	186.5960		
12		Retained POS	35.4012		
29		dispose	151.1948		

**Table 7: POS land parcels in Port Hedland - extracted from HLAP**

*\*It is recommended that the eastern portion of the existing McGregor Street reserve be retained (the soccer/rugby fields and skate park area) whilst the cricket fields, the race track, the nearby tennis courts and part of the old equestrian field be replaced and then disposed of.*

The retained active open space area should then be extended south to achieve an appropriately sized area. This space should subsequently be connected to new playing fields originating from Cooke Point Drive to include the area of the waste water treatment ponds. This new precinct will offer approximately 16.6 hectares of playing fields, clubhouse, change room and spectator facilities, landscaping and car parking.

Colin Matheson Oval remains unaltered.

The balance of the POS to be retained in Port Hedland is predominately for landscaping and aesthetic purposes in the Wilson St/Anderson St precinct and at Pretty Pool. The extended foreshore reserve from Marapikurrinya Park to the Spoil Bank and around Cooke Point to Pretty Pool is separate from this allocation and acknowledged as an important community facility.

Precinct PH09, the new Pretty Pool estate, has a number of larger land parcels (169, 170, 175, 239, 240, 241) all proposed to be developed for residential purposes. Only one parkland area exists in this development at present (corner Yikarra Drive and Panjya Parade) and consideration should be given to retaining at least one other parcel for open space purposes, nominally parcel 239 or 240 on Styles Road.

## 16.2 South Hedland

In South Hedland there are 45 open space land parcels as shown below in table 4 below. All of the existing 'active' open space is to be retained as are a number of the larger undeveloped open space areas. Collectively the retained open space totals 50 ha. Generally the rezoning of the smaller areas for residential development is supported.

These 34 land parcels will release some 21 hectares onto the market.

Zone	Parcel	Street	Area Ha	Action	Comment
SP01	73	McDonald St	1.0579	Retain	Develop as shaded playground space
SP03	214	Cottier Drive	2.8777	Retain	Marquee Water Park
SP03	315	Stanley St	0.0800	Retain	
SP05	159	Hedditch St	1.1513	Retain	South Hedland Bowls and Tennis
SP06	287	Hedditch St	2.4639	Retain	
SP09	163	Murdoch Dr	0.1308	Retain	Develop as landscaped green space buffer
SP09	186	Murdoch Dr	3.7511	Retain	Develop as landscaped green space buffer
SP12	214	Kybra Cl	0.3050	Retain	Maintain as landscaped connector
SP15	92	Hamilton Rd	32.4010	Retain	South Hedland Sports Precinct

Zone	Parcel	Street	Area Ha	Action	Comment
SP02	85	Hedditch St	0.2134	Dispose	
SP02	86	Hedditch St	0.4120	Dispose	
SP02	87	Hamilton Rd	0.7230	Dispose	
SP02	88	Roberts St	0.9839	Dispose	
SP04	75	Cottier Dr	3.7676	Dispose	
SP06	21	Brown Pl	0.0283	Dispose	
SP06	76	Limpett Cres	3.3890	Dispose	
SP06	79	Kennedy St	0.7518	Dispose	add PAW from Kennedy - Limpett
SP06	80	Pepper St	5.8766	Dispose	
SP06	153	Brown Pl	0.2000	Dispose	
SP07	95	Paton Rd	0.3688	Dispose	
SP07	150	Haines Rd	0.2408	Dispose	
SP07	152	Clam Ct	0.0656	Dispose	
SP11	174	Koojarra Ct	0.2613	Dispose	
SP11	200	Murdoch Dr	0.1688	Dispose	
SP11	201	Kabbarli Loop	1.0816	Dispose	
SP11	206	Kwinana St	0.1216	Dispose	
SP11	217	Forrest Circle	0.2523	Dispose	
SP11	218	Eucla Cl	0.5011	Dispose	
SP11	219	Eucla Cl	0.3781	Dispose	
SP12	184	Kybra Cl	0.1108	Dispose	
Sp12	204	Steamer Ave	0.7614	Dispose	
SP12	216	Clooier Dr	0.5602	Dispose	
SP13	171	Murdoch Dr	0.0038	Dispose	
SP13	172	Osprey Dr	0.0366	Dispose	
SP13	188	Yanderra Cres	0.6518	Dispose	
SP13	189	Murdoch Dr	0.3372	Dispose	
SP13	195	Dorrigo Loop	0.8524	Dispose	
SP13	196	Captains Way	0.8428	Dispose	
SP13	197	Captains Way	0.8732	Dispose	
SP13	198	Jabiru Loop	0.4994	Dispose	
SP13	199	Murdoch Dr	0.4434	Dispose	
SP13	232	Masters Way	0.7347	Dispose	
SP13	241	Egret Cres	0.1197	Dispose	
SP13	257	Murdoch Dr	0.6118	Dispose	
SP15	243	Jabiru Loop	0.1363	Dispose	
<b>Summary</b>					
45		Total POS	71.5798		
9		Retained POS	44.2187		
36		dispose	27.3611		

**Table 8: POS land parcels in South Hedland - extracted from HLAP**

Following disposal as proposed above this would provide the residents of Hedland with a total open space allocation (excluding foreshore reserves and special reserve areas such as the golf course) of around 80 hectares.

Of this total POS allocation, active open space would comprise 56 hectares - some 36 hectares in South (the current allocation) and an area of approximately 20 hectares in Port (Colin Matheson Oval and a new precinct facilitated by resumption of the waste water treatment ponds. This 56 hectares active open space allocation will be inadequate for the future residents of Hedland.

A similar analysis of available POS is drawn from the Park Improvement Plan adopted by Council. For comparative purposes the land parcel classification developed by RPS is used to interpret the allocations included in the Plan.

Zone	Parcel	Street	Area Ha	Action	Comment
<b>Local Open Space</b>					
PH01	N/L	Cnr Wedge/ Anderson	0.2500	Retain	existing grassed parkland
PH01	N/L	Richardson St	0.0900	Retain	parkland near boat ramp
PH02	N/L	Cnr Anderson/ Darlot	0.1950	Retain	existing grassed parkland
PH03	N/L	Wilson St	2.4000	Retain	Don Rhodes Mining Museum Park
PH04	N/L	McGregor St	0.2185	Retain	parkland at rear of council offices
PH09	46	Cnr Panya/ Pikarra	0.3200	Retain	existing grassed parkland
<b>Neighbourhood Open Space</b>					
PH01	N/L	Richardson St	0.8000	Retain	Marapikurrinya Park
PH03	24	Anderson St	1.3500	Retain	St Cecilia's Primary School playing field
PH03	25	Sutherland St	0.7700	Retain	Cemetery Beach Parkland
PH04	N/L	McGregor St	3.3600	Retain	Portion of McGregor St reserve to be retained
PH07	27	Tinder St	3.0000	Retain	Colin Matheson Oval
PH09	77	Styles Rd	8.2360	Retain	Pretty Pool park
PH09	83	Styles Rd	0.4508	Retain	Pretty pool toilets and carpark
<b>District Open Space</b>					
PH02	17	Sutherland St	30.2460	Retain	Spoilbank and Marina precinct
<b>Special Purpose Open Space</b>					
PH02	N/L	Anderson St	1.1250	Dispose	BMX Track to be relocated
PH04	61	McGregor St	43.1100	Dispose	Existing race course and cricket grounds to be relocated
PH04	N/L	McGregor St	1.0500	Retain	Gratwick Aquatic centre
PH04	64	McGregor St	2.4873	Retain	Add Skatepark to playing fields
PH09	72	Sheridan Rd	6.1690	Dispose	Pony Club
<b>Summary</b>					
19	Total POS		105.6276		
6	Local POS		3.4735		
7	Neighbourhood POS		17.9668		
1	District POS		30.2460		
5	Special purpose POS		53.9413		
16	Retained POS		51.8636		

Zone	Parcel	Street	Area Ha	Action	Comment
3	POS to be disposed of		53.7640		
2	Active OS remaining		5.4873		

Table 9: POS land parcels in Port Hedland - extracted from Parks Improvement Plan

Zone	Parcel	Street	Area Ha	Action	Comment
<b>Local Open Space</b>					
SP01	61	Stanley Street	0.9774	Retain	Currently zoned for community institutional purposes
SP06	79	Kennedy St	0.7518	Dispose	Potential PAW from Kennedy-Limpett
	80	Pepper St	5.8766		Understood to have been released for residential development
SP02	123	drainage reserve	0.8582	Dispose	
<b>Neighbourhood Open Space</b>					
SP01	N/L	Catamore Crt	1.2800	Retain	Pre-primary playing field
SP03	91+95	Cnr North Circular/ Hamilton	9.4650	Retain	high school playing field and surrounding land
SP05	N/L	Weaver Pl	0.9800	Retain	South Hedland Primary School playing field
SP06	N/L	Broadhurst Way	1.4400	Retain	Baler Primary School playing field
SP08	N/L	Boronia Close	3.6000	Retain	Cassia Primary School playing field
SP10	N/L	Colebatch Way	0.8800	Retain	Parkland between library and shopping centre
SP11	200	Murdoch Dr	0.1688	Retain	Essential open space in Koombana Estate - should be retained
SP13	476-1	Masters Way	53.4890	Retain part	Portion of this land area to be retained
<b>District Open Space</b>					
SP15	92	Hamilton Rd	32.4010	Retain	South Hedland Sports Precinct
SP03	214	Cottier Drive	2.8777	Retain	Marquee Water Park
SP03	315	Stanley St	0.0800	Retain	
<b>Special Purpose Open Space</b>					
SP04	75	Cottier Dr	3.7676	Retain	JD Hardie Youth Centre
SP05	159	Hedditch St	1.1513	Retain	South Hedland Bowls and Tennis
SP06	287	Hedditch St	2.4639	Retain	
SP10	N/L	Throssell Rd	0.0600	Retain	Skate park near shopping centre
SP10	N/L	Colebatch Way	2.0000	Retain	South Hedland Aquatic Centre/Library
<b>Summary</b>					
19	Total POS		124.568		

Zone	Parcel	Street	Area Ha	Action	Comment
3	Local POS		8.4640		
8	Neighbourhood POS		71.3028		
3	District POS		35.3587		
5	Special purpose POS		9.4428		
16	Retained POS		117.081		
3	POS to be disposed of		7.4866		
5	Active OS remaining		38.9539		

**Table 10: POS land parcels in South Hedland - extracted from Parks Improvement Plan**