



Our Ref: 17-180/70  
30 April 2019

Planning Services Team  
Town of Port Hedland  
PO Box 41  
Port Hedland, WA 6721

Dear Planning Services Team,

## \\ PORT HEDLAND INTERNATIONAL AIRPORT – DEVELOPMENT APPLICATION

On behalf of the PHIA Asset Trust, we hereby submit a development application for the Port Hedland International Airport Terminal Redevelopment Project. NS Projects has been engaged by PHIA Asset Trust as the Project Manager for the project.

The vision for the redevelopment is to be a leading regional Australian airport and a modern well-serviced airport which is a major domestic and international gateway airport for the Pilbara and Western Australia. The application proposes:

- \\ A refurbished and expanded airport terminal building.
- \\ A redesign of the road network and car parking that responds to the transport design principles.
- \\ An upgrade to the site services of fire water, potable water and sewer reticulation.

### PROPOSED DEVELOPMENT

The overall approach to the design is to transform the terminal, public parking (short and long-term) and rental car bays. An extensive review was undertaken and the decision made to refurbish the vast majority of the existing terminal in addition to expanding on the western side to incorporate a new check in facility and baggage breakdown hall.

Planning and minimum areas / spatial requirements for key functional areas are based on the area summary produced by The Airport Group (TAG) on the future peak period in 2030 when 450,000 pax is reached. These areas provide high level spatial requirements for the terminal based on IATA ADRM 10<sup>th</sup> edition (5<sup>th</sup> release). Key functional areas of Check In, Security and the Departure Lounge were further refined by the Architect, Woods Bagot, when assessing queueing capacities. The result is each of these key functional areas being larger in area than those assessed by TAG.

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PROJECT LEADERSHIP

## ACCESS AND MOVEMENT

The main entry and exit point to the Airport Estate from the Great Northern Highway remain unchanged; however, the parking and rental car areas will be significantly improved. The access road at the front of the terminal will be removed and replaced with a landscaped pedestrian plaza. The removal of this road will improve both airport security and the passenger experience.

The airport ground transport which incorporates the short and long-term public parking, coach parking, taxi and rideshare pick up and drop off and rental car areas has been designed based on the following transport design principles:

- \ Integrate the landside transport concept of operations with the terminal functions;
- \ Give priority/ proximity to the most used modes;
- \ Separate non-terminal and terminal related traffic streams; and
- \ Provide separate and safe pedestrian circulation areas.

One key element of the design is the pedestrian boulevard which links the terminal plaza to the long-term car park. It is a central spine that runs north south connecting to all the parking areas.

The second key element is the car rental areas. The four car rental companies in Avis, Budget, Hertz and Thrifty will be centrally located. Whilst we are showing the surrounding road network including vehicle entrance and exits into the areas and pedestrian circulation around them, the specific details are still being worked on and this will form a separate development application submission.

## SERVICES

Except for power, which was recently upgraded, the existing services infrastructure are at end of life and non-compliant. A brief explanation of the proposed upgrades is detailed below.

### Sewer Reticulation

The current arrangement is reticulation via pumping stations and pressure mains to an evaporation / storage pond located north of the long-term car park. The development will see the pond replaced with an aerobic treatment unit (ATU) and subsurface dripper field.

### Potable Water Reticulation

Within the site services compound a new potable water pump and storage tanks will be installed. This will alleviate the current pressure issues and provide two days' storage for emergency situations should there be supply issues. There is space within the compound for the addition of a third tank to increase the storage to three days if required in the future. The tanks will be fed from the existing water service.

The underground pipe work is all being replaced.

### Fire Water Reticulation

The fire water tanks, pumps and underground pipe work is all being replaced. The tanks will be fed from a new water mains connection which will be applied for through the Water Corporation.

### Drainage

It is well known there are drainage issues around the Terminal and GA Precinct. A major contributor is the condition of the drainage swale to the east of the Airport entrance on Crown Land. The Project team is pro-actively working with the Town of Port Hedland and Department of Planning, Lands and Heritage to resolve this.

Furthermore, the civil engineer, Arup, is undertaking a Terminal Precinct stormwater strategy which included a CCTV survey of the underground stormwater pipes. This will be available in the coming weeks for review if required.

### Electricity and Telecommunications

Power for the terminal will be reticulated in existing underground trenches and conduits from the site main switch board. A new building main switchboard will be installed in the services room within the terminal building.

Telecommunications provision for the terminal can be achieved through the existing network.

## **CONCLUSION**

We are planning on commencing a forward works package as soon as the development application is approved which will see the construction of the site services compound. The main works will commence immediately afterwards, with the contract to be awarded in October 2019.

The proposed redevelopment is consistent with the obligations of the lease and will transform the Terminal and GA Precinct for the benefit of the Town of Port Hedland residents, workers and visitors.

In conclusion, the proposed redevelopment is considered an acceptable and appropriate proposal for the site. It is therefore requested that the Town of Port Hedland and Development Assessment Panel approves the proposal upon receiving referrals from relevant agencies.

Yours sincerely,



**Jeff Gidman**  
**Senior Project Manager**

Enc.      Development Application