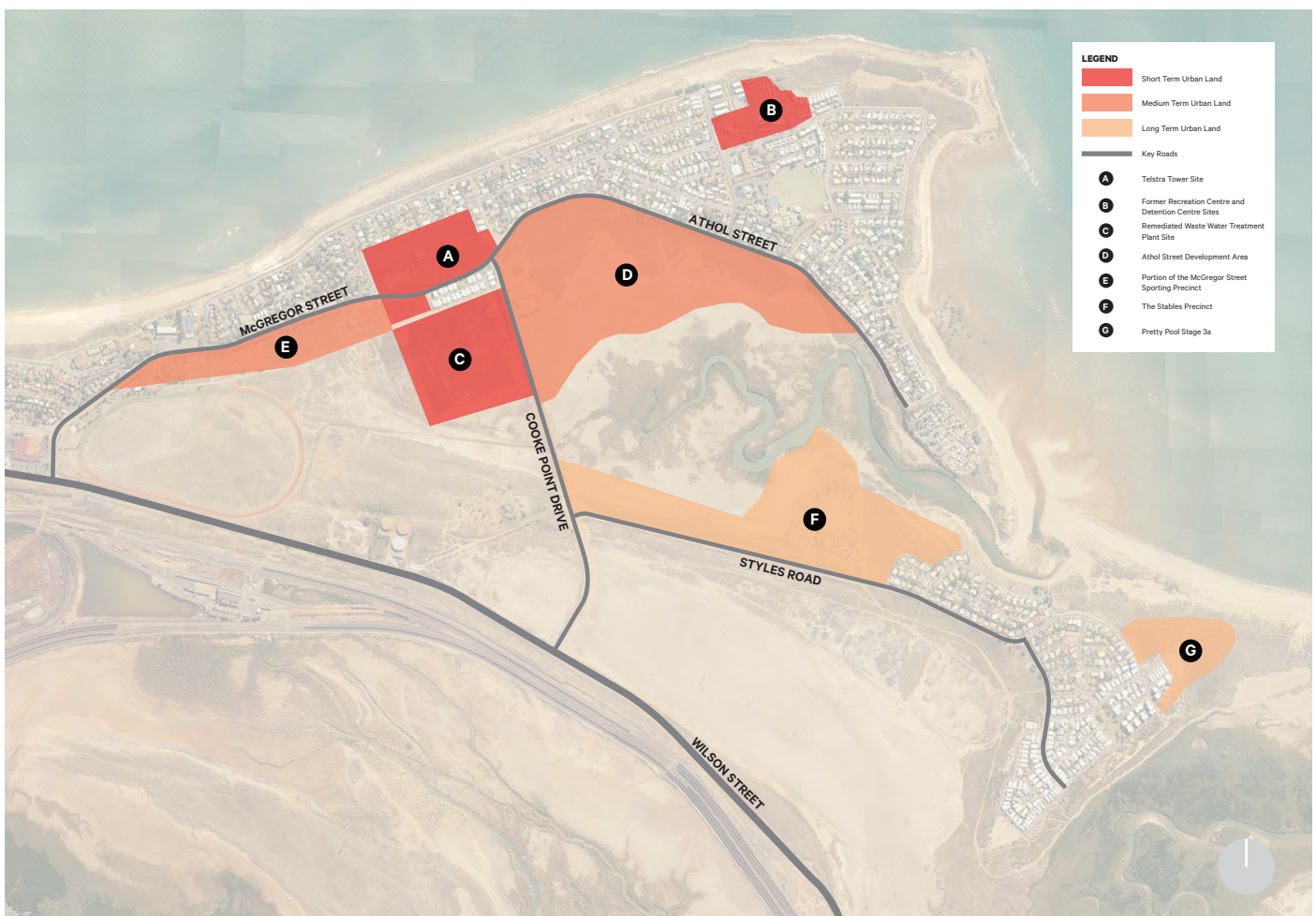


SHAPING HEDLAND'S FUTURE

Port Hedland Residential Growth

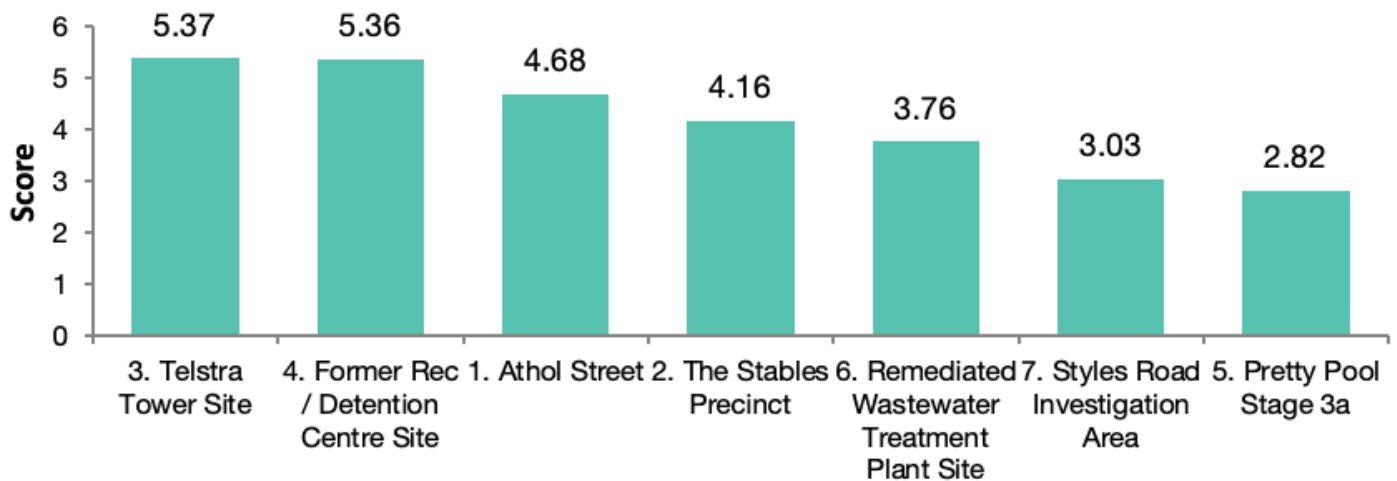
During the **Shaping Hedland's Future** project, the Town asked the community their priorities and insights regarding future housing growth within the suburb of Port Hedland. The purpose of this exercise was to understand how to best prioritise land to accommodate future population growth and development, based on availability of services, proximity to existing developed land and consideration of constraints.

Within Port Hedland, the Strategy identifies up to seven potential high amenity residential growth opportunity areas. These are: the Telstra tower site, the former recreation centre and detention centre sites, the remediated Wastewater Treatment Plant site, Athol Street Development Area, the Stables Precinct, Pretty Pool Stage 3a and a portion of the McGregor Street sporting precinct. Community stakeholders were asked to consider what was their preferred staging for future housing in Port Hedland and why.



Precinct Snapshot – Port Hedland

**Port Hedland Community Survey: What is your preferred staging for future housing in Port Hedland?
Rank these areas in order of your preference**



What we heard from community and stakeholders

- Those that answered the community online survey indicated that their top two preferences for staged housing were the Telstra Tower site, followed closely by former recreation and detention centre sites.
- People noted that these areas would be an easier place to develop, well positioned to existing facilities, utility networks and roads.
- In making their selection, people considered the extent of fill required (preferencing as little fill required as possible), the relative risk of inundation or flooding, development start times, provision of appropriate housing types in the right location and cost.
- A portion of respondents noted that only a portion of Athol Street may be suitable for housing. This was in consideration of storm surge inundation, and the need to conserve the natural environmental assets onsite (i.e. mangrove environs).

Response within the Local Planning Strategy

In response to the community and stakeholders consideration of the prioritisation of land for housing, the Strategy identifies the following approach:

1. Identifies the following short term (5 years) urban areas for housing:
 - i. Telstra tower site;
 - ii. The former recreation and detention centre sites; and
 - iii. Former remediated Wastewater Treatment Plant site
2. Identifies the following development investigation areas, which are sites which require further

detailed planning and investigation to determine the suitability of these land parcels for housing:

- I. Athol Street Urban Development area (medium term 5-10 years);
- II. The Stables precinct (long term, 10+ years);
- III. Pretty Pool Stage 3a (long term, 10+ years); and
- IV. Portion of McGregor Street Sporting Precinct (long term, 10+ years)

Frequently asked questions

What population growth scenarios have informed the Strategy?

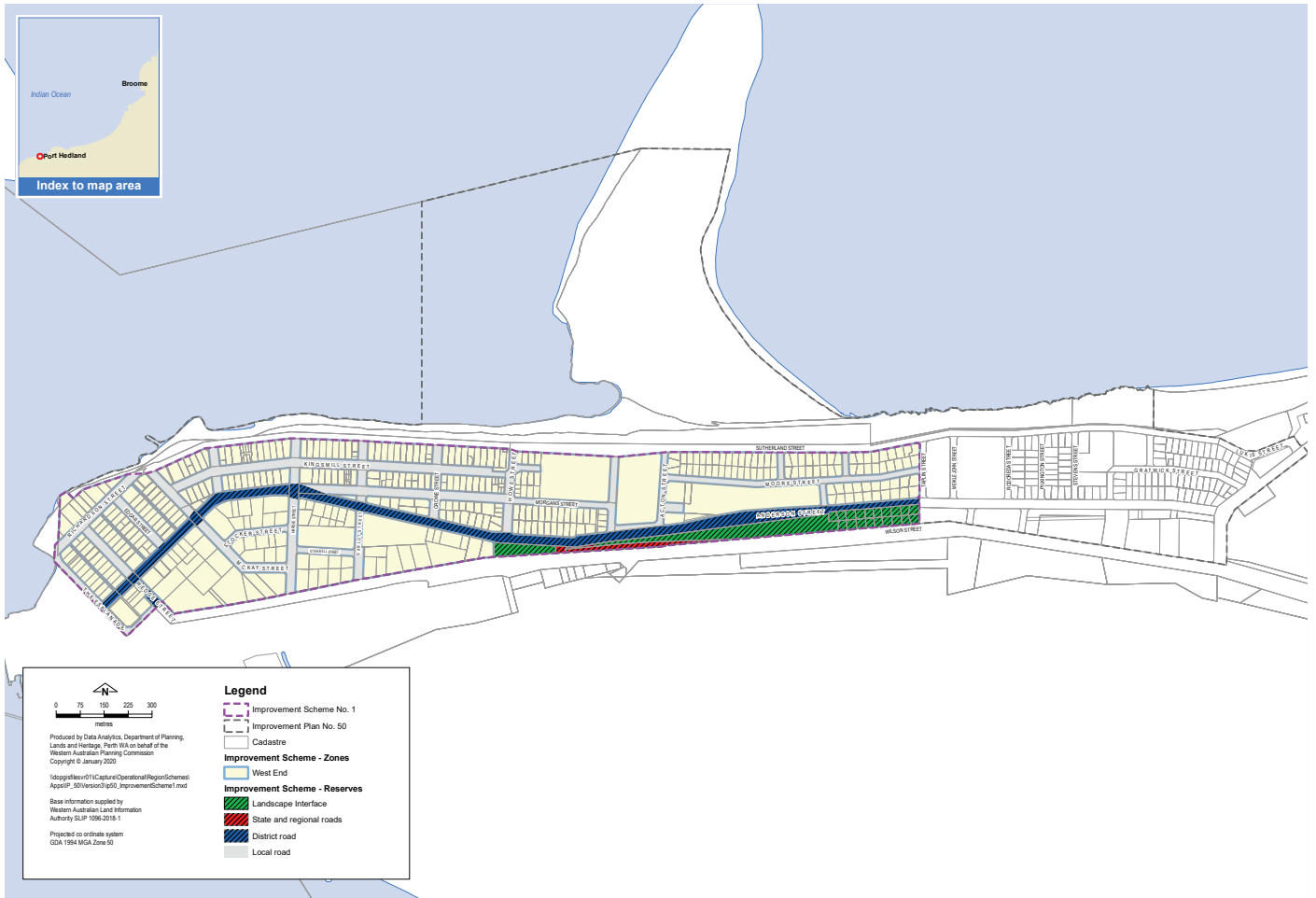
Two population growth scenarios have been developed to inform the preparation of this Strategy.

The first scenario is based on a conservative population forecast of 18,500 people for the Town by 2041. This population forecast has been based on the historical long-term average population growth rate of 0.9% per annum.

The second scenario is an aspirational population forecast of 27,085 people for the Town by 2041. This forecast has been based on Forecast.id modelling which takes into account a range of factors such as demographic changes (births, deaths, migration) and accounts for urban development drivers (residential development opportunities, land availability, diversity of housing stock, regional competition, vacancy rates).

I own property in the West End of Port Hedland. Will this new Strategy and Scheme affect this property?

No. The West End of Port Hedland is subject to a separate Improvement Plan No. 50 and Improvement Scheme. The Department of Planning, Lands and Heritage will administer the new West End Improvement Scheme and this Scheme is subject to a separate public consultation process. The extent of the West End Improvement Scheme is shown in the figure overleaf.



Port Hedland West End Improvement Scheme No. 1

Where can I learn more?

To learn more about the Shaping Hedland Future project, including fact sheets and FAQ's, go to www.porthedland.wa.gov.au/planning-building-and-environment/planning/shaping-hedlands-future.aspx.

For further information about the West End Improvement Scheme, please visit <https://www.dplh.wa.gov.au/information-and-services/district-and-regional-planning/improvement-plans-and-schemes/port-hedland-west-end>

Alternatively, contact Senior Strategic Planner, Sandeep Shankar on 9158 9347.