



SHAPING HEDLAND'S FUTURE

Industrial Opportunities



During the **Shaping Hedland's Future** project, the Town asked the community their priorities and insights about current and future industrial activities in the local government area. The purpose of this exercise was to obtain the community's views around existing land use conflicts in Wedgefield and where future transport logistics and heavy industry be located.

The project team asked the following questions:

- Where is your preference to locate noxious industry?
- Where is your preference to locate transport-based logistics?
- What do you see the future of Redbank Precinct being?
- Which land use option would you most prefer to encourage for the Wedgefield area?

What we heard from community and stakeholders

- Wedgefield estate contains a significant number of caretakers' dwellings, mixed with heavy industry. When asked whether the caretakers' dwellings should be relocated out of Wedgefield, the community was divided in supporting this outcome.
- A third of online participants were in favour of locating noxious industry within Boodarie.
- People identified a number of priority criteria to determine the location of transport logistics, including capacity of existing roads, type of vehicles, mode of transport (rail vs road) and noise impacts to residents.
- The Highway Precinct within the Airport grounds was the most preferred option to base transport logistics, followed by Wedgefield.

- The Community was in favour of relocating industry away from the Redbank Precinct, preferring to see investment in rural residential lifestyle properties.
- More information was requested to know how the Redbank precinct interacts with the Port Hedland Masterplan, particularly the area's capacity to accommodate increased transport activity.

Response within the draft Local Planning Strategy

The draft Strategy identifies Wedgefield as the primary industrial estate to accommodate future general industry. The Strategy seeks to address existing land use conflicts within the older part of Wedgefield by zoning this area 'Light Industry' to curtail further proliferation of incompatible uses. In doing this, the Strategy aims to transition heavy industrial uses, currently located in the older part of Wedgefield, to the newer Hedland Junction estate in Wedgefield. This area has the required road and drainage infrastructure to support general and transport logistics industrial uses.

Industry that has synergies with the International Airport operations may be accommodated on the airport site as leasehold tenancies, as opposed to the permanent freehold industrial land within Wedgefield.

Strategic, heavy and noxious industry associated with the port operations is planned to be accommodated within the Boodarie Strategic Industrial Area ('Boodarie'), which is protected via a significant buffer to sensitive land uses.

Frequently asked questions

I live in a caretakers' dwelling in Wedgefield. How will I be affected?

If the caretakers' dwelling you live in has previously been approved by the Town's building department, you will continue to be permitted to live in the dwelling. However, no new caretakers' dwellings will be permitted within Wedgefield.

Why will no new caretakers' dwellings be approved in Wedgefield?

Wedgefield is an existing industrial estate which contains a mix of light, logistics based transport and heavy industry. It is not considered appropriate to allow further intensification of residential living within the Wedgefield estate, due to conflicts with heavy vehicle traffic and potential emissions from industry.

I currently operate a Transport Depot and/or heavy industry operation in the older part of Wedgefield. Can I continue to operate this business?

Yes, you will continue to enjoy rights to operate your business provided that it does not cease operations for a period of 6 months or more.

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.

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