



Date & time: Tuesday 21st June 12pm-2pm, Council Chamber, Civic Centre

Participants:

- Kim Bailey (Port Hedland Chamber of Commerce)
- Wanda Kaucz (Dep. Planning)
- Trish Brennan (Pilbara Development Committee)
- Bill Dziombak (Pilbara Chamber of Commerce)
- Craig Wilson (Port Hedland Port Authority)
- Lynn Gray (Community)
- Matt Read (Landcorp)
- Kate Antonas (FORM)
- Steve Bailey (Environmental Protection Agency)
- Robert Fry (Ray White Real Estate)
- Chris Smith (BHP Biliton)
- Kelly Howlett (Mayor of Port Headland)
- Arnold Garner (Dep. Mayor of Port Hedland)
- Paul Martin (ToPH)
- Russell Dyer (ToPH)
- Leonard Long (ToPH)
- Eber Butron (ToPH)
- Brye Holland (ToPH)
- Michael Campbell (AEC Group)
- Owen Hightower (RPS)
- Rod Dixon (RPS)
- Ben Hollyock (RPS)
- Neil Thom (RPS)
- Daniel Marsh (WorleyParsons – Facilitator)
- Ned Baxter (WorleyParsons- Scribe)
- Cassandra Woodruff (ToPH – Scribe)

Session Objectives & Process

The focus for this session was to canvass views on a limited number of ultimate development scenarios consistent with Amendment 22 of the planning scheme, to draw out any competing views on land use concepts.

A short presentation covered constraints and opportunities on which the development options have been based, and fundamental property market issues in the precinct. A number of potential development scenarios were summarised.



Some time was spent on the five key areas addressed by Amendment 22 and the Dust Task Force (DTF) under the “Port Hedland Air Quality and Noise Management Plan”.

1. Health risk assessment – Identify level of risk from exposure & management strategies;
2. Environmental management controls for dust and noise – Determination of assessment criteria, targets and integrated monitoring program;
3. Land use planning – Structure plan and land use strategy incorporating planning controls;
4. Industry initiatives – Continuous improvement initiatives; and
5. Governance – Responsibilities for implementation and reporting.

The potential role of commercial property as a high value land use with considerable potential for place activation – through workers’ daytime and after work incidental spending – was summarised. It was suggested the West End had characteristics well suited to a commercial/office centre type land uses – as distinct from the civic precincts of South Hedland.

Confirming Key Issues

Participants were invited to comment on the key issues identified by the consultants.

Environment

Further growth of the inner harbour was raised. There was general recognition that Cabinet support for the recommendations of the Dust Task Force means the Growth Plan should not challenge the basis of Amendment 22.

It was noted that, in addition to a cautious approach to potential health impacts from dust, noise levels can have impacts on population health and would likely be explored at greater length by the Taskforce in coming years – creating further uncertainty around normal residential uses.

“There seems to be not a lot of understanding around the health impacts of noise”

“The noise problem is very prominent and no one is really taking it into consideration”

Commercial property

A link was made between commercial development and high amenity opportunities associated with the proposed marina. It was noted that short-stay accommodation (e.g. spending on meals and hotels/ motel rooms by temporary residents) is a greater driver of economic activity than permanent residential in such developments. Sales of residential units can de-risk these property developments but these apartments tend to relatively few permanent residents – rather they are often let to short-stay visitors.

The use of the term ‘CBD’ to characterise potential commercial, office and mixed use zoning was seen as misleading by some people within the group with connotations being linked to a capital city rather than a regional area.



Advice on Strategic Directions

Development Timeframe

A range of scenarios were presented that involved re-zoning of parts of the West End to introduce higher value uses than single residential much of which is current operating as short-stay residential for resources sector support industries. This point raised the question of the current residential population and existing property rights. It was proposed that the Growth Plan include rezoning that would provide the market with long-term security but would not include relocation or resumption to allow greater development.

“What does this mean for the current West End population? Would legislation require current family’s residing in these areas to move out?”