

11.1.1.4 Proposed Development Plan for Lot 503 (Area A) Forrest Circle, South Hedland (File No.: 804803G)

Officer	Luke Cervi Senior Planning Officer
Date of Report	19 July 2011
Disclosure of Interest by Officer	Nil

Summary

This report recommends that Council approve public advertising of the proposed Development Plan for "Area A".

Background

The Department of Regional Development and Lands put out an EOI for "Area A" with preferred developer being awarded to the West End Integration Project. To facilitate the development of the site, Council has rezoned the land to "Urban Development". Under this zoning Council can require the preparation of a development plan prior to considering any planning application.

Due to the strategic importance of the site having regard to its size and location, it is considered imperative that a Development Plan be prepared to guide the development of the site.

Consultation

Consultation with internal departments has been completed. Should Council support the Development Plan, public advertising will be undertaken in accordance with TPS5 requirements.

Statutory Implications

Once endorsed by Council, a Development Plan becomes a policy statement under TPS 5 which is statutorily enforceable.

Policy Implications

Nil

Strategic Planning Implications

The following sections of Council's Strategic Plan 2010/2015 are considered relevant to this proposal:

Key Result Area 1:	Infrastructure
Goal 1:	Roads, Footpaths and Drainage
Immediate Priority 1:	Undertake road works in South Hedland to improve road permeability (particularly in the CBD)

Key Result Area 4:	Economic Development
Goal 2:	Mining/Roads
Immediate Priority 2:	Actively pursue integration of FIFO workers into the local community
Key Result Area 4:	Economic Development
Goal 4:	Land Development Projects
Immediate Priority 1:	Fast track the release and development of commercial, industrial and residential land.
Key Result Area 4:	Economic Development
Goal 5:	Town Planning and Building
Immediate Priority 2:	Develop Structure Plans for key precinct areas with a particular focus on the Spoilbank Precinct, Airport and Pretty Pool.

Budget Implications

The applicant has paid an application fee of \$1,769.20 for the proposed Development Plan.

Officer's Comment

"Area A" is a strategically important site due to its size and location. The development of the land needs to be carefully considered in context of forecast growth of the Town. The land was offered under an EOI by the Department of Regional Development and Lands with key aspects including the provision of Transient Workforce and Key Worker accommodation.

It is considered that long term due to its location to the South Hedland Town Centre and other significant services and infrastructure such as the Kevin Scott oval recreation precinct, TAFE and High School, that the land is ideally suited for higher density residential development.

Due to the differing short/medium term and long term needs of the community, the Development Plan incorporates a short/medium term plan and long term plan. The short/medium term plan contains two distinct precincts being a residential and TWA precinct. The long term plan shows residential blocks (not subdivision plan) with public open space with vehicle and pedestrian movement networks to support a residential suburb/community.

The Development Plan envisions that the land will be developed with a 1300 person TWA capacity and 101-114 dwellings in the short/medium term and 365-431 dwellings in the long term.

Options

Council has the following options of dealing with the request:

1. Support the public advertising of the Development Plan as is.

This option should be resolved if Council is generally supportive of the proposed layout and densities identified in attachment 1 & 2.

2. Require changes prior to supporting public advertising.

This option should be resolved if Council has concerns regarding the proposed Development Plan such as layout, density or land uses.

Due to the strategic importance of the site, Option 1 is recommended.

Attachments

1. Short/Medium Term Plan
2. Long Term Plan
3. Development Plan – Part 1 Statutory Planning Provisions
4. Development Plan – Part 2 Explanatory Report

201112/022 Officer's Recommendation/Council Decision

Moved: Cr A A Carter

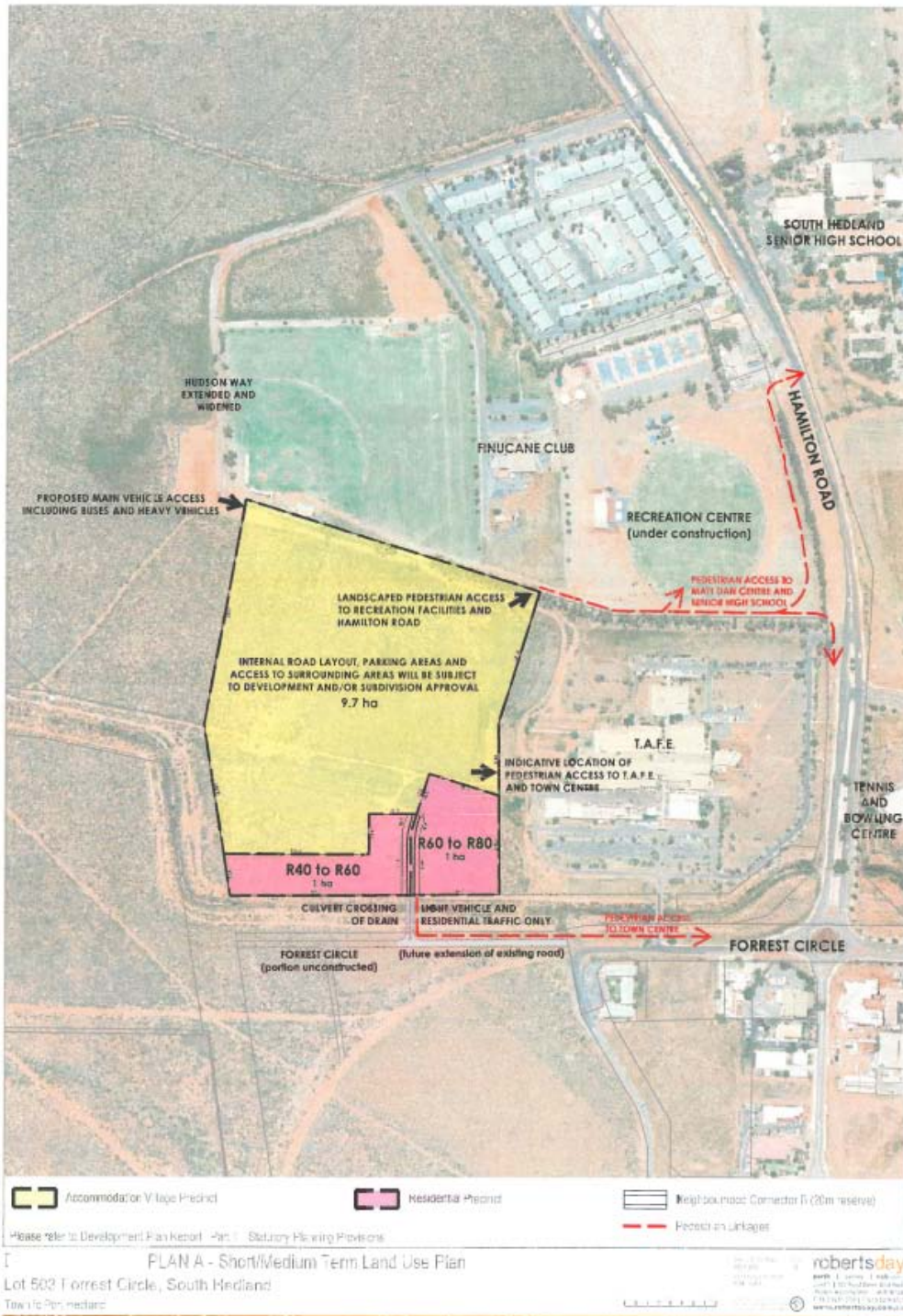
Seconded: Cr M Dziombak

That Council:

- i. Give notice of the proposed Development Plan in accordance with Section 5.2.8 of Town of Port Hedland Town Planning Scheme No. 5, as follows:
 - a. **Publish a notice of the proposed Development Plan once a week for 2 consecutive weeks in a newspaper circulating in the Scheme area, giving the details of:**
 1. **The land affected by the draft Development Plan,**
 2. **Where the draft Development Plan may be inspected,**
 3. **In what form and during what period (being no less than 14 days from the day the notice is published) submissions may be made, and**
 - b. **Erect a sign/s displaying the notice of the proposed Development Plan on the affected land.**
- ii. Adopts the Development Plan subject to no significant comments being received as a result of (i) above.

CARRIED 6/0

ATTACHMENT 1 TO AGENDA ITEM 11.1.1.4



ATTACHMENT 2 TO AGENDA ITEM 11.1.1.4

