



**WEDGEFIELD INDUSTRIAL ESTATE
DEVELOPMENT PLAN POLICY PROVISIONS**

- A. Description of Area**
- The Wedgefield Industrial Estate Development Plan (WIEDP) applies to all land identified as lying within the Development Plan boundary as per TPSS.
- B. Policy Provisions**
1. Subdivision and development of land within the WIEDP shall be undertaken in accordance with these policy provisions and as depicted on the Development Plan.
 2. No Development shall occur (except the demolition of structures) without first obtaining planning approval from the Town of Port Hedland.
 3. Development will not be supported prior to the formal adoption of the Development Plan in accordance with Clause 5.2 of the Town of Port Hedland Town Planning Scheme No.5 unless otherwise provided for in these policy provisions, with the express exception of:
 - i. A proposal where Council is of the opinion that the development is entirely consistent with the purpose and intent of the zone and will not prejudice the finalisation of the ultimate Development Plan; and/or
 - ii. The works to be undertaken relate to the specific implementation of this Development Plan.
 4. The uses permitted within the Development Plan shall accord with the Zoning Table under TPSS in regards to the respective zones.
 5. No further subdivision is to take place following the initial creation of the lots.
 6. The following plans should be addressed as appropriate at more detailed planning stages (subdivision and/or development):
 - i. A Local Water Management Strategy;
 - ii. A Traffic Management Plan; and
 - iii. An Environmental Management Plan.
 7. Future Development of any land within the WIEDP, excluding those exceptions referred to in 3 above, shall be subject to the preparation and adoption of appropriate Design Guidelines where requested by the Town of Port Hedland.

Where appropriate, the Design Guidelines shall require details on:

 - i. Building envelopes, building materials and finishes;
 - ii. Distribution of land uses within a lot or within a development;
 - iii. Services;
 - iv. Vehicular access, parking, loading and unloading areas, storage yards and rubbish collection closures;
 - v. The location, orientation, height and design of buildings and the space between buildings in response to the Hedland climate;
 - vi. Advertising signs, lighting and fencing;
 - vii. Landscaping, finished site levels and drainage;
 - viii. Protection of sites of heritage, conservation or environmental significance;
 - ix. Other provisions or information considered to be appropriate by the Town of Port Hedland; and
 - x. Special design treatment for lots abutting Great Northern Highway and entry roads.
 8. All land use and development within the noise limitation area as identified by the red hatch as Control Area 1 on the Development Plan shall comply with the following whilst the adjoining Transient Workforce Accommodation (TWA) site is being used for accommodation purposes:
 - i. Any noise generating activities are to be, where practicable, confined to an indoor area, with all buildings to be oriented to front the new internal road, with any major opening to be located on the southern portion of the building;
 - ii. Significant noise generating activities external to buildings should, where practical, be carried out at a location where the building acts as a noise barrier to the TWA site, or between the hours of 6am - 9am or 5pm - 8pm (being aligned to the change of shift hours for workers accommodated in the TWA);
 - iii. The site will be developed in accordance with the purchaser's strategy to address the noise omission design criteria as agreed to by LandCorp. This will be a condition of sale and form part of the site's specific Design Guidelines;
 - iv. Hours of operation are restricted to normal industrial operating hours, being 6am until 8pm, seven days a week (to avoid normal ramp night sleeping hours in the TWA);
 - v. Access to the proposed lots is restricted to the internal subdivision road, with no access from Anthill Street;
 - vi. Notwithstanding the permissibility of uses as per the Zoning Table in TPSS No. 5, the use of the proposed lots within the noise limitation area shall be restricted to the following for as long as the nearby TWA remains in operation:
 - o Infrastructure - AA
 - o Office - IP
 - o Carpark - AA
 - o Public Utility - AA
 - o Storage Facility / Depot / Laydown Area (excluding earth moving equipment yard) - P
 - o Container park - P
 - o Distribution Centre - P
 - o Transport Depot - F
 - o Warehouse - AA
 9. All land use and development within the area identified by the blue hatch as Control Area 2 on the Development Plan shall comply with the following requirements:
 - i. Access to all sites is to be via internal subdivision roads with no access permitted from Great Northern Highway; and
 - ii. Additional screening and landscaping requirements for lots adjacent to Great Northern Highway and main entry roads shall be imposed through the preparation and adoption of appropriate Design Guidelines.

**WEDGEFIELD INDUSTRIAL ESTATE DEVELOPMENT PLAN
WEDGEFIELD INDUSTRIAL ESTATE**

LEGEND

- LIA 3
- LIA 4
- LIA 5
- TRANSPORT DEVELOPMENT
- LIGHT INDUSTRY
- TRANSPORT DEVELOPMENT
- INDUSTRY
- CONTROL AREA 1
- CONTROL AREA 2

Base data supplied by Landgate.
Aerial Photography dated Octobe 2008.
Accuracy +/- 4m. Projection MGA Zone 50.

Areas and dimensions shown are subject to final survey calculations.
All carriageways are shown for illustrative purposes only and are subject to detailed engineering design.

ENDORSEMENT OF MODIFIED WEDGEFIELD INDUSTRIAL ESTATE DEVELOPMENT PLAN - PORT HEDLAND TOWN PLANNING SCHEME NO. 5

The Western Australian Planning Commission resolved on 7 July 2011 to adopt the Development Plan, as a guide for future subdivision within the locality.

Signed for and on behalf of the Western Australian Planning Commission

R. [Signature]

An officer of the Commission duly authorised by the Commission pursuant to section 24 of the Planning and Development Act 2005 for that purpose in the presence of

M. Wasilo [Signature] Witness

13.7.2011 Date

LandCorp : CLIENT
1:15,000@A3 : SCALE
20 May 2011 : DATE
3414_1-4-005e_DP.dgn : PLAN No
e : REVISION
T.C. : PLANNER
L.W. : DRAWN
N.T. : CHECKED



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