

ITEM 6 REPORTS OF OFFICERS**6.1 Planning & Development****6.1.1 *Initiation of Proposed South Hedland Town Centre Development Plan (File No.: 18/12/0030)***

Officer	Steve de Meillon Senior Strategic Planner
Date of Report	18 July 2013
Disclosure of Interest by Officer	Nil

Summary

Council has received a request for a proposed Development Plan over the various lots located within the South Hedland Town Centre. The South Hedland Town Centre area is defined under Appendix 5 of the Town of Port Hedland Town Planning Scheme No. 5 (TPS5). The Development Plan has been submitted by RPS on behalf of LandCorp.

This report seeks Council's approval to advertise the SHTCDP for public comment.

Background*The Site (Attachment 1)*

The proposed Development Plan covers the entire area defined as the South Hedland Town Centre in Appendix 5 – Development Plan Areas of TPS5. The South Hedland Town Centre Development Plan (SHTCDP) consists of various land parcels encompassing an area of approximately 86 hectares.

Apart from a range of privately owned properties in the northern and eastern areas, the majority of the SHTCDP area is under Crown control.

Under the provisions of TPS5 the site is predominately zoned 'Town Centre'. The most western portion across Forrest Circle is zoned 'Mixed Business'. Currently there are a range of businesses and community facilities within the SHTCDP.

Previous Council Decisions

27 February 2008 – Initiation of existing Development Plan

This report recognised that several attempts had been made to develop a Development Plan for the South Hedland Town Centre. On the recommendations of the Land Use Master Plan, the Hon. Minister for Planning and Infrastructure of the day directed LandCorp, in conjunction with the Town of Port Hedland to commission a Development Plan.

The report therefore presented a South Hedland Centre Development Plan (Development Plan) to Council for approval to commence public advertising in accordance with TPS5. The report presented five (5) different options for the Development Plan with one (1) recommendation.

Council resolved to defer the advertising of the Development Plan, until an informal briefing of Council could be held to discuss options presented.

26 March 2008 – Initiation of existing Development Plan

In response to the previous Council resolution on the 27 February 2008, this report was presented to Council for approval to commence public advertising in accordance with TPS5.

Council resolved to endorse the Development Plan for advertising for a period of 30 days including, a public meeting/workshop to highlight the design alternatives and a display at the South Hedland Shopping Centre.

28 May 2008 – Final adoption of existing Development Plan

Council resolved to endorse the Development Plan subject to modifications. The modifications were completed to the satisfaction of the Town and therefore became included within the Town of Port Hedland Local Planning Manual as a Local Planning Policy.

The Development Plan was forwarded to the Western Australian Planning Commission (WAPC) for adoption. The Development Plan was never fully endorsed by the WAPC.

24 March 2010 - Initiation of amended Development Plan

The amendment proposed extending residential uses to the west of the Development Plan area with increased densities.

Council resolved to endorse the amended Development Plan for the purpose of advertising in accordance with TPS5.

28 April 2010 – Final adoption of amendment to Development Plan

Council resolved to endorse the Development Plan subject to increasing the residential density. The modifications were completed to the satisfaction of the Town and therefore became included within the Town of Port Hedland Local Planning Manual as a Local Planning Policy.

The Proposal (Attachment 2)

Council has received a proposal for a South Hedland Town Centre Development Plan (SHTCDP) which is intended to replace the existing Development Plan adopted by the Town. Consistent with the existing Development Plan the proposed SHTCDP incorporates two parts:

Part One – Development Plan:

- Sets out the statutory guide for the Town to determine applications for approval with the defined South Hedland Town Centre.

Part Two – Master Plan:

- Provides the explanatory text behind the statutory requirements. Part Two, the Master Plan, sets the vision and objectives to be achieved. The Master Plan sets out the spatial arrangements through various elements, namely the movement network, activities, built form, public realm, car parking and water management.

Since the adoption of the existing Development Plan there has been significant economic growth and investment in Port Hedland. The Pilbara's Port City Growth Plan (Growth Plan) identifies both existing and future growth for Port Hedland, and makes recommendations for future strategic planning.

The Growth Plan identifies the South Hedland Town Centre area as Precinct 11 – City Centre. The SHTCDP generally envisions the recommendations made in the Growth Plan, and new regional frameworks.

In addition to the Growth Plan, the SHTCDP incorporates a number of additional projects being undertaken within the Town Centre, namely upgrades to the South Hedland Community Facilities.

The SHTCDP has been prepared in accordance with changes to the planning system with the introduction of the new Structure Plan Preparation Guidelines. In this aspect the SHTCDP includes all necessary material to ensure endorsement by the WAPC.

Consultation

The SHTCDP has been prepared as an update to the existing Development Plan and incorporates a number of additional community and commercial projects. A summary of the wider consultation that has occurred is outlined below:

Consultation on the existing Development Plan – 2007/2008

- As part of the initiation of the existing Development Plan, informal discussions were held with community, government and industry stakeholders. A total of five (5) options were presented as to how the Town Centre might develop. A breakdown of the options is contained within Appendix 4 of the SHTCDP.

Centennial Park – 2009

- A series of workshops were held with the South Hedland Town Centre Community Design Reference Group to develop a concept plan for a new Town Square.

South Hedland Youth Space – 2010/2011

- A range of consultation was undertaken on behalf of the Town of Port Hedland in regards to the existing south Hedland Skate Park and Youth Space.

Pilbara's Port City Growth Plan – 2011/2012

- A range of community engagement activities were undertaken to support development of the Growth Plan. This consultation included the establishment of Stakeholder Reference Key Theme Focus Groups. In addition, several interviews, presentations and targeted meetings were held with community, government and industry stakeholders.

LandCorp / Town of Port Hedland Workshops – 2012

- Informal workshops were held between the Town of Port Hedland and LandCorp on the 23 March 2012 and 10 October 2012. The workshops provided a forum to discuss the SHTCDP together with key initiatives for community and commercial facilities within the identified area.

The outcomes of the various stakeholder engagements mentioned above have informed and been incorporated into the development of the proposed SHTCDP.

The SHTCDP been referred to the following internal services to resolve any major concerns prior to initiation:

- Environmental Health Services
- Technical Services
- Engineering Services
- Infrastructure Development Services
- Economic Development Services
- Recreation Services
- Community Services

The various comments raised internally have either been addressed in the report or incorporated in the SHTCDP.

Should Council resolve to initiate the SHTCDP it will allow Council to formalise public advertising in accordance with the requirements of TPS5. It is expected the Town’s internal services will continue to provide input to ensure any outstanding issues are resolved.

Statutory Implications

The preparation and matters to be addressed by Development Plans are contained within Part 5 and Appendix 6 of the Town of Port Hedland Town Planning Scheme No. 5 (TPS5).

Policy Implications

Once endorsed by Council a Development Plan becomes a policy statement under the statutory provisions of the Town of Port Hedland Town Planning Scheme No. 5 (TPS5).

Strategic Planning Implications

The following sections of the Town’s Strategic Community Plan 2012 – 2022 are considered relevant to the proposal:

6.1	Community	
6.1.1	Unified	The Town of Port Hedland is an integrated community functionally, physically and culturally.
6.1.2	Vibrant	Provide access to recreational, cultural, entertainment facilities and opportunities. Commit to improving the quality of life and wellbeing of residents.
6.2	Economic	
6.2.1	Diverse Economy	Facilitate commercial, industry and town growth. Enhance supply of suitably located and supported industrial and retail land.

6.3	Environment
6.3.1	Housing
	Attract and retain new residents to increase the population to 40,000 by 2025.
6.3.2	Community Facilities
	Provide safe and accessible community facilities, libraries, services and public open spaces that connect people and neighbours. Facilitate the provision of high quality health services and facilities for residents that are equal to or above the quality of those found in the metropolitan area.

The following sections of the Pilbara's Port City Growth Plan are considered relevant to the proposal:

Section 5.6.11

Precinct 11 – City Centre

Precinct Plan Summary

- The development and revitalisation of the South Hedland City Centre has the potential to act as a catalyst for further development and growth, engendering business confidence as well as local community pride and ownership.
- Providing a City Centre point or 'hub' of activity where people can meet and interact on an organised or chance basis and which supports a variety of services and functions.
- Providing stronger pedestrian / cyclist and vehicular connections into the City Centre making travel more convenient.
- Providing shaded pedestrian walkways and open areas in an attractive setting within the City Centre that encourages people to remain and spend time.
- Introducing a greater permanent residential population through the release of a variety of medium and higher density housing types reflective of a City Centre location.
- Providing a logical program for the redevelopment of available existing land and the future release of vacant land with an overall vision of a more vibrant place to live, work and recreate.
- Recognising demands for short-stay and tourism with the release of land for accommodation, entertainment and related uses.

Improvements to the public realm will be achieved in line with the following planning and design principles:

- Clear definition of public spaces, with each having a unique character and sense of place, and surrounding built form interacting positively for ease of site identification and recognition.
- Functionality and usability of public spaces for a wide range of people, with appropriate levels of landscaping and public facilities to encourage activity.
- High levels of visual amenity and points of interest, including key destinations, land marks and gateways.

- Ensuring that streets serve not only to provide for the safe, efficient movement of vehicles, but also for the movement of pedestrians and cyclists, and act as dynamic, interesting public spaces in their own right.
- Celebration of community heritage through the use of public art and landscaping to tell the story of the places and its people.
- Adequate levels of lighting, activity and passive surveillance to improve the safety of public spaces.

Implementation Indicators

- Review/refinement of existing South Hedland Town Centre Development Plan to reflect enhanced City Centre role.

Budget Implications

The applicant has paid the prescribed application fee of \$7,556.20.

Officer's Comment

The general aim of the SHTCDP is twofold. Firstly to update the existing Development Plan in accordance with the new growth and investment as recommended through the Growth Plan. Secondly to bring the existing Development Plan in to line with the introduction of the new Structure Plan Preparation Guidelines. In this aspect the SHTCDP includes all necessary material to ensure endorsement by the WAPC.

The SHTCDP has been prepared in accordance with the provisions contained in TPS5. The SHTCDP has been assessed with regards to Appendix 6 – Matters to be Addressed by Development Plans contained within TPS5.

The SHTCDP will operate alongside rather than instead of TPS5. Therefore development will need to meet the objectives and provisions of both TPS5 and SHTCDP.

The SHTCDP Area

The Development Plan boundary has been amended in the proposed SHTCDP. The boundary has been extended east across Forrest Circle to include the 'Mixed Business' area, and reduced by removing the north western residential area across Scadden Road. The relocated boundaries reflect recent changes to TPS5 through Scheme Amendment 53.

The boundary changes help to better centre the Town Centre within the future South Hedland urban fabric. The inclusion of the 'Mixed Business' area into SHTCDP will allow the Town Centre to have a broader focus and permit a 'business park' style of development. It is intended that this area develops as the Eastern Commercial Gateway with a high standard of built form that supports the City Centre.

Land Use & Activities

The SHTCDP has been workshopped to ensure the provisions do not discourage or limit the development of the South Hedland Town Centre. The SHTCDP sets out clear objectives for future growth while allowing flexibility for a range of suitable development.

The SHTCDP is presented as five (5) precincts each with a distinctive focus and role for the future growth of the Town Centre. The precincts propose different elements for development as categorised through the following headings: Movement Network, Land Use & Activities, Built Form, Public Realm, Car Parking and Water Management.

The provisions contained within Part One of the SHTCDP have been prepared to ensure a high level of flexibility. Any proposed development within the SHTCDP shall be consistent with the objectives of the relative Precinct and the overarching vision of the SHTCDP.

Built Form

The SHTCDP once adopted will operate as a Local Planning Policy. Part Two of the SHTCDP contains the Master Plan for the South Hedland Town Centre. The Master Plan promotes best practise development with a high quality built form. Applications for development within the SHTCDP will be subject to assessment against Design Guidelines currently being reviewed by the Town.

Public Realm and Open Space

Precinct A of the SHTCDP outlines the development of a 'Main Street and Community Hub'. Precinct A is expected to grow as the public 'face' of the Town Centre with the continued development of the services and facilities as identified with in the Library & Community Facilities Feasibility Business Plan (2012).

The design of the SHTCDP provides linear drainage systems that provide for shaded pedestrian linkages to encourage walking, jogging and cycling. The Town Centre at its furthest point is located approximately 1.1km south of the South Hedland Sport Complex. In addition, the Town Centre will ultimately be serviced in close proximity by another District Open Space through development of the Western Edge. Both of these spaces will provide district level recreation services for future residents within the Town Centre.

Car Parking

The SHTCDP identifies 'preferred' parking areas to ensure a suitable distribution of public parking to cater for and promote multi-purpose trips. The coordinated provision of parking is fundamental to the success and growth of the SHTCDP. Appendix 5 of the SHTCDP contains a Transport Assessment and Parking Study which has been used to inform the car parking methodology proposed within the SHTCDP. The SHTCDP proposes the following measures to ensure a suitable level of parking is provided within the Town Centre:

- A 20% shared parking reduction for all non-residential developments within the South Hedland Town Centre Parking Assessment Area.
- The provision of 1004 public car parking bays.
- A minimum 80% of required parking shall be provided as on-site parking.
- Cash-in-lieu is required for any off-site parking.

It is considered the SHTCDP suitably addresses all matters contained within Appendix 6 of TPS5 and is suitable for public advertising.

Attachments

1. Locality Plan
2. South Hedland Town Centre Development Plan (Under Separate Cover)

Options

1. Initiate the Development Plan.

This would allow the advertising of the Development Plan and to address any concerns or questions raised by the community or external stakeholders.

2. Require modifications prior to initiating advertising.

This option should be resolved if Council has concerns regarding the proposed Development Plan that are required to be addressed prior to advertising.

3. Refuse to initiate the Development Plan.

Refusing the initiation of the Development Plan would be in direct conflict with the Town's Local Planning Strategy.

201314/027 Officer's Recommendation/ Council Decision

Moved: Cr Carter

Seconded: Cr Jacob

That Council:

- 1. Pursuant to Clause 5.2.8 of the Town of Port Hedland Town Planning Scheme No. 5 initiates advertising of the South Hedland Town Centre Development Plan for a period of 42 days; and**
- 2. Following conclusion of the advertising period and consideration of all submissions received, the South Hedland Town Centre Development Plan is presented back to Council to consider final endorsement.**

CARRIED 7/0

ATTACHMENT 1 TO ITEM 6.1.1

LOCALITY PLAN & TOWN PLANNING SCHEME NO. 5 ZONING



Figure 1 - South Hedland Town Centre Boundary

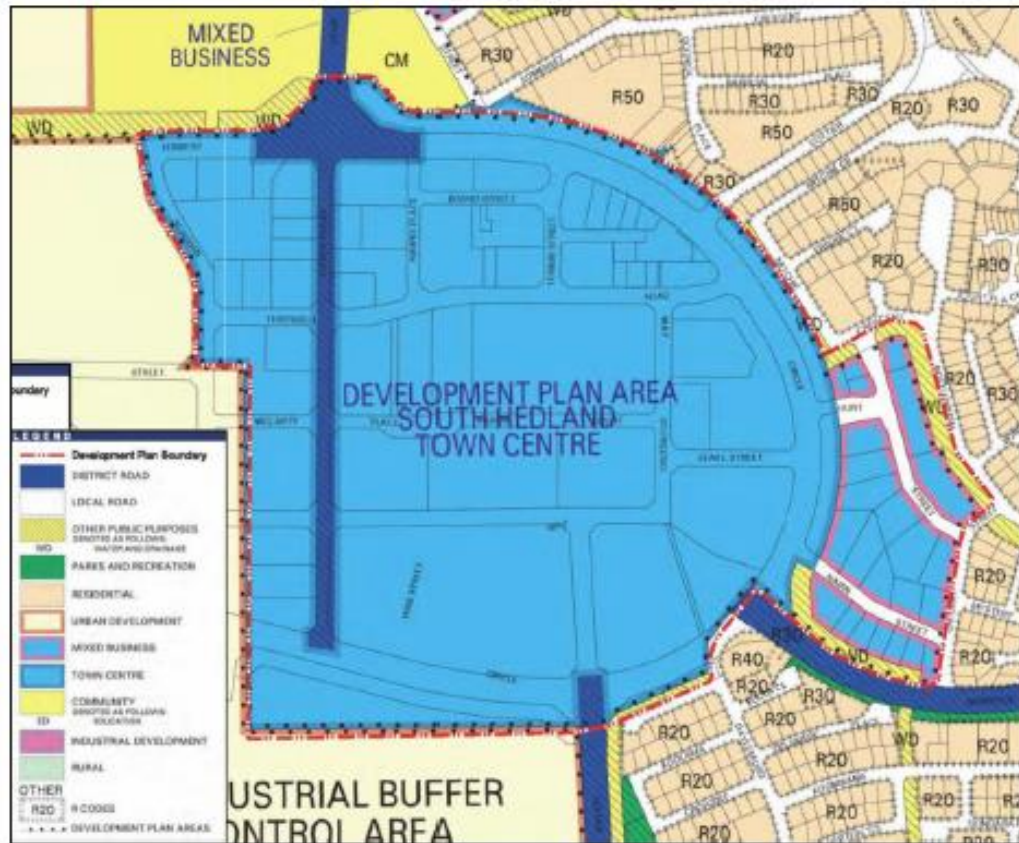


Figure 2 - Zoning as per Town Planning Scheme No. 5