

TOWN OF PORT HEDLAND  
TOWN PLANNING SCHEME NO. 5  
AMENDMENT NO. XX

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**SCHEME AMENDMENT REPORT**

- 1. LOCAL AUTHORITY** : Town of Port Hedland
  - 2. DESCRIPTION OF TOWN PLANNING SCHEME** : Town Planning Scheme No. 5
  - 3. TYPE OF SCHEME** : Town Planning Scheme
  - 4. SERIAL NUMBER OF AMENDMENT** : Amendment No. XX
  - 5. PROPOSAL** : Rezoning Lot 2940 Coppin Place, South Hedland from Reserve "Other Public Purposes – Water and Drainage" to "Urban Development".
-

PROPOSED SCHEME AMENDMENT  
LOT 2940 COPPIN PLACE  
SOUTH HEDLAND

August 2013

Ref: 16448

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## REVISION HISTORY

Version	Date	Author	Reviewed	Change Description
1.0	12/8/13	MP	GH	Review of Document

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## 1 INTRODUCTION

Whelans – Town Planning (Whelans) acts on behalf of Horizon Power, this report has been prepared in support of a proposal to amend the Town of Port Hedland Town Planning Scheme No. 5 ('TPS5') to rezone Lot 2940 Coppin Place, South Hedland ('subject site') from Reserve "Other Public Purposes – Water and Drainage" to "Urban Development".

An Urban Development zone will ensure a coordinated approach to planning on the subject site. The proposal seeks only to amend the zoning of the land, and, in so doing, facilitate opportunities for potential redevelopment of the vacant subject site. Rezoning the land will provide added certainty to the landowner/developer that the land will be able to be developed for residential and community purposes.

The proposed Scheme Amendment has been prepared as a precursor to a Development Plan, which is required for Urban Development zoned land as per Clause 6.4 of TPS5. However, as no specific development scenario is contemplated by this request, this report deals only with the change to TPS5 and the associated scheme amendment process.

This report sets out the strategic planning context along with suitability and capability of the subject site for the rezoning. This report includes a description of the following matters:

- Site details and locational information;
- Background to formulation of the scheme amendment request;
- Description of the existing land uses and site attributes;
- Consideration of relevant State and local statutory planning and policy context;
- Detailed explanation of the proposed Scheme Amendment; and
- Justification for the proposed Scheme Amendment.

We consider the enclosed information adequately demonstrates the appropriateness of the proposed scheme amendment and respectfully request the Town of Port Hedland (ToPH) to support the initiation of the scheme amendment at the earliest opportunity.

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## 2 DESCRIPTION OF SCHEME AMENDMENT AREA

### 2.1 Regional Location

The subject site is located in the Municipality of the Town of Port Hedland, within the Pilbara region of Western Australia.

Refer Figure 1 – Regional Location.

### 2.2 Local Location

The subject site is bound by Kennedy Street to the west, Coppin Place to the south and Stanley Street to the east. All of the aforementioned roads are sealed, gazetted roads.

Refer Figure 2 – Local Location.

### 2.3 Existing Improvements

The subject land is vacant, generally flat and contains no significant vegetation

Refer Figure 3 – Aerial Map.

### 2.4 Cadastral Information

The subject site comprises a single land parcel, being:

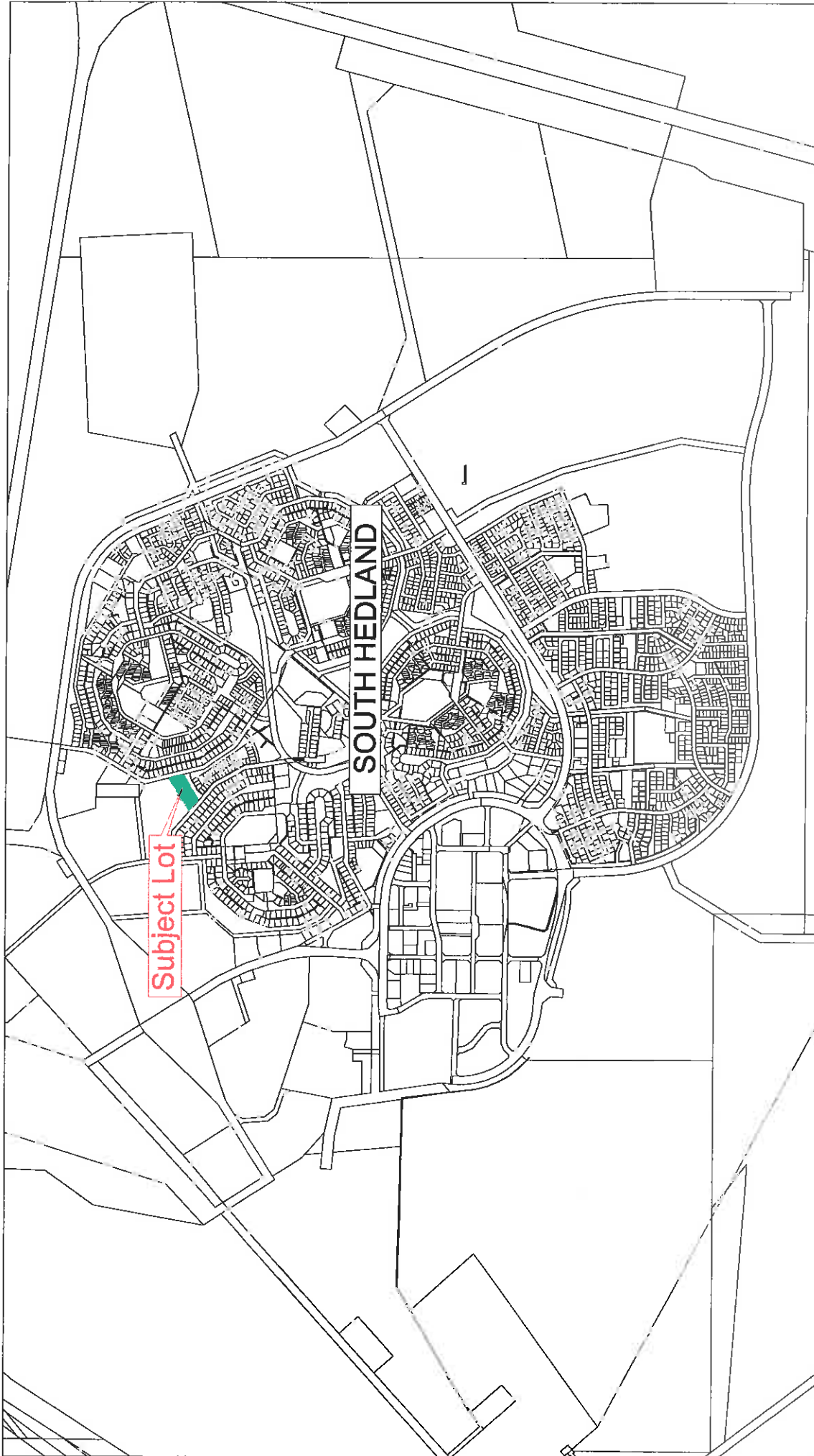
- Lot 2940 on Deposited Plan 181194 contained on Certificate of Title Volume 1436, Folio 147.


The subject site has a total land area of approximately 1.1580 hectares

The registered proprietor of the subject site is listed as Regional Power Corporation. (Refer Appendix 1).

### 2.5 Surrounding Land Uses


The subject site is surrounded with low to medium density housing to the east, south and west. To the north of the subject site is zoned 'Community' and is developed with education purposes containing the Pundulmurra Camp.

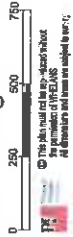



  
**TOWN PLANNING**

**FIGURE 2**  
**LOCAL LOCATION**

DATE DRAWN: 12/08/2013    FILE: Figure 2 Local Location.dgn  
 DRAWN BY: Col L    Y-DATUM: AHD  
 CHECKED BY: MP    H-DATUM: HIGAM (80)


  
 Plan No. : 16488-2  
 Revision : REV.0  
 Scale : 1:1000@A4

 This plan is valid for the purposes of the Planning Act 2009. All dimensions and bearings are subject to error.

Suite 4 First Floor 40 Heasler Road Osborne Park WA 6017 www.whelans.com.au






  
 TOWN PLANNING

## FIGURE 3 AERIAL MAP

 DATE DRAWN: 12/08/2013  
 DRAWN BY: CodeL  
 CHECKED BY: MP

 FILE: Figure 3 Aerial Map.dgn  
 VERTICAL: KFD  
 HORIZONTAL: MOWA (09)


  
 Plan No.: 16488-3  
 Revision: REV.0  
 Scale: 1:3000@A4


  
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Suite 4, First Floor 40 Hester Road Osborne Park, WA 6017 www.whelans.com.au

## 3 PROPOSED SCHEME AMENDMENT

The proposed amendment seeks to change the TPS5 Scheme Map by:

- Rezoning Lot 2940 Coppin Place, South Hedland from Reserve "Other Public Purposes – Water and Drainage" to "Urban Development".

## 4 TOWN PLANNING FRAMEWORK

### 4.1 State Planning Framework

#### 4.1.1 State Planning Policy No. 1 – State Planning Framework Policy

As a Statement of Planning Policy, under Section 5AA of the Town Planning and Development Act (1928), the Commission and local governments must have due regard to the provisions that form part of this Framework in preparing planning schemes and making decisions on planning matters. Statement Planning Policy No. 1 – State Planning Framework (SPP 1) unites existing State and regional policies, strategies and guidelines within a central framework to provide a context for decision-making in regards to land use and development in Western Australia.

The Scheme Amendment proposes to rezone the subject site Urban Development, and is considered to address the primary aims of SPP 1. The relevant principles, in this regard include: Community and Regional Development.

#### COMMUNITY:

The proposed Scheme Amendment is specific in addressing the following provisions as listed in A2 'Community' of SPP 1:

*"...Planning should recognise the need for and, as far as practicable, contribute towards more sustainable communities by:*

- accommodating future population growth and providing housing choice and diversity to suit the needs of different households, including specialist housing needs, and the services they require;*
- providing land for a range of accessible community resources, including affordable housing, places of employment, open space, education, health, cultural and community services;*
- integrating land use and transport planning and promoting patterns of land use which reduce the need for transport, promote the use of public transport and reduce the dependence on private cars;*
- encouraging safe environments, high standards of urban design and a sense of neighbourhood and community identity;*

- v. *promoting commercial areas as the focus for shopping, employment and community activities at the local, district and regional levels; and*
- vi. *providing effective systems of community consultation at appropriate stages in the planning and development process."*

The proposed amendment achieves the above provisions of SPP 1 through the following considerations:

- Providing a mix of residential/community development opportunities for the future needs of the population;
- Allowing for the permissibility of alternative residential/community land uses to promote housing choice, diversity within the locality, cultural awareness and community awareness;
- Allow for adequate community consultation through the statutory processes pertaining to both the Scheme Amendment and Development Plan; and
- Provide an opportunity to assess service and plan for suitable land uses which are integrated coherently within the existing streetscape.

#### REGIONAL DEVELOPMENT:

The proposed Scheme Amendment is specific in addressing the following provisions as listed in A5 'Regional Development' of SPP 1:

*"...Consistent with the State Planning Strategy, the growth and development of other regional communities will be supported by assisting them to achieve their social, environmental and economic goals. Planning should assist communities of the outlying regions in achieving the opportunities comparable with towns of the southwest despite their isolation, size and climatic disadvantages. This will mean better co-ordination of land uses, high standards of development and the availability of land, physical and social services to make regional communities sustainable in the long term."*

The proposed Scheme Amendment achieves the above provisions of SPP 1 through the following considerations:

- The proposed scheme amendment shall allow for the redevelopment of a vacant site for a variety of residential and community uses, promote the growth of the surrounding areas and is consistent with the 'Pilbara Cities' vision for Port Hedland – i.e. building the population of Port Hedland to 50,000 people by 2035 and growing Port Hedland into a more attractive, sustainable local community.

#### 4.1.2 State Planning Policy No. 3 – Urban Growth and Settlement

The general objectives of State Planning Policy No 3 – Urban Growth and Settlement (SPP 3) are to:

- *To promote a sustainable and well planned pattern of settlement across the State, with sufficient and suitable land to provide for a wide variety of housing, employment, recreation facilities and open space.*

- 
- *To build on existing communities with established local and regional economies, concentrate investment in the improvement of services and infrastructure and enhance the quality of life in those communities.*
  - *To manage the growth and development of urban areas in response to the social and economic needs of the community and in recognition of relevant climatic, environmental, heritage and community values and constraints.*
  - *To promote the development of a sustainable and liveable neighbourhood form which reduces energy, water and travel demand whilst ensuring safe and convenient access to employment and services by all modes, provides choice and affordability of housing and creates an identifiable sense of place for each community.*
  - *To coordinate new development with the efficient, economic and timely provision of infrastructure and services.*

The proposed Scheme Amendment achieves the above objectives of SPP 3 through the following considerations:

- The subject site will provide the opportunity for the development of an underutilised parcel of vacant land to provide a variety and choice in residential options to support a diverse range of household sizes, ages and incomes and which is responsive to housing demand and preference;
- The subject site can support Urban Development land uses due to its strategic location and increased access arrangements with three street frontages; and
- The redevelopment of the subject site will make the most efficient use of the land given it is currently vacant and underutilised.

## 4.2 Regional Planning

### 4.2.1 Pilbara Planning and Infrastructure Framework

The Pilbara Planning and Infrastructure Framework (Framework) was endorsed by the WAPC as a regional strategy and defines a strategic direction for the future development of the Pilbara region for the next 25 years. The Framework addresses the scale and distribution of future population growth and housing development, as well as identifying strategies for economic growth, environmental issues, transport, infrastructure, water resources, tourism and the emerging impacts of climate change. The Framework also sets out regional planning principles, together with goals, objectives and actions to achieve these. It represents an agreed 'whole of government' position on the broad future planning direction for the Pilbara, and will guide the preparation of local planning strategies and local planning schemes.

The Pilbara Cities Vision recognises the severe shortage of housing opportunities within the Pilbara region as a result of varying issues relating to the slow release and high costs of developing residential land resulting in the inability of securing affordable housing. The Framework also acknowledges the

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requirement of accommodating an increased residential population. As such, part of the vision is to provide increased affordable housing and greater housing choice through various strategic mechanisms

The proposed amendment fits in with the overall intention of the Framework and is therefore considered a vital component in achieving the aims and objectives of a Regional Framework.

### 4.3 Strategic Planning Context

#### 4.3.1 Pilbara's Port City Growth Plan

The Pilbara's Port City Growth Plan (Growth Plan) was adopted by the Town of Port Hedland on the 23 May 2012 and endorsed by the Western Australian Planning Commission on the 27 December 2012. The Growth Plan is therefore operational as the Town's Local Planning Strategy.

The subject site is located in Precinct 12 - South Hedland East and although the Growth Plan does not prescribe a specific densification for the lot, the precinct encourages on-going infill and redevelopment in general.

#### 4.3.2 Council's Strategic Community Plan 2012 - 2022

Council's Strategic Community Plan 2012 – 2022 (Community Plan) is a benchmark document detailing a vision towards of building an integrated planning and reporting framework. The Community Plan ensures the policies and services of the Town of Port Hedland are aligned to the aspirations of the community.

Section 6.3.1 – 'Housing' addresses housing shortage and affordability, through using Council held land, providing high quality modular construction, providing incentives and other forms of inducement to deliver housing. The Community Plan identifies that in order to facilitate the provision of increased residential accommodation options, there is a need to create and provide land suitable to meet the demands for housing growth.

It is clear from the above that the proposed scheme amendment is consistent with Council's Strategic Community Plan 2012 - 2022.

#### 4.3.3 Port Hedland Local Housing Strategy

Council endorsed the initiation of a Local Housing Strategy ('LHS') at the Ordinary Council Meeting of 22 May 2013. The project is likely to take 12 – 18 months involving research, review, analysis and consultation on a range of housing issues, to enable strategic direction to be set on the residential development in the Town. The principle recommendation of the LHS is to establish Housing Opportunity Areas where increased residential densities will be considered.

The proposed scheme initiation request is only seeking to amend the zoning of the land to 'Urban Development', which is expected to take in the order of 12 – 18 months. Therefore, the preparation of a Development Plan shall be prepared at a later date encompassing the strategic outcomes and recommendations provided through the research undertaken by the LHS.

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#### 4.3.4 Hedland Land Availability Plan

The Hedland Land Availability Plan (HLAP) was commissioned by the ToPH as a review of the earlier released Port Hedland Land Rationalisation Plan (LRP) to ensure the documents' ongoing relevance. The HLAP encompassed work undertaken by the Department of Planning ('DoP') through the Port Hedland Regional Hotspots Land Supply Update (HLSU) to ensure a coordinated and consistent approach. The comments from DoP included within the HLAP are as follows:

*Identified in the Town of Port Hedland land rationalisation plan (LRP). Proposed land release to New Living (DoH). Lots to be packaged for release. Area consists of land reserved for water supply and training - need to determine whether these sites are required or are surplus to future requirements. Requires local scheme amendments, extinguishment of reserve and clearance of native title (Lot 2119).*

In response to the above, the following justification/response is provided categorically:

- The subject site is owned by Horizon Power and is not Unallocated Crown Land as denoted within the table and therefore is not available for any type of land release to the DoH;
- Correspondence received from the ToPH Technical Services (Refer Appendix 2) has confirmed that the "land is not required for drainage purposes". As such, the proposal to rezone the land can occur without causing disruptions to any future drainage requirements; and
- The Local Scheme Reservation covering the subject site features no Management Order and therefore is not required to be relinquished given the land owner is the responsible authority. The clearance of native title has already occurred over the subject site.

The HLAP identifies public and private sites with the potential for future urban development. Specifically, the subject site is referred to within the HLAP as being within 'Category 3 – Rezoning/Development Plan', requiring a scheme amendment to become zoned 'Urban Development'.

The comments provided for the subject site both the HLAP and the LRP state the following:

*"Appears unused. Suitable for immediate rezoning and development."*

Given the above, it is considered the proposed scheme amendment is in accordance with the strategic direction of both the State and Local Government Frameworks pertaining to future urban development.

#### 4.3.5 Housing Capacity Study

The Housing Capacity Study (2010) (HCS) was commissioned by the Town of Port Hedland with the purpose of identifying potential housing development land, processes and timeframes for developing sites and super lots for the construction of medium and high density housing.

The HCS earmarks the subject site suitable for an Urban Development zone with a density coding of R20. Given the above, it is considered the subject site has been well researched in the past with the outcomes and recommendations associated with the future development potential have all drawn the same conclusion. That is, the subject site be rezoned to Urban Development.

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## 4.4 Local Planning Framework

### 4.4.1 Town of Port Hedland Town Planning Scheme No. 5

In accordance with the provisions of TPS5, the subject site is reserved "Other Public Purposes – Water and Drainage". The proposed scheme amendment recognises the existing reservation pertaining to water and drainage through obtaining written correspondence from the ToPH's Technical Services confirming the subject site to be surplus and thus no longer required for its intended purpose (Refer Appendix 2 – Technical Services Correspondence).

The proposed Scheme Amendment has been lodged as a precursor to a Development Plan which is required for land zoned 'Urban Development' as per Clause 6.4 of TPS 5.

Clause 6.4 of TPS5 states that the purpose of the Urban Development zone is to:

*"identify land where detailed planning and the provision of infrastructure is required prior to the further subdivision and development of the land. This planning should be documented in the form of a Development Plan"*

The Zoning Table in TPS5 provides for a range of land uses under the Urban Development zone, with a focus on residential development and health and community land uses. This provides a general outline of the range of land uses desired for the Urban Development zone and its intended purpose. It is however possible to nominate alternative land uses within the Urban Development zone through the Development Plan process.

Rezoning the land to 'Urban Development' zone is considered the most suitable outcome for the subject site. This has regard for the desire to achieve a mix of residential uses and scale of land use through the Development Plan process, rather than pursuing the rezoning of the land to a more restrictive 'Residential' zone. The proposal will result in the utilisation of undeveloped land for residential purposes and provide residential development that generally reflects the surrounding density of development.

## 4.5 Development Plan

The subject site is currently reserved 'Other Public Purpose – Water and Drainage'. Rezoning the subject site to 'Urban Development' shall facilitate the preparation and endorsement of a Development Plan that depicts the land uses, road layout, residential densities as well as matters relating to open space, services and drainage. It is considered TPS5 provides a rather robust set of provisions to guide and manage the land use and development of the subject site through a Development Plan over the short and long term.

The Development Plan will shall be consistent with the requirements of Appendix 6 of TPS5 and the ToPH and Western Australian Planning Commission (WAPC) requirements.

Specifically, Appendix 6 of TPS5 requires Development Plans in the 'Urban Development' zone to address:

- 
- a. Location and density of housing, including lot and dwelling yields, population outcomes, net density and detailed subdivision standards relating to solar access, efficient use of water resources, design features and density rationale; and
  - b. Demand for commercial and community facilities, generated by the development and implications for the provision of these within the site or elsewhere

## 5 CONCLUSION

In conclusion, the proposed Scheme Amendment recognises the existing Reservation pertaining to water and drainage through obtaining written correspondence from the Town's Technical Services confirming the subject site to be surplus and thus no longer required for its intended purpose.

The proposal seeks to only amend the zoning of the land, and, in so doing, facilitate opportunities to develop the vacant subject site with suitable residential development at a bulk/scale reflective of the Town's strategic recommendations aimed at addressing regional residential needs.

The proposed 'Urban Development' zone shall allow the subject site to be developed in the future through the facilitation of a Development Plan of which encompasses the strategic objectives of the Town of Port Hedland.

As demonstrated within this report, the proposed rezoning of the subject site is considered to be justified and appropriate for the following reasons:

- The proposal accords with the objectives of 'Precinct 12 – South Hedland East' as contained in Pilbara's Port City Growth Plan;
- An Urban Development zone on the subject site is appropriate given the strategic location and ease of access via three street frontages;
- The rezoning addresses the notion of the efficient use of land, which is a finite resource in Port Hedland
- An 'Urban Development' zone on the subject site is consistent with 'Pilbara Cities' vision for Port Hedland – i.e. building the population of Port Hedland to 50,000 people by 2035 and growing Port Hedland into a more attractive, sustainable local community

In light of the preceding report and justification provided, support for the proposed scheme amendment is respectfully sought at the earliest opportunity.



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## Appendix 1 – Certificate of Title

WESTERN



AUSTRALIA

REGISTER NUMBER <b>2940/DP181194</b>	
DUPLICATE EDITION <b>1</b>	DATE DUPLICATE ISSUED <b>10/7/2006</b>

**RECORD OF CERTIFICATE OF TITLE**  
UNDER THE TRANSFER OF LAND ACT 1893

VOLUME  
**1436**

FOLIO  
**147**

The person described in the first schedule is the registered proprietor of an estate in fee simple in the land described below subject to the reservations, conditions and depth limit contained in the original grant (if a grant issued) and to the limitations, interests, encumbrances and notifications shown in the second schedule.



REGISTRAR OF TITLES

**LAND DESCRIPTION:**

LOT 2940 ON DEPOSITED PLAN 181194

**REGISTERED PROPRIETOR:**  
(FIRST SCHEDULE)

REGIONAL POWER CORPORATION OF 510 ABERNETHY ROAD, KEWDALE  
(AN J806806 ) REGISTERED 28 JUNE 2006

**LIMITATIONS, INTERESTS, ENCUMBRANCES AND NOTIFICATIONS:**  
(SECOND SCHEDULE)

Warning: A current search of the sketch of the land should be obtained where detail of position, dimensions or area of the lot is required.  
\* Any entries preceded by an asterisk may not appear on the current edition of the duplicate certificate of title.  
Lot as described in the land description may be a lot or location.

-----END OF CERTIFICATE OF TITLE-----

**STATEMENTS:**

The statements set out below are not intended to be nor should they be relied on as substitutes for inspection of the land and the relevant documents or for local government, legal, surveying or other professional advice.

SKETCH OF LAND: 1436-147 (2940/DP181194).  
 PREVIOUS TITLE: This Title.  
 PROPERTY STREET ADDRESS: LOT 2940 COPPIN PL, SOUTH HEDLAND.  
 LOCAL GOVERNMENT AREA: TOWN OF PORT HEDLAND.  
 RESPONSIBLE AGENCY: REGIONAL POWER CORPORATION.

NOTE 1: A000001A LAND PARCEL IDENTIFIER OF PORT HEDLAND TOWN LOT/LOT 2940 (OR THE PART THEREOF) ON SUPERSEDED PAPER CERTIFICATE OF TITLE CHANGED TO LOT 2940 ON DEPOSITED PLAN 181194 ON 09-JUL-02 TO ENABLE ISSUE OF A DIGITAL CERTIFICATE OF TITLE.

NOTE 2: THE ABOVE NOTE MAY NOT BE SHOWN ON THE SUPERSEDED PAPER CERTIFICATE OF TITLE OR ON THE CURRENT EDITION OF DUPLICATE CERTIFICATE OF TITLE.

Superseded - Copy for Sketch Only

Page 1 of 2 pages 1436 147 FOR Sketch Only

LANDS	L.T.O.
Land	Permit
Lease	Name

4-00  
14  
64-14



# Crown Grant



1436 147

Elizabeth the Second, by the Grace of God, Queen of Australia and Her other Realms and Territories, Head of the Commonwealth. To all to whom these Presents shall come, GREETING: Know ye that We, of Our especial Grace, certain knowledge, and mere motion, have given and granted, and We do by these Presents, for Us, Our heirs and successors, in consideration of the payment of the sum of \$65.00 and the fulfilment of the prescribed conditions to the satisfaction of Our Governor of Our State of Western Australia, Give and Grant unto

The State Housing Commission of Perth

(hereinafter called the Grantee), the natural surface and so much of the land as is below the natural surface to a depth of 12.19 metres of ALL THAT Piece or Parcel of Land situate and being in the District of Town of Port Hedland, in Our said State, containing 1.1580 hectares or less, and marked and distinguished in the Maps and Books of the Department of Lands and Surveys of Our said State as Port Hedland Lot 2940

and as the same is delineated and coloured green in the plan drawn in the first schedule: TOGETHER with all Appurtenances thereto belonging or in anywise appertaining: TO HAVE AND TO HOLD the said Piece or Parcel of Land to the depth aforesaid, and all and singular the Premises hereby granted, with their appurtenances, unto the Grantee, in fee simple: Yielding and Paying for the same to Us, Our heirs and successors, one peppercorn of yearly rent on the twenty-fifth day of March in each year, or to soon thereafter as the same shall be lawfully demanded: PROVIDED NEVERTHELESS that subject to section 141 of the Land Act, 1933, it shall (at any time within twenty-one years from the date of these Presents) be lawful for Us, Our heirs and successors, or for any person or persons acting in that behalf by Our or their authority, to resume and enter upon possession of any part of the said Piece or Parcel of Land, which it may at any time by Us, Our heirs and successors, be deemed necessary to resume for roads, tramways, railways, and railway stations, canals, bridges, towing paths, harbour or river improvement works, drainage or irrigation works, quarries, and generally for any other works or purposes of public use, utility or convenience, and for the purpose of exercising the power to search for minerals hereinafter reserved, and such Land so resumed to hold to Us, Our heirs and successors as of Our or their former estate without making to the Grantee, or any person claiming under him, any compensation in respect thereof; so, nevertheless, that no such resumption be made without compensation of any part of the said Piece or Parcel of Land upon which any expenditure or improvements shall have been made by the said Grantee, or any person claiming under him; and we do hereby save and reserve to Us, Our heirs and successors, all Mines of Gold, Silver, Copper, Tin, or other Metals, Ore and Minerals, or other substances containing Metals, and all Gems or Precious Stones and Coal or Mineral Oil, and all Phosphatic Substances in or under the said Piece or Parcel of land hereby granted, with full liberty at all times to search and dig for and carry away the same; and for that purpose: to enter upon the said Piece or Parcel of land or any part thereof; and we do hereby save and reserve to Us, Our heirs and successors all petroleum (as defined in the Petroleum Act, 1967 and all amendments thereof for the time being in force) on or below the surface of the said Land with the right reserved to Us, Our heirs and successors and persons authorized by Us, Our heirs and successors to have access to the said land for the purpose of searching for and for the operations of obtaining petroleum in any part of the said land subject to and in accordance with the provisions contained in the Petroleum Act, 1967, and all the amendments thereof for the time being in force.

IN WITNESS whereof We have caused Our trusty and well-beloved HIS EXCELLENCY AIR CHIEF MARSHAL SIR WALLACE KYLE, Knight Grand Cross of the Most Honourable Order of the Bath, Commander of the Most Excellent Order of the British Empire, Companion of the Distinguished Service Order, Distinguished Flying Cross, Governor in and over the State of Western Australia and its Dependencies in the Commonwealth of Australia, to affix to these Presents the Public Seal of the said State.

Sealed this 24th day of May, One thousand nine hundred and seventy six

Grant under the Land Act, 1933 as amended and the State Housing Act, 1946 as amended

*Wallace Kyle*  
Governor

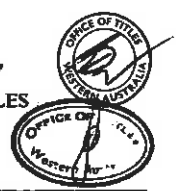
*Partridge*  
Minister for Lands.

## CERTIFICATE OF TITLE UNDER THE "TRANSFER OF LAND ACT, 1893" AS AMENDED

The abovenamed Grantee is now the registered proprietor of an estate in fee simple in all the land described in this Grant subject to the easements and encumbrances shown in the Second Schedule hereto.

DATED THE 10th DAY OF June 1976  
Transfer B329921 to The State Energy Commission of Western Australia of Murray Street, Perth. Registered 3rd May 1977 at 9.36 o'clock.

*Lumbrough*  
REGISTRAR OF TITLES



Application F 793121 The within land is vested in the Electricity Corporation of 363 - 365 Wellington Street, Perth pursuant to Section 44(1) of the Energy Corporations (Transitional and Consequential Provisions) Act No. 89 of 1994). Registered 30th January 1995 at 13:49hrs



FOR ENCUMBRANCES AND OTHER MATTERS AFFECTING THE LAND SEE SECOND SCHEDULE

0814/1174-01-0904

PERSONS ARE CAUTIONED AGAINST ALTERING OR ADDING TO THIS CERTIFICATE OR ANY NOTIFICATION HEREON

# Superseded - Copy for Sketch Only

FIRST SCHEDULE

Area and measurements on the Plan hereon are more or less, and a peg has been placed at each corner of the lot.

All measurements in Metric Units

Scale: 1:2000

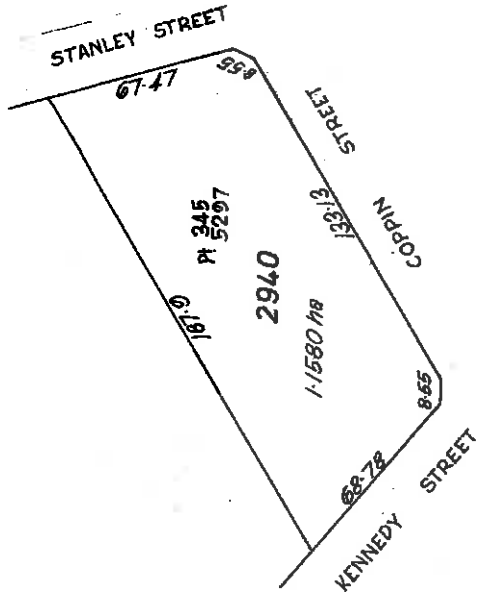
Surveyed by A.C. Watson

Corr: 2106/74

Survey Dia. 81104

Drawn: *[Signature]*

Examined: *[Signature]*



*[Signature]*  
SURVEYOR GENERAL

**SECOND SCHEDULE**

NOTE: RULING THROUGH AND SEALING WITH THE OFFICE SEAL INDICATES THAT AN ENTRY NO LONGER HAS EFFECT. ENTRIES NOT RULED THROUGH MAY BE AFFECTED BY SUBSEQUENT ENDORSEMENTS.

INSTRUMENT		PARTICULARS				REGISTERED	TIME	SEAL	INITIALS	CANCELLATION	NUMBER	REGISTERED OR LODGED	SEAL	INITIALS	
NATURE	NUMBER														

CERTIFICATE OF TITLE VOL. 1436 147

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## Appendix 2 – Technical Services Correspondence

## Michael Pound

---

**From:** Vo Daniel <eto@porthedland.wa.gov.au>  
**Sent:** Tuesday, 6 August 2013 4:33 PM  
**To:** Michael Pound  
**Subject:** RE: Lot 2940 Coppin Place | 16488  
**Attachments:** Locality Map.pdf

Hi Michael,

In response to your query below , please be advised the land is not required for drainage purposes. Proposed land rezone shall be met all planning requirements.

Regards,



**Daniel VO**  
Engineering Technical Officer  
Town of Port Hedland | PO Box 41 Port Hedland WA 6721  
Ph: (08) 91589608 Fax: (08) 91589399  
Email : [eto@porthedland.wa.gov.au](mailto:eto@porthedland.wa.gov.au)  
Web: [www.porthedland.wa.gov.au](http://www.porthedland.wa.gov.au)



BEFORE PRINTING THIS E-MAIL  
please consider the environment

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**From:** Michael Pound [<mailto:Michael.Pound@whelans.com.au>]  
**Sent:** Tuesday, 6 August 2013 10:54 AM  
**To:** Vo Daniel; Paudel Anup  
**Subject:** Lot 2940 Coppin Place | 16488

Hello Anup,

Please refer to the attached locality map for Lot 2940 Coppin Place, South Hedland which is reserved "Other Public Purposes - Water and Drainage". Our client Horizon Power is seeking to rezone the land to 'Urban Development' and we require confirmation from the Town that the land is no longer required for drainage purposes and support for rezoning be granted.

Thank you and look forward to your response.

Regards,

Mike Pound  
Town Planner - Port Hedland



TOWN PLANNING

Lot 61 Greenfield Street, Boodarie, WA 6722  
PO Box 99, Mount Hawthorn WA 6915  
Perth, Broome, Karratha, Port Hedland, Kununurra, Kalgoorlie, Esperance

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**PLANNING AND DEVELOPMENT ACT 2005**

**TOWN OF PORT HEDLAND**

**TOWN PLANNING SCHEME NO. 5**

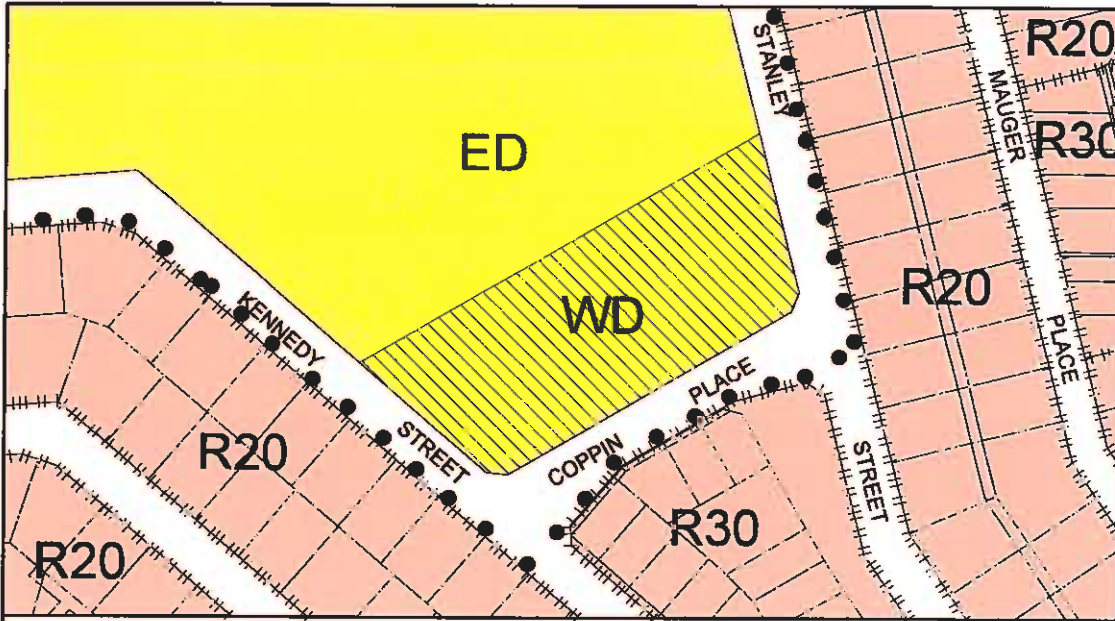
**AMENDMENT NO. XX**

RESOLVED that the Council, in pursuance of Section 75 of the Planning and Development Act 2005, amend the above local planning scheme by:

1. Rezoning Lot 2940 Coppin Place, South Hedland from Reserve "Other Public Purposes – Water and Drainage" to "Urban Development"; and
2. Amending the Scheme Map accordingly.

TOWN OF PORT HEDLAND  
TOWN PLANNING SCHEME No. 5

-Amendment No.







EXISTING ZONING

LEGEND

LOCAL SCHEME RESERVES

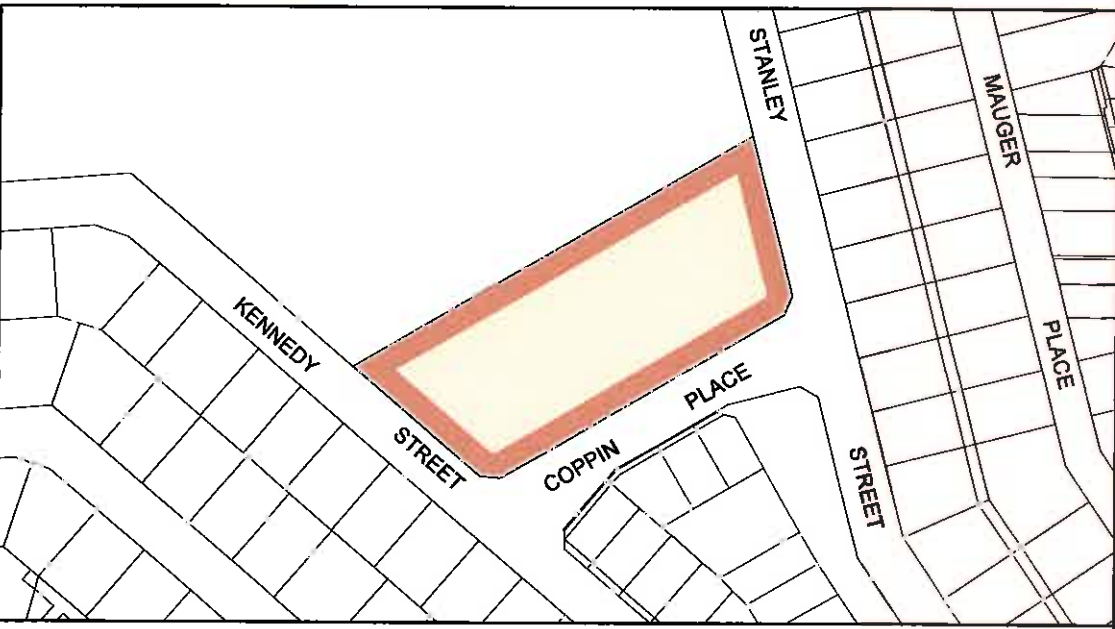
-  Public Purposes
-  Denoted as Follows  
Water and Drainage

ZONES

-  Residential
-  Urban Development
-  Community
-  Denoted as Follows:  
Education

OTHER

-  R25 R Codes
-  No Zone



SCHEME (AMENDMENT) MAP

SCALE 1:3000



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**ADOPTION**

Adopted by resolution of the Council of the Town of Port Hedland at the Meeting of the Council held on the day of \_\_\_\_\_ 20 \_\_\_\_\_

\_\_\_\_\_  
MAYOR/SHIRE PRESIDENT

\_\_\_\_\_  
CHIEF EXECUTIVE OFFICER

**FINAL APPROVAL**

Adopted for final approval by resolution of the Town of Port Hedland at the Meeting of the Council held on the \_\_\_\_\_ day of \_\_\_\_\_ 20 \_\_\_\_\_ and the Common Seal of the Town of Port Hedland was hereunto affixed by the authority of a resolution of the Council in the presence of:

.....  
MAYOR/SHIRE PRESIDENT

.....  
CHIEF EXECUTIVE OFFICER

Recommended/Submitted for Final Approval

.....  
DELEGATED UNDER S.16 OF  
PD ACT 2005

DATE.....

Final Approval Granted

.....  
MINISTER FOR PLANNING

DATE.....

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