

SCHEME AMENDMENT REPORT

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1.0 INTRODUCTION

Property Development Solutions have been commissioned by Owners of Strata Plan 32561, the owners of the subject land, to prepare this submission in support of a request to the Town of Port Hedland to initiate an amendment to Town Planning Scheme No 5 to rezone the subject land from Industrial to Mixed Business.

This report addresses the relevant characteristics of the subject land, the background to the proposed amendment, the implications associated with the amendment and the reasons justifying the proposal. It has been prepared following examination of the subject site and a detailed assessment of potential impacts upon the surrounding locality.

2.0 SUBJECT LAND

The land subject of the proposed amendment is described as No 88 Anderson Street Port Hedland and being contained in Lot 100 on Diagram 92539.

The site has an area of 2989m² with frontages of approximately 42.25 metres to Anderson Street and 45.83 metres to Wilson Street.

The property contains 5 single storey commercial units contained in Strata Plan 32561 constructed in the early 1990's. Owners of Strata Plan 32561 have provided consent to the rezoning via unanimous resolution of Strata Council Meeting. Refer Figure 2.

The property is currently zoned Industrial under Town Planning Scheme 5 and is adjoined on both sides by Industrial zoned land, with Residential R12.5/Mixed Business located opposite the site on Anderson Street.

The land is located south of the Port Hedland town centre and West End residential area and is adjoined to the south with BHP's heavy industry port operations. The area is essentially a transition area between the heavy industrial use to the south and town centre/residential areas to the north.

3.0 LAND USE

3.1 Land Use and Zoning

Current allowable uses under the Industrial zone include such uses as Noxious Industry, General Industry and Extractive Industry. Arguably these uses are not compatible with the location of the subject land at the entrance of Port Hedland town centre and in proximity to residential uses.

The proposed zoning of Mixed Business will allow for uses more compatible with the proximity to the town centre and residential uses and will promote redevelopment of the site that can positively influence the streetscape of the main road into Port Hedland Town Centre.

The existing improvements are currently utilised for a variety of uses including commercial offices and light industry uses.

In August 2011, Council granted approval to a change of use for Lot 5/88 Anderson Street to be utilised as Office as defined under the Scheme. By issuing this approval Council has acknowledged the suitability of such uses in this locality and on that basis in discussions with the owners Council has indicated a willingness to initiate the rezoning of this land to allow similar uses across the whole site.

The Port Hedland Growth Plan states that there is a 'current undersupply of commercial floor space' that needs to be corrected and it highlights this area of the West End as a commercial hub and proposes to promote land uses supporting offices, resource related professionals and local professionals.

This application for rezoning, should it be initiated by Council, seeks to restrict land uses on the subject land by inclusion of Lot 100 into Schedule 12 of the Scheme as follows;

APPENDIX 12 – MIXED BUSINESS ZONE NON-PERMITTED USE AND DEVELOPMENT

No.	Description of Land	Conditions
1	Lot 100 (No.88) Anderson Street, Port Hedland	<ul style="list-style-type: none">- Aged or Dependent Persons Dwelling,- Caretakers Dwelling,- Grouped Dwelling,- Home Occupation,- Multiple Dwelling,- Residential Building, and- Single House.

4.0 CONCLUSION

This proposed rezoning will encourage the transition from heavy and noxious industrial uses and support the Growth Plan objectives to correct the undersupply of commercial land in the West End.

This rezoning will allow greater flexibility of land use in the Town Centre and increase commercial opportunities on the land which will act as an incentive to redevelop the site and contribute to the redevelopment of the West End commercial area.

It is respectfully requested that Council accept to initiate a Scheme Amendment for Lot 100 Anderson Street from Industrial to Mixed Business and to amend the Scheme Maps accordingly. We attach a copy of the Scheme Amendment Map, together with a copy of the Deposited Plan, Strata Plan, Strata Company Resolution and P&D Act Form pursuant to Section 75 of the Planning & Development Act for Council to resolve to amend the Scheme.

We look forward to your support and remain available at your convenience if you wish to discuss this further.

PLANNING AND DEVELOPMENT ACT 2005

TOWN OF PORT HEDLAND

TOWN PLANNING SCHEME NO. 5

AMENDMENT NO. 60

The Town of Port Hedland under and by virtue of the powers conferred upon it in that behalf by the Planning and Development Act 2005 hereby amends the above local planning scheme by:

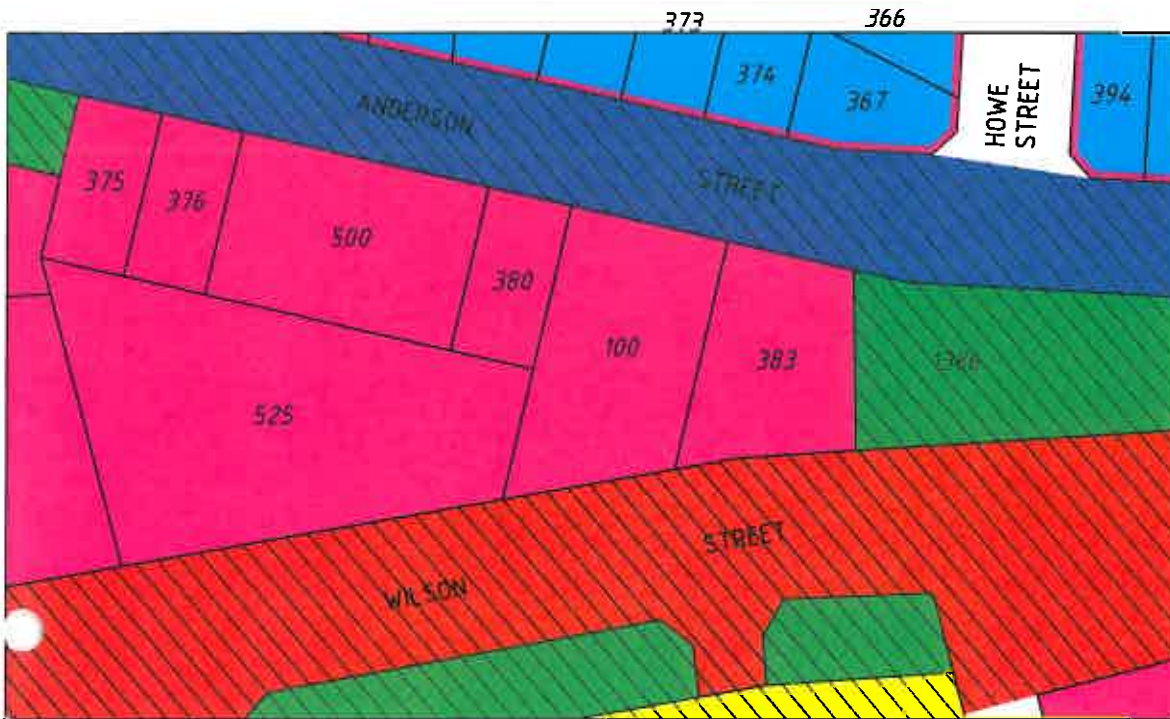
1. Rezoning Lot 100 (88) Anderson Street, Port Hedland from "Industry" to "Mixed Business".
2. Excluding the use and/or development as indicated in Appendix 12 of the Scheme:

APPENDIX 12 – MIXED BUSINESS ZONE NON-PERMITTED USE AND DEVELOPMENT

No.	Description of Land	Conditions
1	Lot 100 (No.88) Anderson Street, Port Hedland	<ul style="list-style-type: none">- Aged or Dependent Persons Dwelling,- Caretakers Dwelling,- Grouped Dwelling,- Home Occupation,- Multiple Dwelling,- Residential Building, and- Single House.

3. Amend the Scheme Map accordingly.

Town of Port Hedland Town Planning Scheme No.5





Existing Zoning

Legend

Local Scheme Reserves

-  State and Regional Road
-  District Road
-  Other Public Purposes
-  Parks and Recreation

Zones

-  Mixed Business
-  Industry



Scheme (Amendment) Map

Scale 1:2000

ADOPTION

Adopted by resolution of the Council of the Town of Port Hedland at the Meeting of the Council held on the day of 2013.

.....
MAYOR/SHIRE PRESIDENT

.....
CHIEF EXECUTIVE OFFICER

FINAL APPROVAL

Adopted for final approval by resolution of the City/Town/Shire of at the Meeting of the Council held on the day of 200 and the Common Seal of the City/Town/Shire of 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
THE PD ACT 2005

DATE.....

Final Approval Granted

.....
MINISTER FOR PLANNING

DATE.....