



Town of
Port Hedland

Local Housing Strategy

2026

DRAFT



The Town of Port Hedland would like to acknowledge the Kariyarra, Ngarla, and Nyamal people as the Traditional Custodians of Hedland lands. We recognise their strength and resilience and pay our respects to their Elders past and present. We extend that respect to all Aboriginal & Torres Strait Islander people of the local community and recognise their rich cultures and continuing connection to land and waters.

This Strategy was developed in partnership with the Pilbara Development Commission.



Advice:

This document may contain images of Aboriginal and Torres Strait Islander people who have passed away.

Disclaimer

The opinions expressed in this document are made in good faith and while every care has been taken in formulating this document, the Town of Port Hedland makes no representations and gives no warranties of whatever nature in respect of this document, including but not limited to the accuracy or completeness of any information, facts and/or opinions contained within. The Town of Port Hedland, its Elected Members, staff and consultants cannot be held responsible for the use of and reliance on the opinions, estimates, forecasts, recommendations and findings of this document.

Contents

Message from the Mayor	4	The Role of Temporary Accommodation	52
Executive Summary	5	Analysis of the Evidence-Base	56
1. Introduction.....	8	Housing Supply Gaps.....	59
Local Context	9	Precinct Housing Strategies	60
Hedland Community Snapshot	10	Land Use Planning Approach	61
The Role of Government in Housing	11	Innovative Housing Design.....	64
Housing Policy Framework	18	3. Priorities & Actions	65
Community Engagement Key Findings.....	19	Priorities.....	66
Regional Housing Market Pressures.....	20	Actions.....	68
Regional Housing Market Opportunities	22	Monitoring and Review	78
Housing Vision	24	Common Acronyms Used	80
2. Evidence & Analysis	25	Definitions	81
Demographic Overview	26	Reference.....	83
Projected Population Growth	32		
Housing Demand and Supply.....	34		
Housing Economics	47		

Message from the Mayor

I am proud to share the Town of Port Hedland's Local Housing Strategy, which is a practical, community informed roadmap to support affordable, sustainable housing and a stronger future for Hedland.

Port Hedland is a place people come to work, raise families, and build a life. Our community continues to grow and change, but our housing supply has not kept pace.

Like many regional local governments across Australia, we are facing increasing pressure on housing supply. We know a lack of affordable housing is a handbrake on Hedland's future and is crippling our ability to prosper. We know that secure, affordable housing underpins everything else: workforce stability, local business growth, health and wellbeing, and a sense of belonging. When housing becomes out of reach, it becomes harder for people to stay, lay down roots, and contribute to the future of our town.

For many years, the Town has been advocating for changes that make it easier for people to find and afford a home in Hedland. Around 80 per cent of housing in the town is company or investor owned—a locally unique situation that limits choice, stability, and long-term growth for residents.

Port Hedland is the backbone of the Western Australian and national economies, and our population continues to grow by approximately 250 people per year. Despite our economic contribution and steady growth, new housing development in Hedland is almost unheard of. With median weekly rent sitting at approximately \$1,100 in the Pilbara, living in Port Hedland is increasingly out of reach for many people, particularly those outside the resources sector.

In 2021, the Town brought together government, industry, advocacy, and construction leaders at a Housing Summit to work through these challenges



collectively. Those conversations, combined with data, research and, most importantly, direct input from our community over the past year has informed the backbone of this strategy.

This document reflects what we have heard from residents, service providers, industry, and government partners. Your experiences, insights and ideas have helped shape a shared vision for housing that supports opportunity, inclusion, and long-term resilience.

While local government cannot solve housing challenges alone, we have an important role to play. This strategy sets a clear direction for advocacy, planning and partnership and strengthens how we work alongside the Pilbara Development Commission, State and Federal governments, the private sector, community housing providers and not for profit organisations.

At its heart, this strategy is about people. It is about creating the right conditions for responsible growth, thoughtful development, and a town where people can live long term, contribute locally and feel they belong both now and into the future.

I would like to sincerely thank everyone who attended our workshops, pop up sessions or took the time to complete our survey. Your contributions have been critical in shaping this strategy and the action plans that follow.

Jacinta Behrend
Mayor

Executive Summary

Located approximately 1,640 kilometres north of Perth in the Pilbara region, Port Hedland is a globally significant mining and resource hub, being the largest bulk export port in the world and supporting the trade activities of a number of the largest and most prominent resource companies in the world.

In 2022-23 the total economic contribution of the Port Hedland Port Supply Chain within Australia was approximately \$103.73 billion and the trade that is facilitated through the Port equated to approximately 4% of the national economy (ACIL Allen 2024). The total economic contribution of the Port Hedland Port Supply Chain in the WA economy was estimated to be \$90.68 billion in 2022-23, accounting for over one fifth of all activity in the Western Australian economy (ACIL Allen 2024).

Despite its economic strengths, Port Hedland faces significant housing challenges that increasingly constrains its capacity to sustain growth and support its role in the regional and state economy. The town's population is characterised by a mix of long-term residents and a substantial fly-in, fly-out (FIFO) workforce, resulting in varied income levels, housing tenure, and a high annual population turnover. Housing availability and affordability have declined, exacerbated by permanent housing no longer being permitted in the West End and mounting pressure from new and proposed industrial projects. Without targeted intervention, continued industrial growth risks worsening housing stress, driving up rents and contributing to overcrowded living conditions.

Housing constraints also impose significant opportunity cost for the town and the broader Pilbara region. An independent review commissioned by the Pilbara Development Commission indicated Port Hedland alongside Karratha is one of the most acutely affected population centres, reflecting persistently high rental prices and subdued levels of private residential construction (Pilbara Development Commission 2025).

From an economic point of view, constrained housing supply limits the town's ability to accommodate workforce growth required to support major resource, infrastructure and emerging decarbonisation projects. This increases reliance on FIFO arrangements and contributes to project delays, scaling back or deferral of investment. Across the Pilbara, housing shortages are estimated to result in a \$5.2 billion reduction in annual capital investment by 2030, a \$7 billion loss in Gross State Product, and the loss or delay of more than 30,000 jobs. As a major service and export hub, housing shortages in Port Hedland are responsible for a significant share of the lost benefits. Housing constraints therefore limit town's long-term economic diversification and liveability (Pilbara Development Commission 2025).

In response, the Town of Port Hedland with the support of Pilbara Development Commission, has developed this Local Housing Strategy (the Strategy) as a comprehensive 'roadmap' to facilitate and support sustainable and affordable housing for the community. The Strategy aims to guide land use planning, advocate for improved housing outcomes at state and federal levels and promote a diverse range of housing solutions tailored to local needs. By consolidating existing strategies, plans, and programs into one document, it will ensure coordination across the Town's internal and external stakeholders.



Community and Stakeholder Engagement

The Strategy's findings have also been strengthened by the generous time given and insights shared by stakeholders and community engagement undertaken between November 2024-February 2025, and through the outcomes of the Housing Summit in 2021 (the Summit). The purpose of engagement was to raise awareness of the project, continue discussions resulting from the Summit, build relationships with stakeholders and test and develop housing solution ideas.

The methods of engagement included: workshops, an online survey, meetings, pop-up sessions at shopping centres, inviting feedback from both stakeholders and community members. Participants in these activities included those involved in providing housing and those seeking housing, including state government, local government, the community housing sector, Aboriginal corporations, mining companies and industry, community groups and individual residents. Further information on the findings can be found in Section 1.

Key Insights

This Strategy draws on a broad evidence base to understand the spatial and demographic makeup of the town, future population growth and demographic changes, recent trends in the delivery of housing, expected future demand for housing, the capacity of the Town's planning controls to deliver housing, and current housing stock and what types of housing will be built in the future.

ABS census data from 2016-2021 indicates, over 1,220 residents moved into the town, representing an average annual growth rate of over 1.6 per cent. Looking ahead, this growth is expected to continue

with about 250 new residents expected per year by 2046. There is a gap between the additional homes needed in the town and the anticipated delivery of housing. This shortfall has already contributed to stagnant population growth, as noted in the Town's Advocacy Statement.

In overview, key findings and barriers to housing availability and affordability from the analysis included:

- Scarcity of affordable rental accommodation for key workers and other community members, especially those without employer provided housing support.
- Pressure on the rental market created by the ability for Government Regional Officer Housing (GROH) and industry sector employers to source and pay higher rentals for housing, squeezing out individuals working in the non-resource or government sector.
- Lack of quality well maintained housing with a gap in renovation.
- Lack of local residential construction industry depth and capacity.
- Out of town modular builders often operate independently of local residential finishing trades, resulting in weak connections and limited confidence in local capability to install and complete modular homes on site.
- Property financing hurdles and high insurance costs in the region.
- High costs of construction, with cyclonic wind region requirements compounding regional price differentials.
- Limited dwelling stock diversity in terms of size and specification being historically shaped by a large family dwelling and lot size, with options that are smaller, modular or on more compact lots a potential response to address affordability constraints.



The Strategy sets out a vision for a thriving, resilient, and inclusive Port Hedland, where all residents have a place to call home.

Strategic Approach and Priorities

The Strategy sets out a vision for a thriving, resilient, and inclusive Port Hedland, where all residents have a place to call home. It directs new housing to locations free from environmental constraints and well-serviced by infrastructure, with South Hedland identified as the primary area for future residential growth. Infill development will be prioritised in selected areas of Port Hedland's East End, while the West End will focus on mixed-use and tourism activities.

To increase housing diversity, the Strategy supports a broader mix of single detached homes, duplexes, terraces, low-rise and medium-rise apartments, modular dwellings, and ancillary units, with higher densities encouraged near the South Hedland Town Centre. Special attention is given to the needs of key workers, Aboriginal and Torres Strait Islander communities, seniors, and small households, with a commitment to culturally appropriate and accessible housing solutions.

Actions and Implementation

This Strategy includes a series of actions to ensure the Town's priorities and objectives are addressed. The actions will be delivered using various planning, policy, advocacy and collaboration levers, and are intended to be undertaken over the next ten-year timeframe.

To address the identified barriers, the Strategy outlines targeted actions, including but not limited to the following:

- Advocate to the state government and private sector to investigate and deliver key worker housing projects in the future.
- Support modular construction and establish a local trades registry to build industry capacity.
- Advocate for government investment in new housing stock and improved financing pathways.
- Engage with real estate stakeholders and support Aboriginal corporations in identifying suitable land for residential development.

- Encourage the resources sector to contribute to operational workforce housing.
- Enhance liveability, safety, and infrastructure through improved public amenities and wrap-around services.

The full list of actions can be found in Section 3.

The Town will regularly monitor and review the actions ensuring the Strategy aligns with housing requirements, the Town's long-term strategic objectives, and the state and region plans. Progress will be monitored through annual health checks of key indicators, with a comprehensive review every five years.



1. Introduction

Local Context

Housing in the town is predominantly characterised by detached, low-density dwellings, with a heavy reliance on the private rental market and employer-provided accommodation associated with the resource and allied sectors.

The housing system is heavily influenced by cyclical resource activity and a substantial fly-in, fly-out workforce, contributing to volatility in housing demand, affordability and availability. The Local Planning Strategy 2021 has identified ongoing housing undersupply, limited housing diversity and high construction costs as persistent challenges, which have contributed to affordability pressures and constrained the ability to attract and retain a stable residential population. These pressures are further exacerbated during periods of increased industrial and construction activity.

Strategy Focus Areas

Within the Port Hedland Local Government Area (LGA) there are a number of distinct localities that have unique land use characteristics. This Strategy focuses on the areas zoned Residential, Centre, Mixed Use and Urban Development within the Town's Local Planning Scheme No. 7.

There are two key residential suburbs within the LGA, Port Hedland and South Hedland.

Port Hedland, located along the coast, is defined by its industrial heritage and foreshore access. It comprises the West End and East End. East End includes Spinifex Hill, Cooke Point, and Pretty Pool precincts. Refer to areas 01-04 of Figure 1.

South Hedland, a satellite suburb approximately 15km inland from the coast, includes the 'Town Centre' and is predominantly residential, with a higher population density. It includes the Town Centre, Lawson, Walnut Grove, Shellborough, Cassia, and Koombana precincts. Refer to areas 07-12 of Figure 1.

While the Strategy focuses on urban and urban growth areas in Port and South Hedland, between Port and South Hedland is Wedgefield (05) which contains a number of caretakers dwellings and

the Airport Precinct (06) where some short stay accommodation facilities are located.

The town's rural residential areas, including Bosna, Turner River, and Redbank, were not included in this study, as the intention is to preserve their existing rural character rather than promote further growth in these locations.

The town also has a number of Aboriginal communities, including Yandeyarra Community, Strelley, Tjalka Wara Community, Jinparinya Community, Marta Marta Community, Tkalka Boorda and the Punju Njamal Community.

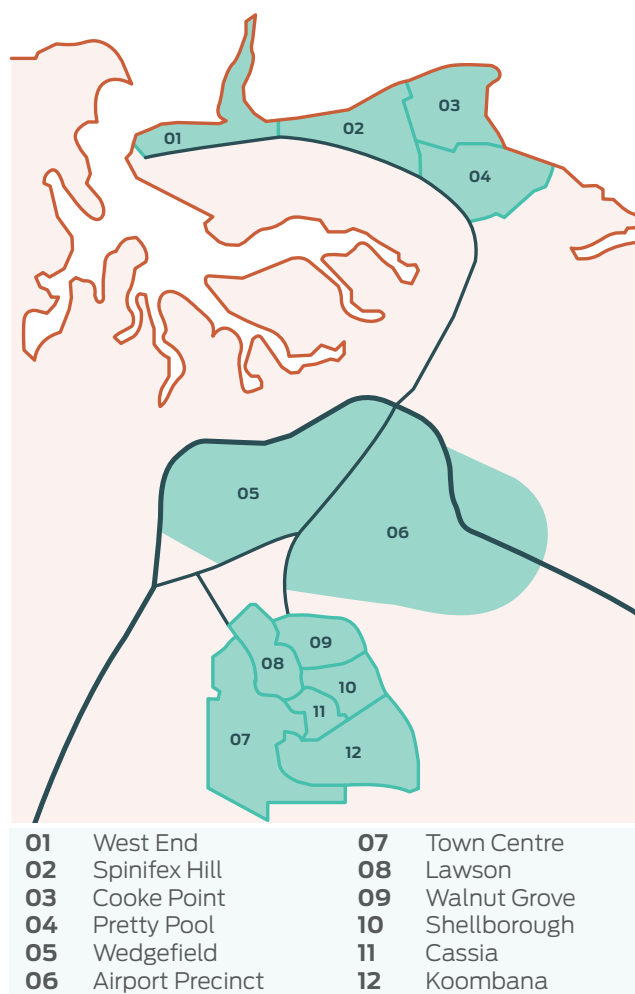


Figure 1: Port Hedland Localities

Hedland Community Snapshot



15,685

2021 census population
(REMPPLAN 2021)

Estimated population

17,743

(ABS 2026)



1.6%

Average annual growth rate
(REMPPLAN 2024)



1,841,707.77

hectares of local government area
(ABS 2021)



2,916

(18.6%)

Aboriginal population recorded at 2021 census
(ABS 2021)



32

median age
(ABS 2021)



1 to 0.905

male to female overall ratio by sex
(ABS 2021)



2.65

average number of people per household
(REMPPLAN 2021)



41.47%

hold a certificate-level qualification out of 7,861 people with a qualification
(REMPPLAN 2021)

Based on existing demand and supply, there is a gap between the total expected demand for new homes and the anticipated delivery of housing.

The Role of Government in Housing

Housing System Overview

The housing continuum can be generally described as a spectrum of housing types and tenures (Figure 2). Housing tenure in Australia primarily consists of government subsidised housing, community housing, and market housing. Examining various stakeholder groups and policy options can help identify marginal policy adjustments that impact the entire housing supply system.

When addressing the housing needs of specific groups, such as key workers, families, or Aboriginal and Torres Strait Islander people, potential solutions can be positioned within this continuum. However, it is essential to recognise that interventions in one area can influence the entire housing system, creating both direct and indirect impacts across the broader market. A well-functioning housing system maintains balance, with targeted interventions ensuring adequate housing and support at all levels to meet community needs.

In recent years, work has been put into bringing institutions and private sector participants (e.g. banks, superannuation funds, and similar) into the affordable housing supply system. However, there needs to be greater coordination across all levels of government as the policy levers for each point of the housing continuum are dispersed.

Changes at one level of government do not necessarily have the desired flow-on effects if corresponding changes are not followed at other levels, or if another layer embarks on changes without regard for actions taken elsewhere in the system (Parliament of Australia, 2022). For example, local governments may be focused on maintaining the amenity of their specific area, while the state or federal governments may be attempting to reshape the entire urban environment to achieve a particular economic outcome.

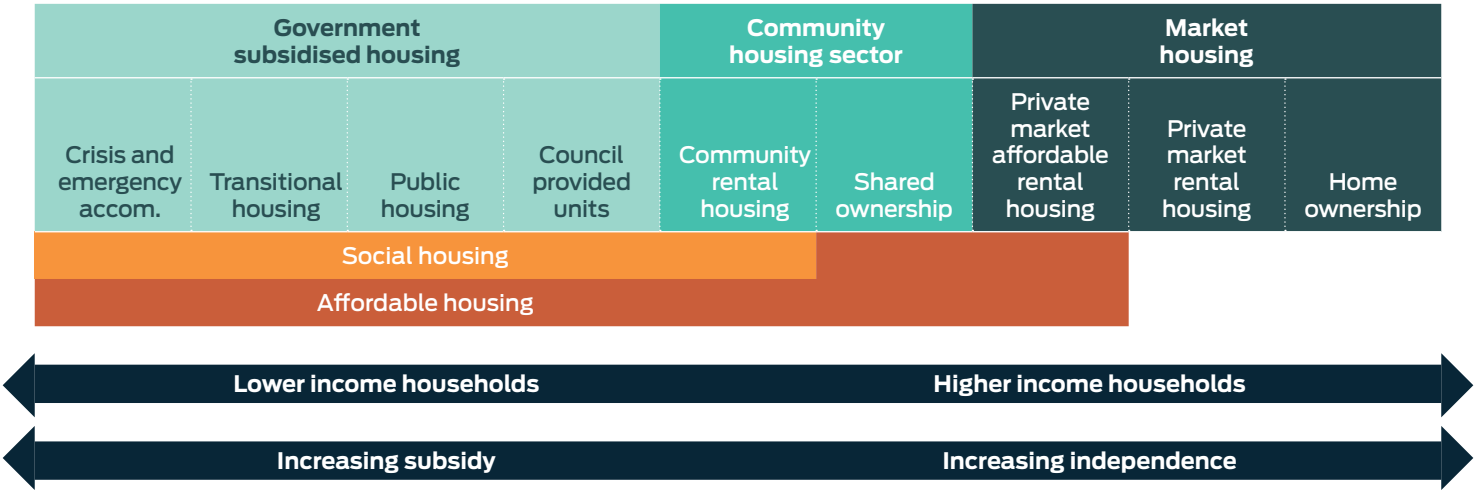


Figure 2: Housing Supply Continuum (SGS Economics and Planning 2021)

The Three Levels of Government

The role of the Australian Government is categorised into three levels regarding housing, each with different levers available to them. This can be summarised as follows:

Level of Government	Federal <i>Responsible for national housing and homelessness policy, financial sector regulations and taxation settings, which have some influence on housing affordability</i>	State or Territory <i>Oversee land use and supply policies, urban planning and development, housing-related taxation, and the legislation and regulation of residential tenancies, all of which influence housing affordability (Productivity Commission 2015)</i>	Local <i>Predominately responsible for implementing the local planning framework, urban planning and development approval processes, building approvals, and rates and charges</i>
Supply (Encourage)	- Major infrastructure - State and local government grants (e.g. GST, roads) - Regional development support (RDA, City Deals, Smart Cities) - Tax exemptions or subsidies for dwellings	- Development partnerships - Major or moderate infrastructure - Transport policy settings - Land supply (green or brown field) - Grants for targeted development - Land use planning - Good trades training	- Development approval (such as fast track) - Local infrastructure - Urban partnerships - Master planning - Asset management plans
Supply (Discourage)	- Prudential regulation (restrictive) - Environmental protection and biodiversity conservation - Business regulation	- Development deadlines - Building quality regime - Restrictions on brownfield - Landholder stamp duty - Value capture(a) - Heritage restrictions - Social restrictions (affordable housing) - Planning system (zoning, rules)	- Development controls, fees and charges - Rules and regulations (transparency) - Betterment taxes - Restrictive environmental protections - Developer contributions - Heritage restrictions
Demand (Encourage)	- Tax incentives (income, company or capital) - Income support - Subsidies (NDIS and rent) - Crisis or trauma categorisation - Employment policy - Immigration Policy - Reinsurance schemes	- Home buyer incentives - Contiguous support for targeted group - Social infrastructure - Green living or energy incentives - Public housing - Community housing supports - Targeted zoning	- Place-based development and planning approach - Community assets - Green living incentives
Demand (Discourage)	- Austerity measures - Constraints on payments - User fees - Red tape	- Land tax - Conveyance duty - Land based levies - Tenancy rules - User fees and charges	- General rates - User fees and charges

Table 1: High Level Overview of Housing Market Interventions by Level of Government (Parliament of Australia, 2022)

Sources: Hal Pawson, Vivienne Milligan and Judith Yate, *Housing Policy in Australia: A Case for System Reform*, (gateway East: Palgrave Macmillan, 2020); Department of the Prime Minister and Cabinet (PMC)

Local Government's Involvement in Housing

In Australia, housing policy has not been the traditional domain of local government. While councils have a strong role in setting and implementing planning controls, they have not typically been involved in broader aspects of housing policy, which has been the responsibility of the Australian and state and territory governments.

In practice, however, the Town has been responding to housing and homelessness challenges for many years, through direct action, collaboration and advocacy. The Town understands the importance affordable housing being key in supporting social sustainability, the growth of local businesses, and economic competitiveness. Engagement on this Strategy and others has highlighted that our communities, businesses and stakeholders expect us to take a leadership role in addressing Port Hedland's housing needs.

The Town can increase the supply of social and affordable housing through three levels of involvement: policy, regulation and direct provision with each defined by the degree of direct participation and investment. Table 2 outlines the areas where there is capacity for the Town to be involved in facilitating the delivery of affordable housing, marked as "Applicable".

Tier 1: Facilitating Efficient Housing Markets

Focuses on maintaining a smooth planning and development system to improve overall housing diversity and affordability, without direct provision of social and affordable housing. This is a fundamental obligation of all local governments to their communities.

Tier 2: Facilitating Affordable Housing Supply

Involves proactive efforts to support social and affordable housing, such as forming partnerships with local providers, using regulatory powers, or advocating for housing policies, particularly at state and federal levels. It may involve local government can use planning controls to require or encourage affordable housing provision and brokering partnership deals between local providers and community-based groups.

Tier 3: Investing in Affordable Housing

Entails direct Council investment in social and affordable housing, using funds and assets like land. This means local governments can spend directly to supply affordable housing, seeing this as the re-distributive responsibility of other spheres of government. Local governments are uniquely placed as they have regular income through rates and can invest directly in their communities. With risks managed, they can also use property development to generate additional income and increase sustainability for their communities.

Local Governments Role						
Tier	Area	Basic Planning Mechanisms	Advocacy	Proactive Use of Planning Provisions	Direct Investor	Long Term Investor
Tier 1	Facilitate Efficient Housing Markets					
	Land Supply	Applicable	Applicable	Applicable	Applicable	Applicable
	Planning Policies and Strategies	Applicable	Applicable	Applicable	Applicable	Applicable
	Development Approval Processes	Applicable	Applicable	Applicable	Applicable	Applicable
	Infrastructure Provision	Applicable	Applicable	Applicable	Applicable	Applicable
	Information Dissemination	N/A	Applicable	Applicable	Applicable	Applicable
Tier 2	Facilitating Affordable Housing Supply					
	Policy and Strategy	N/A	Applicable	Applicable	Applicable	Applicable
	Community Engagement and Leadership	N/A	Applicable	Applicable	Applicable	Applicable
	Housing Partnerships	N/A	Applicable	Applicable	Applicable	Applicable
	Developer Contributions for Affordable Housing	N/A	Applicable	Applicable	Applicable	Applicable
Tier 3	Investing in Affordable Housing					
	Housing Trust	N/A	N/A	Applicable	Applicable	Applicable
	Ad Hoc Joint Ventures	N/A	N/A	N/A	Applicable	Applicable
	Equity Investment in Housing Associations	N/A	N/A	N/A	N/A	Applicable

Table 2: Potential Roles for Housing by Local Government (SGS Economics and Planning 2019)





Local Government Shaping Housing Solutions

In response to constrained housing delivery across multiple sectors, some local governments such as City of Perth and Shoalhaven City Council (Stubbs & Associates 2022) have stepped into Tier 3 activities, including direct investment in housing and partnerships to deliver housing.

The City of Karratha (the City) one of the local governments in the Pilbara region has also been actively involved in early and enabling work aimed at mitigating the housing crisis. The City has initiated the following key projects thus setting the precedent for other local governments not only in the Pilbara region but across regional WA.

Baynton Housing Development

As part of the City's Housing Action Plan the City proposed to enter into a major land transaction to acquire the land at Lot 481 Bajamalu Drive, Baynton from Acero Construction Pty Ltd and WA Invest Group Pty Ltd, including 17 townhouses and 2 x apartment buildings (20 apartments) totalling 37 dwellings to be constructed by Acero Construction Pty Ltd on the land. As of March 2026, the project is anticipated to be completed by October 2026.

Mulataga Land Development

The City partnered with the Pilbara Development Commission to prepare the Cumulative Impact Plan which identified a significant shortfall in residential dwellings required to meet the demands of the growing population driven by major industrial projects in the region. The community shared the same sentiment, and the City took a proactive measure to mitigate this issue.

In 2024, the City applied to the Australian Government's \$500 million Housing Support Program Community Enabling Infrastructure Stream (HSP-CEI) to assist with delivering

development-ready residential lots to the market in Mulataga. In 2025, the City successfully secured \$22.1 million in HSP-CEI funding to support the delivery of residential lots in Stage 1 of the Mulataga subdivision. As of March 2026, the City is seeking public feedback on a proposal to develop the Mulataga housing estate.

Bulgarra Apartments

In 2024 Karratha City Council resolved to conduct an Expression of Interest (EOI) for housing development to address the critical housing shortage. The project will be developed by a private proponent on City-owned lots in Bulgarra in a mix of one bedroom, two bedroom and three-bedroom units. A total of 116 apartments will be delivered as part of this project.

The proponent will lease the properties for a period of 20 years, construct and operate the residential apartment complexes and then revert them to the City at the conclusion of the lease term. To support with the development, the City is providing debt finance of \$56 million to the proponent to fund the construction. This debt will be repaid with interest over the lease term by the proponent. As of March 2026, the expected completion date of the project is December 2026.

Takeaways for the Town:

1. Local governments can lead regional housing responses through proactive land acquisitions, housing developments and partnerships.
2. Strategic land transactions can accelerate housing supply.
3. Collaboration with state agencies is key to strengthening evidence-based planning.
4. Leveraging commonwealth and state funding is critical in delivering housing.
5. Innovative delivery models can expand housing options in the regions.

Town's Response to Key Worker Housing Crisis

The Town of Port Hedland has made key worker housing a priority over the next five years, to increase liveability and support residential growth in Hedland.

Securing affordable housing is key to attracting and retaining workers in different sectors including education, tourism, childcare, retail and hospitality. Individuals working in these sectors often earn low or moderate incomes compared to their mining sector counterparts and are also more likely to be casual or part-time employees.

The Town secured a 2.64 hectare block of land on Cottier Drive, South Hedland, to seek proposals from experienced contractors for the design and construction of at least 40 affordable multiple dwelling units on the block.

The following evidence gathered by the Town provides an overview of the existing housing situation in Port Hedland:

Housing By the Numbers

- Median rent across the town is \$1,000 per week compared to \$590 across regional WA.
- Average rents have increased 20% p.a in Port Hedland and 36% p.a in South Hedland since Covid-19.
- Housing supply has only grown 0.2% p.a since 2017.
- \$7.2 billion in aggregate capital expenditure for large new infrastructure projects is expected to further exacerbate the issue in the coming years.

In 2023, the Town undertook a Socio-Economic Impact Assessment which articulates the benefits of the South Hedland Key Worker Housing project.

It encapsulates the following anticipated benefits to the Hedland community:

Community

- The project has the potential to reduce the social and community service worker gap by 12.6%, alleviating pressure on community services.
- Unlock an enhanced offering of rental services.
- Provide additional volunteering with a value equivalent to \$70,230 p.a to the Town of Port Hedland.
- A more stable and permanent resident population in addition to contributing to greater business confidence.
- Increase community diversity.
- Local participation in sport to increase by 100 people.

Economic

- \$19 million increase p.a to the Port Hedland economy
- \$152.4 million in total benefits to the Hedland community
- \$16.6m in labour cost savings
- 2.5% reduction in rental prices.

Securing affordable housing is key to attracting and retaining workers in different sectors including education, tourism, childcare, retail and hospitality.

It is important to note that this Strategy is not intended to serve as the governing framework for the South Hedland Key Worker Housing project. That project, and any future proposals of a similar nature, would be underpinned by separate, detailed frameworks and decisions of Council.



Housing Policy Framework

This Strategy has been developed in response to, and in line with, a number of the Australian government, state government and Town's key guiding documents. Together these resources provide the necessary strategic context and have assisted with shaping the vision, strategic priorities and this Strategy's actions to ensure its alignment with broader policy directions and community expectations.

Although the Town's Local Housing Strategy is a standalone document and has its own actions that align with the Council Plan, it also informs the local planning framework including the local planning strategy, scheme, and local planning policies, which development applications are assessed against.



Community Engagement

Key Findings

The Town recognises that achieving the vision of the Local Housing Strategy relies on strong partnerships with community members, stakeholder groups, and all levels of government.

To inform the Strategy, the Town undertook a comprehensive engagement process between November 2024 and February 2025, designed to raise awareness, build relationships, and explore practical housing solutions. This has highlighted housing delivery challenges and opportunities for change. Importantly, the information received from government, industry stakeholders and community members living in the town has helped shape and support the vision, objectives and rationale behind the actions proposed in this Strategy.

Engagement Process

Engagement activities included multiple workshops, targeted meetings, two pop-up sessions in shopping centres, and an online survey. Participants represented a broad cross-section of the community, including state government agencies, Aboriginal corporations and Traditional Owners, housing providers, industry and mining companies, community groups, and residents.

Traditional Owner and Aboriginal Engagement

Discussions with Kariyarra Aboriginal Corporation and Hedland Aboriginal Strong Leaders (HASL) through Julyardi Aboriginal Corporation highlighted pressing concerns around housing quality and overcrowding for Aboriginal people. Both groups proposed practical solutions, however noted that funding and implementation remain a significant challenge. Increasing training, industry capacity, and local business involvement in residential construction were identified as essential steps to unlocking affordable housing for Aboriginal communities.

Industry and Government Stakeholders

Engagement with businesses, industry and government stakeholders provided valuable insights into the complexity of the housing challenge. Through a series of workshops, participants tested key themes and ideas, revealing that while some solutions are relatively simple and easy to implement, they may have limited impact on the overall supply of housing. In contrast, more complex ideas, which require substantial collaboration and coordination, present greater barriers but also offer the potential for significant positive change. Stakeholders consistently emphasised the importance of increasing housing availability, creating affordable housing, encouraging investment and market stability, improving safety and liveability, and ensuring the planning framework is fit for purpose.

Broader Community Engagement

348 survey responses were received from the community. They reinforced the need for affordable housing, especially for those without employer-provided accommodation. Survey responses indicated a preference for three- and four-bedroom homes, though there is also demand for smaller dwellings. Safety, security, and cost were identified as top priorities when choosing a home. Employer-subsidised housing was seen as vital for workforce retention, while high insurance costs, limited trades, and building expenses were cited as barriers to new construction. The community also called for more low-income housing options, improved public amenities (e.g. streetscapes, shopping areas), and enhanced services and facilities to support a thriving local community.

Regional Housing Market Pressures

Regional Australia, including Port Hedland and the wider Pilbara, has been experiencing significant pressure in both rental and home purchase markets.

These pressures are driven by cyclical and macroeconomic factors, largely attributed to a shortage of regional housing. This housing shortfall is limiting local economic growth and development, preventing regions from reaching their full potential. Job vacancies remain unfilled due to a lack of suitable and affordable housing, and local businesses face constraints in pursuing new opportunities and creating jobs due to insufficient housing options. The following is an overview of critical housing issues in regional Australia and highlights areas for policy consideration to support the needed increase in housing supply in the town. These pressures were reflective of the issues raised by stakeholders and the community during the engagement sessions.



Constrained Economic Growth

Regional Australia has been experiencing significant pressure in both rental and home purchase markets, driven by cyclical and macroeconomic factors. The significant housing shortages are limiting local economic growth and development in the regions. The lack of suitable and affordable homes is preventing local businesses from filling job vacancies and pursuing new opportunities, ultimately restricting the region's ability to reach its full potential.

Persistent Housing Undersupply

Population growth in regional Australia has consistently outpaced new home construction. While the population has grown steadily, approvals for new dwellings have not kept pace, resulting in a long-term undersupply. Temporary government stimulus measures have provided short-term relief but have not addressed the underlying imbalance between population growth and housing delivery.

Smaller-Scale Market Issues

In small-scale regional markets like Port Hedland, the cyclical nature of demand and the absence of a consistent pipeline of work make it challenging for local construction businesses to operate sustainably. Periods of high activity are often followed by downturns, which can lead to workforce instability and underinvestment in skills and equipment. This unpredictability discourages long-term investment and growth in the local building sector, further constraining the supply of new and renovated homes in the region.

Rental Market Challenges

Rental market pressures have intensified across regional areas, with a marked decline in available rental properties over the past 18 months. This scarcity has led to rapid increases in rental prices, placing additional strain on vulnerable groups such as low-income earners. The need for social and affordable rental options is growing, and further support from national programmes is critical to help community housing providers meet rising demand.

Financial Barriers

Structural finance barriers further complicate the situation, with property valuations in many regional areas often lower than construction costs. This leads lenders to impose stricter loan conditions, such as applying stricter loan-to-valuation ratios (LVRs) in remote markets, which makes new builds and renovations financially prohibitive for many households.

Trade Labour Shortages

The shortage of skilled tradespeople is a chronic issue in the residential construction sector, especially in small and remote communities. Policymakers need to explore incentives to encourage skilled tradespeople to work in these areas where labour shortages are most severe. Additionally, mining dominated economies such as the town's are further challenged by labour shortages related to the salaries and package opportunities offered competing with other sectors in the economy for staff.

Regional Housing Market Opportunities

While housing market pressures have posed significant challenges for the town and the wider Pilbara, they also present opportunities to rethink and reshape the housing system and strengthen community resilience. The following section elaborates on the opportunities to not only address immediate housing shortages but also lay the foundation for an inclusive and future-ready housing market.

Strong Rental Market Performance

Strong rental yields in resource-based regions like Port Hedland offer an opportunity to attract private investment with models such as build-to-rent. Encouraging developers and investors to leverage these returns can boost housing supply, stabilise the market, and build a more resilient system for residents and industry.

Land for Greenfield Development

The existing structure plan areas and urban development zones provide the capacity to accommodate new dwellings, supporting short, medium, and long-term population growth while enabling a diverse mix of housing typologies. Implementing structure planning and regional land release strategies that provide high amenity estates with new facilities such as a private high school will improve land availability and housing estate quality.

Government Infrastructure Investment

Government support and investment in infrastructure and headworks are critical to unlocking new residential subdivisions in the region. Strategic investment in essential infrastructure such as roads, water, sewerage, and power reduces upfront costs for developers, accelerates land release, and makes housing projects more financially viable.

Financial Incentives

Subsidised housing schemes and home ownership programs offer an opportunity to ease cost pressures for essential workers, reducing dependence on transient workforces and supporting a stable, inclusive community.

Higher average incomes in resource-based regions such as Port Hedland support regional housing development by boosting purchasing power for buying, building, or renovating housing stock, creating an opportunity for higher owner-occupier rates.

Partnerships

Partnerships present a significant opportunity to strengthen regional housing markets by reducing risk and sharing investment costs. Collaborating with state government and industry can unlock land supply and further housing development, while working with community housing organisations is essential to expand affordable housing options. These strategic alliances create a more sustainable and inclusive approach to meeting regional housing needs.



Building Local Capacity

Targeted skill based training and vocational programs have the potential to address persistent labour shortages and create a skilled workforce capable of delivering housing projects thus contributing to economic resilience and community sustainability. Local Designated Area Migration Agreements (DAMA) can help the local construction workforce by filling critical skill gaps through targeted migration, supporting regional housing delivery.

Direct Shipping of Materials

Direct shipping of building materials to Port Hedland through Lumsden Point and leveraging economies of scale, can significantly reduce transport costs and streamline supply chains for large-scale housing developments. This approach makes construction more cost-effective and efficient, supporting the timely delivery of new housing stock in remote regional markets.

Modular and Prefabricated Housing

Modular and prefabricated housing and granny flats are emerging as a practical solution to overcome construction challenges in remote regions, offering faster delivery and cost efficiencies. Exploring alternative construction methods can help lower building costs and improve housing accessibility. There are significant business opportunities with the state government, particularly through the Department of Housing and Works (DoHW) and GROH, to expand modular housing delivery, although current DoC specifications require review to better support modular-friendly designs.

“In the middle of every difficulty lies opportunity.” Albert Einstein

Housing Vision

The Town's Council Plan 2025 is a blueprint for the future of Port Hedland with its overarching vision being "together, we create a thriving, resilient and inclusive future for our diverse community."

Building on this vision, the Local Housing Strategy envisions a town where:

"Everyone has a place to call home in the Town of Port Hedland."

Together these strategies create a thriving, resilient, and inclusive town.

The Strategy sets out a vision for a thriving, resilient, and inclusive Port Hedland, where all residents have a place to call home.

Thriving

A future ready town built to thrive today and for generations ahead.



Resilient

A resilient town, powered by its community, economy and environment.



Inclusive

A resilient town that is shaped by the community and for the community.



2. Evidence & Analysis

Demographic Overview

Income & Employment

According to the 2021 ABS Census General Community Profile, 68.4% of the town's population were part of the total labour force, which includes both employed and unemployed people actively looking for work. Using 2021 Census data for personal income and industry of employment, the weighted average income for each industry can be used to compare income across different industries.

The median personal income is \$1,530 per week in Port Hedland (ABS 2021), which is significantly higher than that of the WA and regional WA averages. For annual personal income data refer to Figure 3. In a normal housing market higher income levels increase the potential buyer market for housing, as individuals and families can spend a larger proportion of their income on housing costs after addressing their other needs and expenses.

However, although a large portion of the population have higher than average earnings, there is a significant difference in earnings between the highest paying industries and the middle to lowest paying industries, with the weighted average income for a mining industry worker being 50% more than the public sector and triple that of the weighted average for retail trade and accommodation and food service workers. The significant difference in income affects the ability of persons employed in population driven industries to secure housing, in particular purchasing a house.

Affordability interventions will be key to supporting the uptake of housing by population driven employees. The construction industry supports significant employment however almost all of these jobs are associated with mining, a significant factor in the higher costs associated with the construction of housing in the town, as resources projects compete for subcontractors, skilled trades and materials.

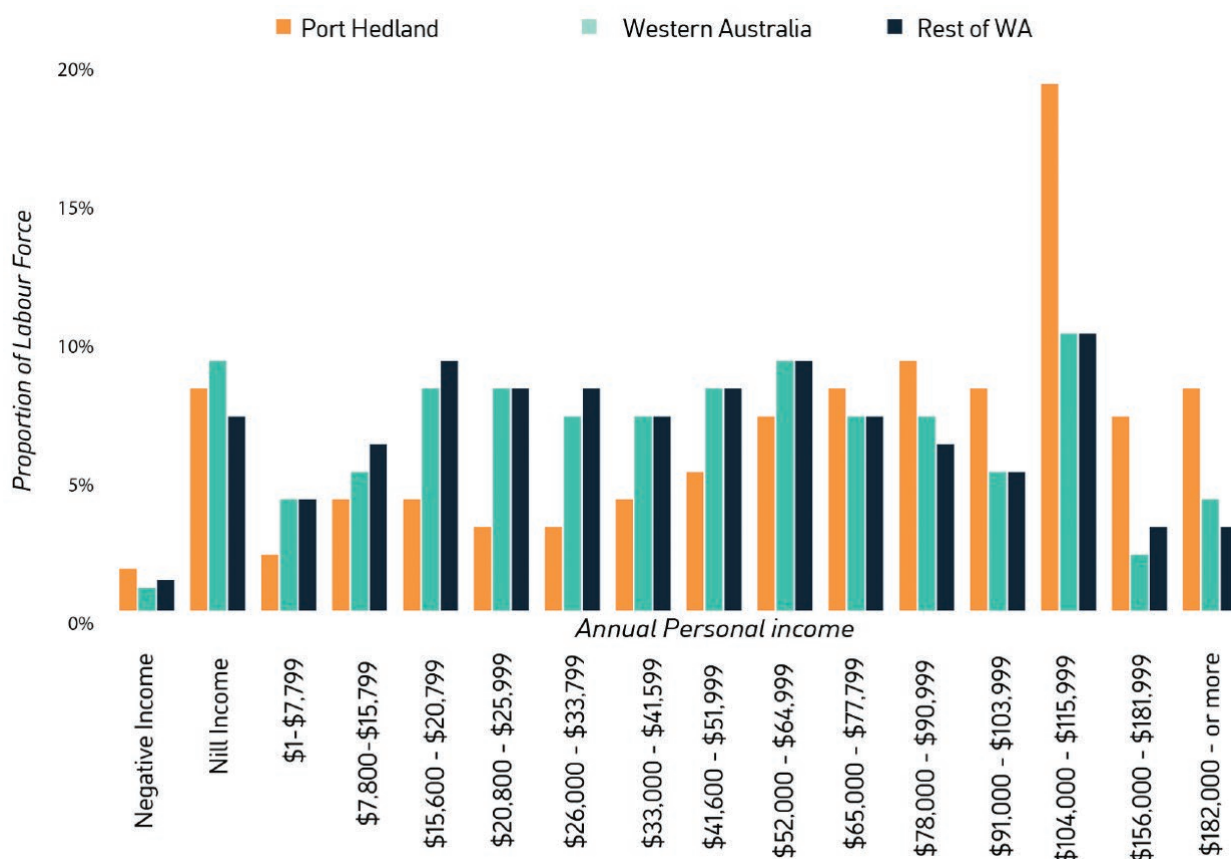


Figure 3: Annual Personal Income (% of labour force) (ABS Census 2021, INDP Industry of Employment, Counting persons by Place of Usual Residence)

Age & Family Composition

With an average age of 32 years old, Port Hedland has a relatively young population. The town has a greater proportion of families with children under 15, but fewer with children aged over 15 (see Figure 4). This indicates that there is a trend in the town for families to move out of the town once children reach high school age. Larger houses are likely required to retain families with teenage children, however options for secondary education may also be important in shaping the decision making of families.

The town also has comparatively fewer older residents than Western Australia and regional

Western Australia averages. This indicates there is potentially a lack of aged care facilities, health services and housing options to support people in this age bracket. Addressing these issues may increase the potential future population of the town beyond population projections.

An opportunity for the Strategy is to recognise that the 'Pilbara lifestyle' may encourage residents to settle in the town long term, with its strong appeal of camping, boating, fishing and other outdoor activities. This would be supported by larger homes that provide adequate space for 4WDs, boats and other recreational equipment.

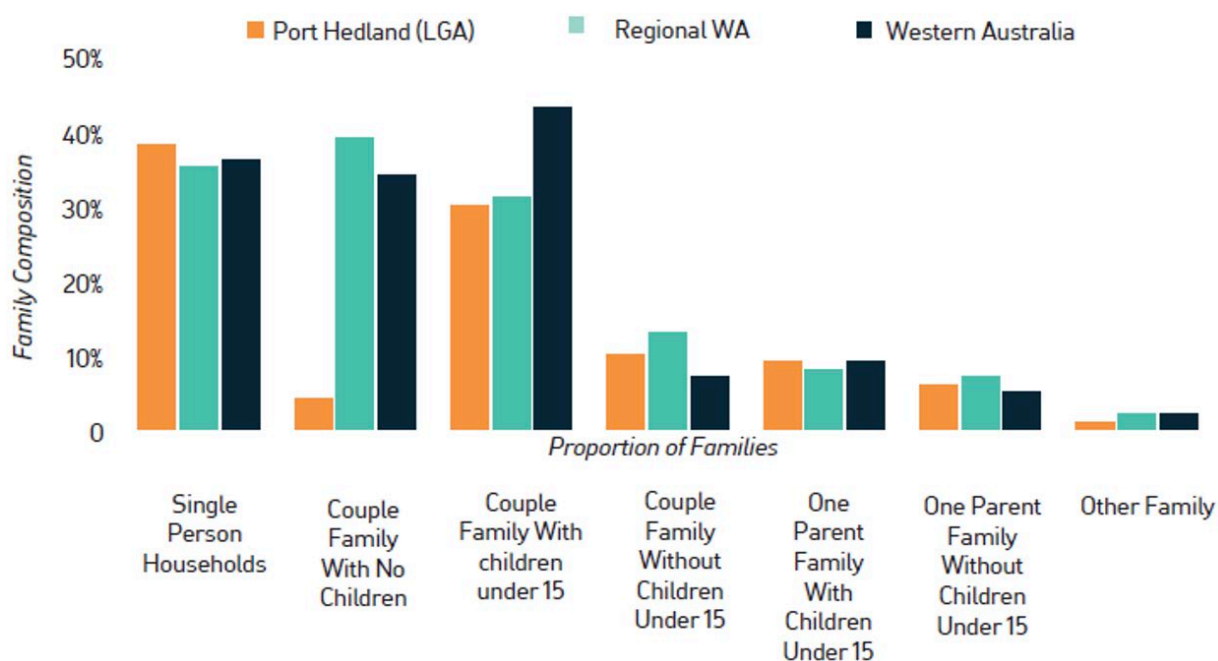


Figure 4: Family composition (ABS 2021, Pracsys 2024)



Housing Tenure

The breakdown of tenancy type for dwellings in Port Hedland differs to the rest of regional WA and Western Australia on the whole (Figure 5). 44.84% of households are rented whereas 6.56% of households are owned outright (ABS 2021). There are significantly fewer owner occupiers in the town, with the majority of dwellings being rented or occupied under other tenancy models. This may indicate that either residents of the town are not able to afford homes, do not wish to purchase homes, or cannot get approval for mortgages to build or own homes. This point on the availability of mortgages is discussed in the WAPC’s Regional Land Supply Assessment, which states that financial institutions are not willing to lend in situations where the cost of land and construction exceeds the underlying value of a home.

Compared with all dwellings, a higher share of owner occupied homes have three or more bedrooms. While only 19% of all dwellings have two or fewer bedrooms, 81% of owner occupied dwellings in 2021 had three or more bedrooms (Figure 6). This suggests that Port Hedland homeowners tend to prefer larger homes with enough space for a backyard and storage for items like boats and caravans, although this pattern is also influenced by the town’s housing stock being dominated by larger dwellings.

For residents who rent their home, the most common landlord types are private employers, real estate agencies/property management firms or the Department of Housing and Works (DoHW). 46.48% people live in employer provided housing (ABS 2021). Renters who lease dwellings from their employer or the government typically pay lower rents than those renting through private landlords or real estate agencies. This is largely due to employers subsidising housing costs as a way to attract and retain staff which is an important consideration in the town, where housing unaffordability presents a significant barrier to workforce recruitment and retention.

These subsidised rents reduce the volume of demand for owner occupied houses. It is understood from stakeholder feedback that this is because workers who are induced to locate in the town by the option of subsidised rent also enjoy higher salaries. There is the opportunity for employers to offer home-ownership assistance in lieu of rental assistance to not only attract employees but also encourage them to stay in the town long term.

For those without employer provided housing, the pressure on rental markets has been notably strong, with many people struggling to find available or affordable properties to lease. Based on rental bond data provided by the Government of Western Australia, as of September 2024, the median weekly rents were \$1,150 in Port Hedland and \$750 in South Hedland.

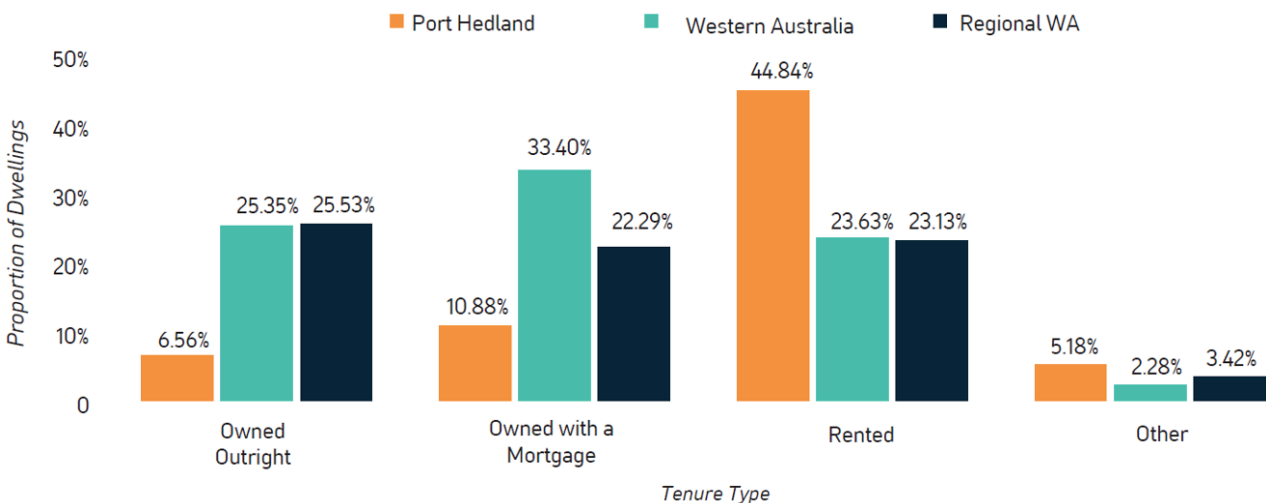


Figure 5: Home Ownership (ABS Census 2021 Dwellings, TEND Tenure Type, Pracsys 2024)

Rental vacancy rates can indicate the level of shortage in rental supply within an area. For a rental property market to be considered healthy, the vacancy rate should fall between 2.5% and 3.5%; a tight rental market has a vacancy rate between 0% and 2.5% (REIQ, 2023). As of September 2024, the rental vacancy rates in Port Hedland and South Hedland were 1.3% and 2%, respectively, indicating

a tight market with limited rental availability. This shortage reflects high rental demand and limited supply, likely driven by several factors, including a lack of new housing construction activity, rising rental demand due to population growth, and an increasing preference for leasing over homeownership.

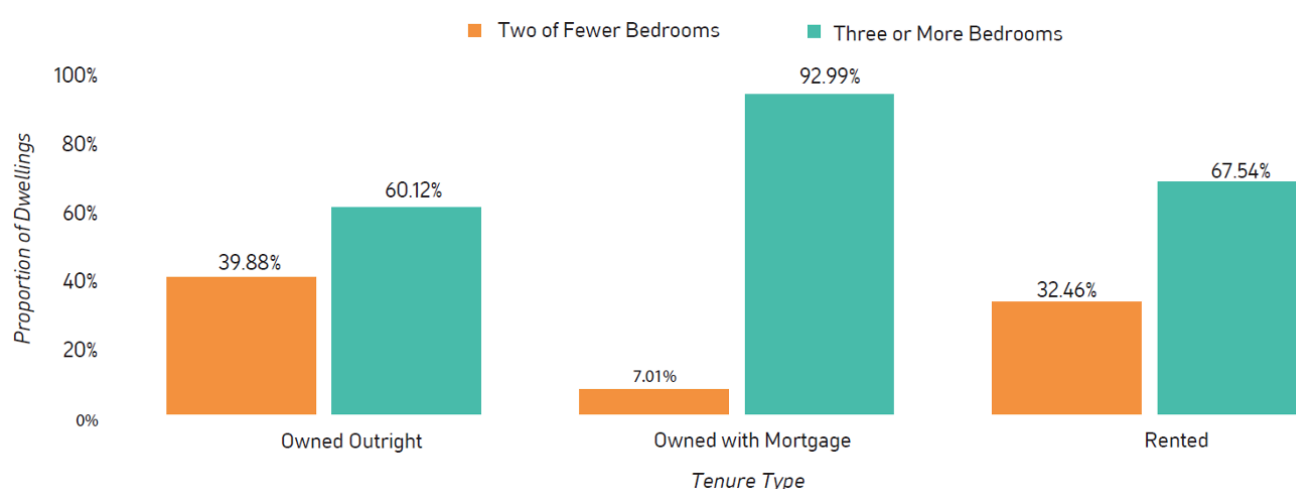


Figure 6: Comparison in Tenure across Home Sizes (ABS 2021, TEND, BEDRD Number of bedrooms, TEND Tenure Type, Pracsys 2024)

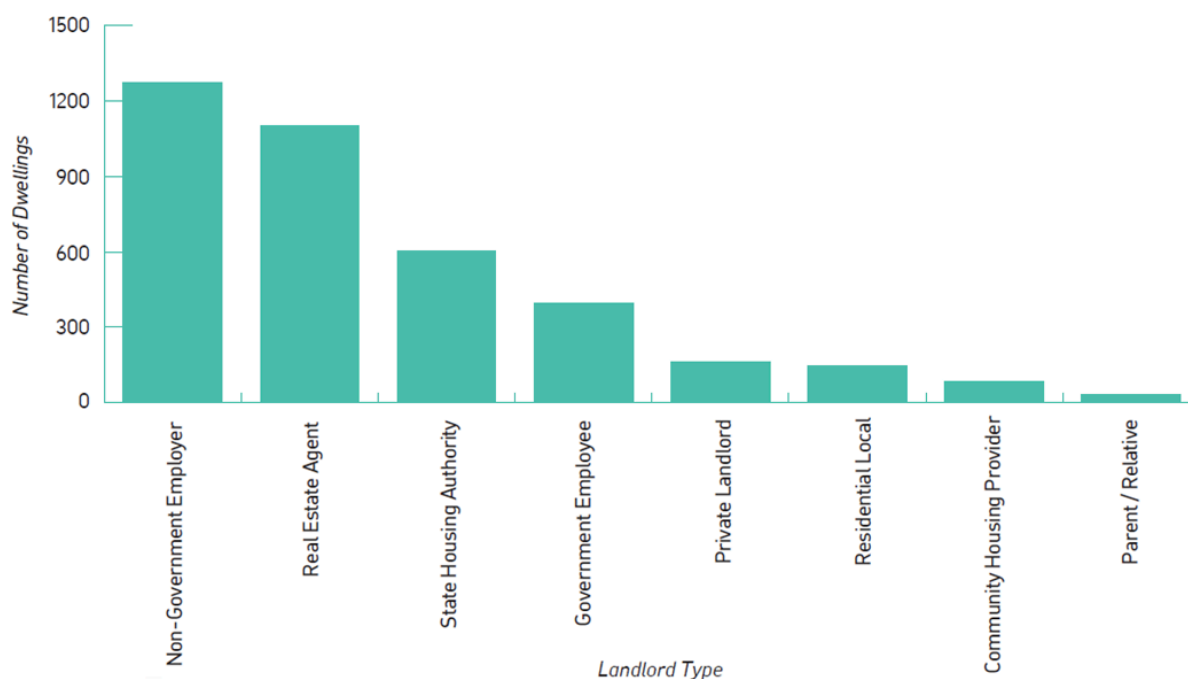


Figure 7: Landlord Type for Rented Dwelling in Port Hedland (ABS Census 2021 Counting dwellings, LLDD Landlord Type, Pracsys 2024)

Aboriginal Community Profile

In 2021, there were approximately 813,000 First Nations people living in Australia, accounting for 3.3% of the Australian population, according to the ABS (2023).

The Aboriginal population makes up just under 20% of the population in South Hedland locality, and 18% of the population in Port Hedland locality compared to just 3.3% in Western Australia according to the 2021 Census for Aboriginal and Torres Strait Islander People.

There are substantial differences in measures of health and welfare between First Nations people and non-Indigenous Australians (Australian Institute of Health and Welfare, 2024). The need to improve living standards and wellbeing for Aboriginal people is widely acknowledged across Western Australia, particularly in the North-West region. Despite various programs and funding initiatives aimed at addressing Aboriginal housing needs in the Pilbara, progress has lagged behind other regions. Poor housing quality and persistent overcrowding remain critical issues, forcing many Aboriginal people to live in conditions that undermine positive outcomes in health, education, employment, community safety, and economic participation.

Ensuring that housing is fit for purpose requires a comprehensive understanding of diverse housing needs, grounded in a deep respect for Country. This is particularly significant for the Aboriginal population of the town, where regional challenges such as housing availability, affordability, and appropriateness play a critical role in determining access to suitable and sustainable housing options. Before embarking on any housing related work, it is crucial to first understand the Country and to move from human-centred approach to a Country centred one, recognising the connections Aboriginal people have with the land (UNSW Cities Institute, 2024).

It is widely acknowledged that innovative approaches are urgently needed to accelerate the delivery of culturally appropriate, Aboriginal-led housing solutions, including design, management, and support services, alongside meaningful evaluation of outcomes. Programs that prioritise co-design and mandate the direct involvement and leadership of Aboriginal people are beginning to emerge, though they often face challenges related to capacity and capability within communities and organisations.



*The need to improve living standards
and wellbeing for Aboriginal people
is widely acknowledged across
Western Australia.*



Projected Population Growth

This Strategy seeks to bridge this gap through an analysis of current and future housing requirements, ensuring planning aligns with realistic growth expectations. Since population forecasts are one of the key determinants in understanding housing stress, the Town has incorporated two different REMPLAN scenarios (base and growth forecast) to understand the future population trends.

As at June 2024, the current estimated population of the Port Hedland LGA is 17,247 (ABS 2025), with growth projected in both the base and growth forecasts. Over the past two decades, population growth in the town has fluctuated more than the Western Australian average, largely due to the region's dependence on the mining and resources sectors. Reflecting this, the town also is characterised by a high rate of population churn, with 18.5% of residents either arriving in or departing from the area in 2019. Among Australian areas with populations of 5,000 or more, this represents the fifth highest rate of turnover nationally (Lucid Economics 2021).

Base (Conservative) Forecast

The Base Forecast identifies a population of 20,712 people in the town by 2046 (REMPAN 2024). The historical long-term average population growth rate is recorded at 0.9% per annum for the town, with the base scenario continuing this trend. While this is a conservative growth rate, the actual growth is unpredictable and cyclical and therefore this scenario has its limitations.



Growth (Aspirational) Forecast

The Growth Forecast identifies a population of 24,171 people in the town by 2046 (REMPAN 2024). This population forecast considers demographic changes (births, deaths, migration), realisation of all known major industrial projects, and accounts for urban development drivers (residential development opportunities, land availability, diversity of housing stock, regional competition, vacancy rates). A collective effort across government and industry would be required for the town to realise population growth in accordance with the aspirational growth scenario. The factors that may potentially drive this growth include:

- Improvement in community infrastructure including schools, health care facilities and the amenity of parks and the public realm, making Hedland a more attractive place to live.
- The delivery of community projects like the South Hedland Integrated Sporting Hub and the JD Hardie Youth and Community Hub Masterplan.
- Corporate social responsibility by industry and business to encourage and promote a local workforce over fly-in, fly-out workforces.
- A commitment by the state government toward Hedland becoming a prosperous regional economy through its decision making on regional services, mining infrastructure and workforce accommodation camps.
- A potential state government policy stance on FIFO employment such as observed in Queensland with the Mining Safe to Work (2019) policy.
- Collaboration and partnerships with industry to support diversification of the local economy
- Realisation of proposed projects in Boodarie Strategic Industrial Area and other key resource sector projects.
- Expansion of industrial land supply and realisation of Hedland Junction and Lumsden Point.

“The best way to predict the future is to design it.”

Buckminster Fuller

Housing Demand and Supply

Housing Demand

At the 2021 census, a total of 7,919 private dwellings (homes) were recorded within the Port Hedland LGA. The average household size of Port Hedland is currently 2.65 persons per dwelling. Based on the population forecasts for the town growing from 16,666 people in 2021 to between 20,712 (conservative forecast) and 24,171 (growth forecast) people by 2046, a total of 1,451 and 2,756 additional dwellings respectively will be required.

Housing demand refers to the estimated, theoretical demand for new housing with consideration of forecast population growth, trends in household size, economic conditions (employment, interest rates, etc.) and consumer preferences.

Table 3 and 4 show the base and growth forecasts for the town through to 2046. Over the next two decades, population, household numbers, and dwelling demand are projected to rise in tandem. As more people move into the town, the need for housing will increase, indicating a sustained demand for additional dwellings.

Port Hedland- Base Scenario	2021	2026	2031	2036	2041	2046
Population	16,666	17,711	18,452	20,175	19,929	20,712
Households	6,511	6,873	7,174	7,455	7,728	8,003
Dwellings	8,017	8,139	8,423	8,726	9,019	9,314

Table 3: Base Scenario Forecasts (REMPLAN, 2024)

Port Hedland - Growth Scenario	2021	2026	2031	2036	2041	2046
Population	16,666	18,328	21,210	22,590	23,488	24,171
Households	6,511	7,095	8,268	8,918	9,413	9,851
Dwellings	8,017	8,384	9,602	10,320	10,924	11,542

Table 4: Growth Scenario Forecasts (REMPLAN, 2024)

Over the next two decades, population, household numbers, and dwelling demand are projected to rise in tandem.





Critical Service Demands

Assessed against the average of the base and growth forecasts, the increasing population growth of 19.5% would also require additional services. Table 5 outlines the critical service demands expected by 2046 in addition to current provision. This emphasises the need for infrastructure and housing to support the essential service workers in Port Hedland.

Services	Existing Services	Additional Demand by 2046
General Practitioner (GP)	1 GPs per 900 people	≈ 25
Hospital Beds (number of beds)	4.8 per 1,000 people	≈ 106
Police Officers	2.45 per 1,000 people	≈ 54
State Emergency Service Unit	1 per 25,000 people	≈ 1
Ambulance Officers	0.41 per 1,000 people	≈ 9
Primary School	1 per 4,200 children	≈ 1
High School	1 per 21,000	≈ 1
Teacher Numbers (Primary)	1 per 20 students	≈ 220
Teacher Numbers (Secondary)	1 per 20 students	≈ 110
TAFE	1 campus per 50,000 people	≈ 1
Childcare Educators	1 per 10 children	≈ 264
Childcare Centre	1 centre per 4,000 children	≈ 1
Waste	0.53 tonnes per household	≈ 4,743 tonnes/year
Water consumption	370 kilolitres per household	≈ 3.31 GL/year
Electricity	9,048 kWh/year per household	≈ 66,352 MWh/year

Table 5: Critical Service Demands Expected by 2046 (Data adapted from City of Karratha, Cumulative Impact Model (n.d.), with additional calculations by the author.)



Forecasted Dwelling Types

REMPPLAN 2024 data, as shown in Table 6, illustrates that most households and families in Port Hedland are small to medium-sized. Four-person households form the largest group, accounting for 26.8%, followed by two-person households sitting at 25.4%. In contrast, larger households with six or more members are the smallest group, making up only 10.5%.

Port Hedland (2021)		
Persons in Family	Persons	%
Two persons in family	2,733	25.40%
Three persons in family	2,209	20.53%
Four persons in family	2,884	26.80%
Five persons in family	1,807	16.79%
Six or more persons in family	1,127	10.47%
Total	10,760	100.00%
Additional cohorts not included in totals		
Not applicable	8,026	

Table 6: Family Sizes in Port Hedland (REMPPLAN, 2021)

Port Hedland's existing housing stock is dominated by separate houses accommodating 71.37%, reflecting a strong preference for low-density residential development (see Table 7). Medium density accounts for 19.05%, showing some diversity, while high density is very limited at 2.50% thus restricting options for smaller households and affordability. Definitions in Table 8 are based on ABS Census definitions and can be found on page 81.

Port Hedland (2021)		
Structure	Persons	%
Separate house	11,342	71.37%
Medium density	3,027	19.05%
Caravan, cabin, houseboat	784	4.93%
High density	397	2.50%
Other	104	0.65%
Not stated	238	1.50%
Total	15,892	100.00%

Table 7: Port Hedland's Existing Housing Stock (REMPPLAN, 2021)

Table 8 presents the total number of dwellings and the associated housing typologies needed to support the population growth under both the base and growth scenarios. In this assessment, the base scenario is based on the REMPLAN base population forecast with dwelling tenure based upon a panel of regional towns with significant resource industry or port infrastructure with larger populations than Port Hedland. The growth scenario is based on the REMPLAN growth population forecast with dwelling tenure based upon 2021 ABS Census profile for all of regional WA. The growth scenario requires intervention to



eventuate, representing a future for the town where the market conditions and provision of housing align more closely with regional Western Australia on the whole. These figures represent only indicative demand levels for each housing type and do not reflect current dwelling supply or typologies.

The dwelling types forecasted in Table 8 demonstrate a consistent increase in all housing types in Port Hedland from 2025 to 2045, with separate houses showing the most substantial growth under both the base and growth scenarios. The italicised numbers in Table 8 represent the cumulative additional dwelling demand by type, indicating how many new dwellings are required to meet the targets for each forecast year compared to the 2025 baseline. This analysis highlights

that demand for separate houses is the strongest among all dwelling types, reflecting demographic trends and survey results that suggest larger homes are needed to retain families. In contrast, demand for higher-density dwellings such as apartments remains relatively low, and notably, the growth scenario projects even less demand for apartments than the base scenario. These findings suggest that, to achieve higher and more permanent population growth, a focus on detached housing will be more effective, as higher-density options appear less capable of attracting and retaining long-term residents in the region. It is important to note however that a mix of dwelling sizes (number of bedroom) should also be considered, regardless of the housing typology.

Housing Types	2025	2030	2035	2040	2045
Separate Houses – Base Scenario	5,494	6,589 (+1,095)	7,007 (+1,513)	7,454 (+1,960)	7,916 (+2,422)
Separate Houses – Growth Scenario	5,981	7,756 (+1,775)	8,434 (+2,453)	8,954 (+2,973)	9,464 (+3,483)
Townhouses - Base Scenario	1,064	1,276 (+212)	1,357 (+293)	1,444 (+380)	1,533 (469)
Townhouses - Growth Scenario	627	813 (+186)	884 (+257)	938 (+311)	992 (+365)
Apartments - Base Scenario	364	437 (+73)	465 (+100)	494 (+130)	525 (+161)
Apartments - Growth Scenario	153	198 (+45)	215 (+63)	229 (+76)	242 (+89)
Caravans & Cabins - Base Scenario	251	301 (+50)	320 (+69)	341 (+90)	362 (+111)
Caravans & Cabins - Growth Scenario	401	520 (+119)	565 (+164)	600 (+199)	634 (+233)
Other - Base Scenario	44	52 (+8)	56 (+12)	59 (+15)	63 (+19)
Other - Growth Scenario	55	72 (+17)	78 (+23)	83 (+28)	87 (+32)

Table 8: Dwelling Forecast Scenarios (5-years summary) with Additional Dwelling Requirements (Cumulative (Department of Planning, Lands and Heritage: WA Tomorrow forecasts No.11, REMPLAN 2024, Pracsys 2024)

Housing Supply

Housing supply means the number of dwellings forecasted to be built to meet housing demand over the next 10-20 years. It generally considers the planned supply and housing capacity of the study area which includes Port Hedland and South Hedland.

Before evaluating the remaining housing capacity within the LGA, it is essential to first understand occupied and unoccupied dwelling types and the availability of vacant lots. There were a significant amount of unoccupied private dwellings recorded in 2021 Census. There are a number of reasons for dwellings being unoccupied, such as overseas ownership with a preference to leave the dwelling vacant, dwellings being as holiday accommodation, and rental rates being overpriced. Port Hedland has a substantially higher proportion of unoccupied dwellings compared with Western Australia overall. It has been suggested that this may be

due to the unoccupied dwellings may be used as a buffer to allow flexibility in worker numbers and accommodation needs. As an action from the Housing Summit 2021, the Town contacted major landowners regarding the amount of unoccupied private dwellings and the possibility of any surplus properties being released back into the market. It is noted that it has been a number of years since the census date and that the numbers may not reflect current market conditions. It is recommended that the number of unoccupied dwellings continue to be monitored.

The ABS (Australian Bureau of Statistics) publish regular data on building approvals. In the 10 years from 2016 to 2026, approximately 80 dwellings have been approved in the town, an average of 8 per year. The required growth in dwellings per year for both REMPLAN's scenarios and historic approval numbers are shown in Figure 8. To ensure population growth is unrestricted, a significant increase in the number of dwellings constructed each year will be required.

Dwelling Count	Port Hedland (2021)		Western Australia	
	No.	%	No.	%
Occupied private dwellings	4,872	76.5%	964,734	89.1%
Unoccupied private dwellings	1,501	23.6%	118,109	10.9%

Table 9: Private Dwellings Occupied (ABS 2021)

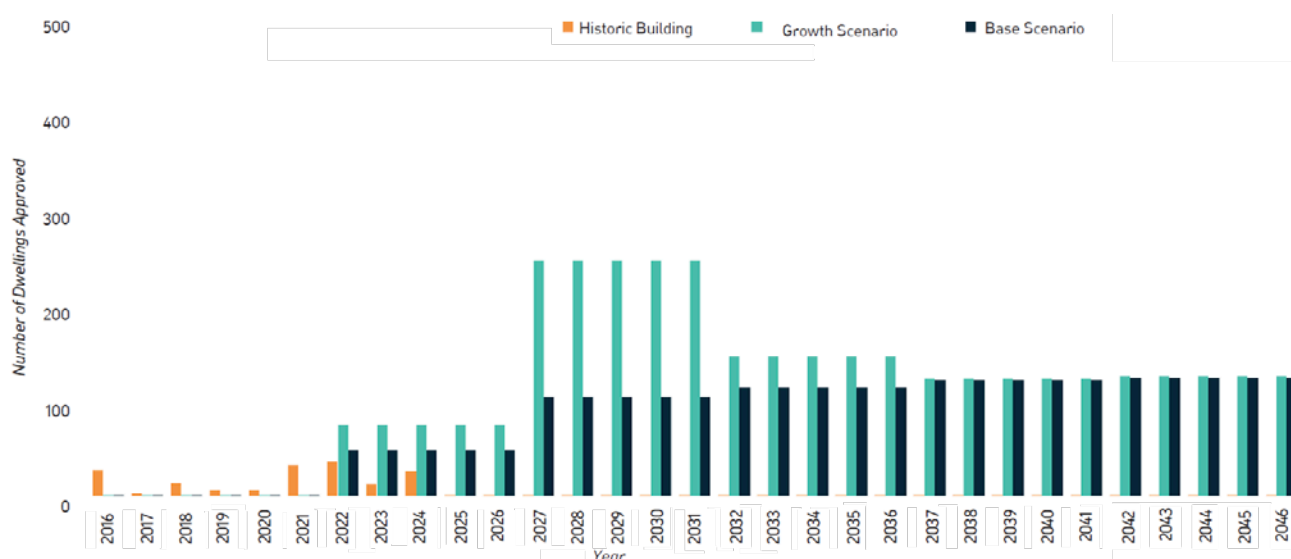


Figure 8: Dwelling Approval in Port Hedland (REMPAN 2021, ABS (2013-2024) Building Approvals Australia, Port Hedland LGA)



In 2024-25 financial year

- Only 14 Development Applications were approved by the Town for residential development
- 13 BA7 (notice of completion) were received for residential dwellings

If a total of 1,451 and 2,756 additional dwellings by 2046 are required to meet the base scenario and growth respectively, then between 73 (low) and 138 (high) dwellings will need to be constructed annually, significantly surpassing the existing approvals and highlighting the shortage of dwelling construction within town.

Age of Housing Stock

The Regional Land Assessment (DPLH 2022) reveals that 50% of all residential dwellings were built between 1960 and 1980, with South Hedland containing the majority (36%) of this housing stock and Port Hedland comprising 14%. Another wave of residential construction occurred over the past 20 years, with approximately 31% of dwellings built during this period, again predominantly in South Hedland. The aging housing stock contributes to low amenity neighbourhoods, however high construction costs and low owner occupier rates see refurbishments unlikely to occur. That said, stakeholder feedback shows there is a demand for newer build dwellings.

Housing Capacity Under the Current Planning Framework

Housing capacity analysis estimates the total number of dwellings that could potentially be accommodated in an area under the existing local planning framework.

This includes assessing vacant lots and determining whether current zoning and infrastructure would allow infill from additional dwellings (including ancillary dwellings) on lots that are already developed.

It is important to distinguish housing capacity from housing supply. Capacity reflects the *maximum potential yield* permitted under the current framework, while supply refers to the *actual pipeline* of forthcoming development. Housing capacity considers land availability and suitability, existing infrastructure, planning controls, policy settings, and development assumptions. Capacity assessments typically do not account for market factors such as development feasibility, consumer preferences, detailed design constraints, or site-specific conditions.

The Pracsys 2024 capacity assessment (Figures 9 and 10) excludes areas not zoned for residential use under the current Local Planning Scheme No. 7, as well as zones such as 'Tourism', 'Rural', and 'Rural Residential' where only limited residential use is permitted. Additional exclusion filters included development outlook, recency of development (post 2000), presence of significant infrastructure or buildings, environmental constraints, and heritage values. From the capacity analysis, South Hedland is identified as the priority residential area for future affordable housing growth due to its higher number of vacant serviced lots. While Osprey West also shows substantial development capacity, the number of available lots is declining quickly, with only an estimated 50 unsold lots remaining. Increasing residential and mixed-use development in the Town Centre will also help utilise underdeveloped land and existing capacity in this area.

In contrast, development capacity in Port Hedland is constrained by coastal erosion and inundation risks, as well as the Port Hedland West End Improvement Scheme No. 1. The Spinifex Hill locality has greater development potential and benefits from its proximity to the Boulevard shopping centre; however, much of the land is also subject to coastal hazard considerations. Opportunities to increase density in areas outside Special Control Area No. 7 should be further explored.

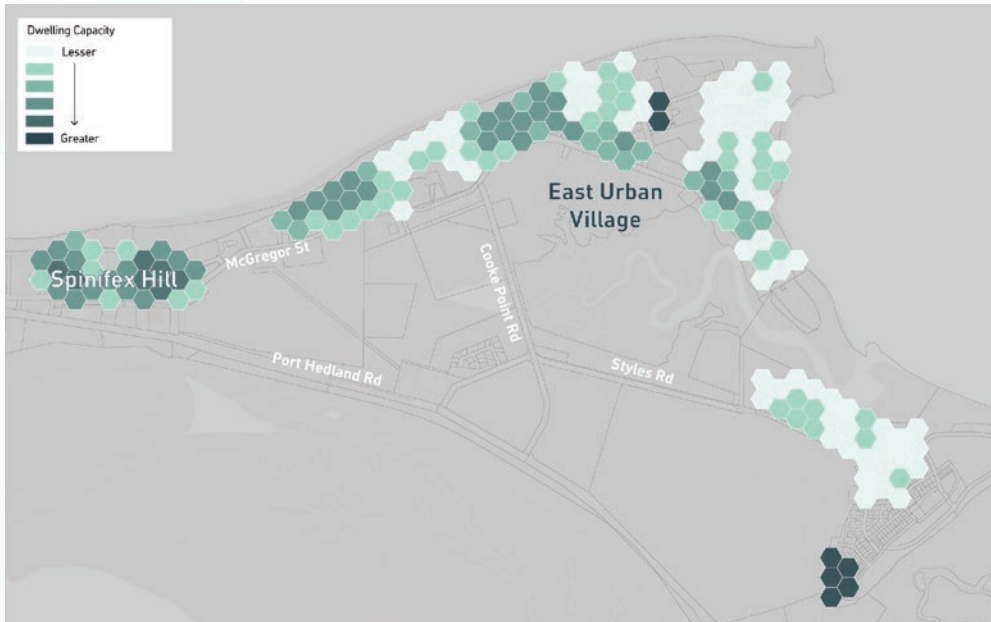


Figure 9: Port Hedland Net Yield Result (Simplified) (Pracsys 2024)

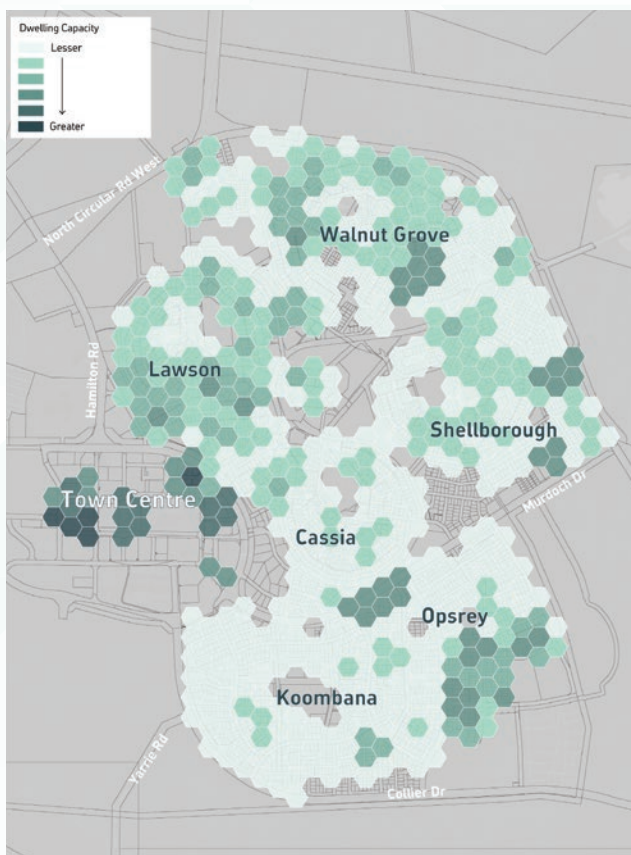


Figure 10: South Hedland Net Yield Result (Simplified) (Pracsys 2024)

It is important to note that the maps in figure 9 and figure 10 exclude urban development growth areas.

Land Supply

In 2018, Department of Planning Lands and Heritage (DPLH) undertook a land supply assessment and identified the capacity to deliver new dwellings as follows:

	Short-term (0-5 years)	Medium-term (6-10 years)	Long-term (10+ years)	Total
Port Hedland	0	0	382	382
South Hedland	320	2,750	1,485	4,555
Total	320	2,750	1,867	4,937

Table 9: DPLH Land Supply Assessment 2018 (DPLH, 2018)

In theory, the land supply assessment demonstrated that there is sufficient land zoned for residential purposes to accommodate the aspirational population growth forecast in the town; however, in practice much of this land is constrained by either land tenure or environmental constraints (e.g. low-lying land prone to coastal inundation).

This disconnect between theoretical availability of land and practical development constraints influence housing demand and supply considerations, as the ability to deliver new dwellings depends not only on population growth but also on the feasibility of developing unconstrained land.

The last residential subdivision was Osprey West, which occurred over 10 years ago. Since then, approximately 50 lots remain available for purchase, which given the development trajectory may lead to there being a lack of land supply within two years. In 2025, the Town undertook a vacant lot analysis to assess the availability of residential vacant lots within both Port and South Hedland, which indicates a limited availability of vacant lots, particularly within the East End of Port Hedland. In South Hedland, the majority of 'residential' zoned vacant lots are situated in the Osprey locality, with there also being a large amount of potential capacity within the South Hedland Town Centre area, which is predominately zoned 'centre'.

The areas zoned urban development provide a realistic indication of the future housing capacity in the town. Within the Port Hedland locality, priority

sites include the Stables, Dempster Street, Telstra Tower Site, Athol Street and the Former Waste Water Treatment Plant (WWTP) Site. Collectively, these sites have the potential to deliver around 880 dwellings, equating to an estimated population yield of 2,375 persons. These sites are strategically identified to offset the prohibition of additional residential development in the West End under the Port Hedland West End Improvement Scheme No. 1.

South Hedland offers a greater opportunity for residential growth. Urban development areas like Pundulmurra and Trumpet Way and structure plan areas such as Hamilton Road, Western Edge, Koombana, Osprey West, Western Edge Osprey Rural and South Hedland Town Centre collectively provide capacity for approximately 5,363 dwellings, supporting an estimated population yield of 14,479 persons.

There is an opportunity for the Town to undertake structure planning over urban development zoned lots where tenure is held or where partnerships with the state can be established. Structure planning encourages the delivery of a diverse range of housing typologies, and ensures the provision of community facilities, public open space and infrastructure. However, it is important to note that structure planning is only a planning framework, it does not directly result in land supply without subsequent subdivision and investment in essential infrastructure.

Port Hedland

Port Hedland is primarily shaped around its role as a working port, with the town's layout designed to support maritime activities. The townsite features a grid street pattern, making it easy to navigate and providing direct access to the waterfront. Port Hedland is made up of these sub precincts: the West End and East End consisting of Spinifex Hill, Cooke Point, and Pretty Pool.

Locality Highlights

- Port Hedland has limited capacity for additional dwellings and urban expansion due to constraints related to the West End Improvement Scheme No. 1 and the buyback of dwellings through the Port Hedland Voluntary Buy-Back Scheme, as well as risks related to coastal erosion and flooding.
- Future residential development is expected to concentrate in Spinifex Hill, Cooke Point, and Pretty Pool.
- The West End will continue to function as an activity area of the town, with a focus on mixed-use commercial and tourism uses rather than new residential growth.
- The Spoilbank Marina is being redeveloped into a major visitor hub, with new facilities completed in 2024 and proposed caravan park accommodation.
- Although Port Hedland contains areas of high residential amenity, many of these are vulnerable to coastal hazards, therefore permanent residential development in these locations should be discouraged over the long term.

This disconnect between theoretical availability of land and practical development constraints influence housing demand and supply considerations.



Future Growth Areas



- The West End Improvement Scheme and PHVBS in Port Hedland, has led to population reduction.
- The East End is forecast to experience a 27% population increase from 2021 adding 956 people by 2046 (REMPPLAN, 2024).

Short term growth

1. The Stables
2. Dempster Street

Medium term growth

3. Telstra Tower Site
4. Athol Street

Long term growth

5. Former Waste Water Treatment Plant (WWTP) Site

Legend

-  Future Development Area
-  Port Hedland West End Improvement Scheme No. 1

Figure 11: Port Hedland Urban Development and Structure Plan Areas (REALMStudios 2025)

South Hedland

South Hedland was developed based on the Radburn planning model, which is reflected in its urban layout featuring cul-de-sacs, curvilinear road networks, and an extensive system of pedestrian only linkages. The locality comprises of Walnut Grove, Lawson, Cassia, Shellborough, Osprey, Koombana, and the South Hedland Town Centre.

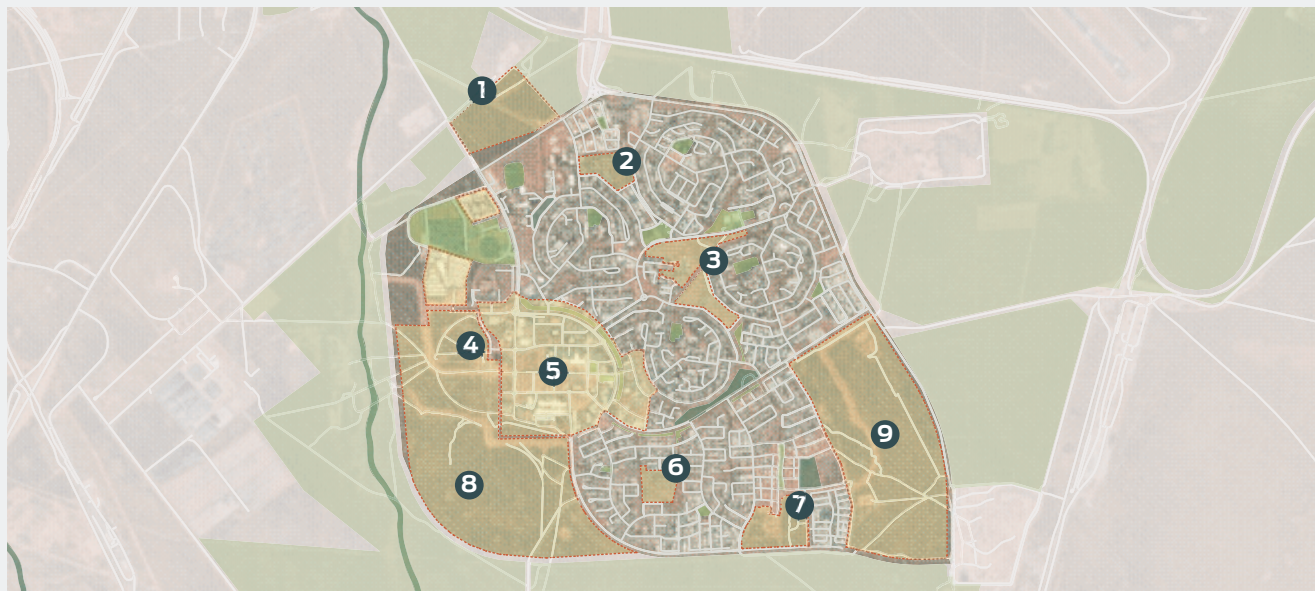
Locality Highlights

- Structure plan areas in South Hedland are suitable to support residential development.
- Most future subdivision potential is concentrated in Lawson, Walnut Grove, and Osprey Rural.
- South Hedland benefits from strong access to amenities, public infrastructure, and essential services, supporting its capacity for future growth.
- Koombana's population is expected to nearly double, while the Town Centre/Western Edge grows more than fourfold—both pointing to significant residential development.
- Shellborough also sees steady, consistent growth.
- Areas such as Lawson, Walnut Grove, and Cassia remain relatively stable.
- Lawson and Walnut Grove grow modestly, then level off, while Cassia experiences a small rise before gradually declining.



Structure planning encourages the delivery of a diverse range of housing typologies, and ensures the provision of community facilities, public open space and infrastructure.

Future Growth Areas



- Greater population growth is anticipated in South Hedland due to multiple greenfield developments.
- The population is projected to grow by 6,873 people, which is a 58.3% increase from 2021 to 2046 (REMPPLAN, 2024).

Short term growth

1. Hamilton Road
2. Pundulmurra
3. Trumpet Way
4. Western Edge
5. South Hedland Town Centre

Medium term growth

6. Koombana
7. Osprey West
8. Western Edge

Long term growth

9. Osprey Rural

Legend

-  Development Plan Area

Figure 12: South Hedland Urban Development and Structure Plan Areas (REALMStudios 2025)

Unaffordable housing costs make it expensive for an individual to relocate to the town to work.



Housing Economics

The concept of housing affordability is typically understood as a relationship between housing costs and household income. Lack of affordable and appropriate housing can create negative externalities and impose ongoing costs on residents and society.

In Port Hedland, this relationship manifests in a complex loop that exacerbates housing stress. For example, unaffordable housing costs make it expensive for an individual to relocate to the town to work, as they must find housing. As a result, employers and agencies must pay either a wage premium or provide housing for employees, thus creating competition for limited housing stock.

Anecdotally, employers and agencies are able to pay more than individuals for rent or purchasing properties, bidding up rents and prices. This contributes to unaffordable housing costs.

Higher housing costs necessitate larger proportions of household budgets, leaving little to be spent on other household necessities and discretionary purchases. This increases the risk of poverty especially for low-income groups and limits opportunities for social and economic participation that could help households leave poverty (Coates, Moloney & Bowes 2025).

When living in vulnerable housing circumstances, singles, households with no children, low-income households and private renters experience a decline in wellbeing, exacerbated by forced moves and unaffordable housing thus causing the most detrimental impact on their quality of life (AHURI, 2022).

These dynamics highlight why housing affordability is not only an economic issue but is also a social and community wellbeing challenge.

In order to analyse the social, economic and environmental impacts of providing equitable access to affordable and appropriate housing at a population-wide scale, the Government of South Australia commissioned the Australian Housing and Urban Research Institute (AHURI) to develop an impact assessment framework based on evidence of the benefits to inform housing policy and investment decisions.

Table 10 is the impact assessment framework adopted from AHURI and referenced in this Strategy to support the Town's advocacy to the state and federal government. This framework will provide clarity on the range of benefits that stem from the provision of affordable and appropriate housing to different vulnerable groups. These benefits, evidenced by research, can then be incorporated into cost-benefit analysis to support informed decision-making. While the original framework has been designed for broad application, its principles are still relevant to Port Hedland and have been adapted to guide strategic priorities and advocacy efforts within this Strategy.

Impact area	Confidence Level	Who it helps	Impact
Social			
Health	High	Formerly homeless people placed in appropriate housing	Direct
		Community/society	Indirect
Justice Domestic and Family Violence (DFV)	High	DFV survivors	Indirect
Health (DFV)	High	DFV survivors and society	Indirect
Justice (ex-prisoners)	High	People leaving prison housed securely	Indirect
Justice (formerly homeless)	High	People housed after homelessness	Direct
		As above	Direct
Health (Medicare)	High	Residents with disability/heavy service users	Direct
Preventative health	High	People in secure, affordable homes	Direct
Mental health (insecurity)	High	People at risk of forced moves	Direct
Mental health (unaffordability)	High	Households under stress from high housing costs	Direct
Physical health	Medium	People moving from insecure to secure housing	Direct
Health (quality of housing)	High	Residents in warmer, well-ventilated, low-noise homes	Direct
Mental health (noise)	High	Residents shielded from traffic/ industrial noise	Direct
Education	Low	Students in secure, affordable housing	Indirect

- Confidence level indicated as high, medium, or low reflecting the level of certainty in the research and the calculation method used.
- Impact indicates whether the impact is direct or indirect.



What improves	How we measure	Typical benefit
Government health costs go down	Fewer emergency visits, shorter hospital stays, less psychiatric care year-on-year	\$5,592 per person/year
Overall health service use and costs go down	Lower health use over 4 years vs a control group	\$5,826 per person/year
Fewer hospitalisations related to violence	Avoided hospital stays	\$1,471 per survivor/year
Health gains (less pain, suffering, premature death)	Burden of disease (DALYs)	\$13,151 per survivor/year
Justice system costs go down	Fewer police, court, custody, supervision events	\$7,036 per person/first year
Less police contact	Fewer police incidents/nights detained	\$2,484 per person/year
Fewer nights in prison/remand	Nights in prison and remand	\$1,665 (prison) & \$265 (remand) per person/year
Lower Medicare spend	Average Medicare claims fall after moving into public housing	\$317 per person/year
Less postponing of GP visits	In insecure housing, postponement is ~6× baseline (baseline ~2.4%)	Quantified change (not \$)
Better mental health scores	Avoids ~1.7% decline in SF-36 score linked to forced moves	Quantified change (not \$)
Better mental health scores	Avoids ~0.5% decline in SF-36 score	Quantified change (not \$)
Fewer people in poor/fair health	In insecure housing, risk is ~2× average	Quantified change (not \$)
Fewer respiratory issues, allergies, heat-related mortality	Thermal comfort, ventilation, mould/damp, noise levels	Qualitative benefit
Better sleep; lower depression risk	Daytime/night-time noise exposure	Qualitative benefit
Better attendance and learning	Fewer forced moves; lower absenteeism	Qualitative benefit

Impact area	Confidence Level	Who it helps	Impact
Economic			
Human capital	Low	Workers in locations with better access to jobs	Indirect
Worker retention	Low	Employers/households	Indirect
Employment	Low	Community/social housing residents	Indirect
Affordability	Low	Households in an intervention (e.g., rent cap, subsidy)	Indirect
Employment stability	Medium	Workers with secure housing	Direct
Productivity (school)	Medium	Young people (12–18) in warmer, drier homes	Direct
Spending & nutrition	Low	Low-income households in affordable homes	Indirect
Lifetime earnings	High	Children growing up in social/ subsidised housing	Indirect
Environmental			
Transport	High	Residents near public transport/ jobs	Indirect
Infrastructure	High	Households/energy networks	Direct
Emissions	Medium	Households/community	Direct
Bills (7-Star)	Medium	Households in 7-Star NatHERS homes	Direct
Bills (Zero Net Carbon)	High	Households in ZNC homes	Direct

Table 10: AHURI, 2022

- Confidence level indicated as high, medium, or low reflecting the level of certainty in the research and the calculation method used.
- Impact indicates whether the impact is direct or indirect.

What improves	How we measure	Typical benefit
Earnings go up	Average annual earnings uplift (better job choice)	\$20,939 per worker/year
Lower staff turnover (saves hiring/training costs)	% salary saved from reduced turnover	\$6,559 per household/year
More people gain or keep work	Part-time minimum wage × % actively seeking × success rate	\$1,127 per person/year
Housing costs go down (more money left over)	Market price minus intervention price	Project-specific
Lower risk of job loss	Forced moves raise risk by 22 percentage points	Quantified change (not \$)
Fewer school days missed	About 1.3 fewer days off per year	Quantified change (not \$)
More spend on food (better nutrition)	About 39% more spent on food	Quantified change (not \$)
Higher adult earnings	Years in housing support > later-life earnings	Qualitative > can be monetised

Less car use, congestion and emissions	8% less private vehicle use	Quantified change (not \$)
Less peak electricity demand (avoids network upgrades)	kW peak saved × \$1,000	\$2,552 per household/year (example)
Lower greenhouse gas emissions	ACCU price × tonnes of CO ₂ e avoided	\$398 per household/year (example)
Lower heating/cooling bills	Modelled yearly bill savings	\$460 per household/year
Minimum energy cost savings	Modelled yearly bill savings	\$1,004 per household/year

The Role of Temporary Accommodation

Temporary accommodations are short term housing arrangements provided to individuals or groups in a particular location for either work, tourism, or other purposes including transitional housing while seeking permanent housing.

Temporary accommodation includes options such as hotels, motels, short stay rental accommodation, caravan parks and workforce accommodation facilities located both in close proximity to urban areas and remote mining camps. Workforce accommodation is common in regions with large scale projects requiring a workforce that cannot be supplied wholly from the local labour market. Workforce accommodation can be categorised as either:

- **Short term** – is temporary in nature and mainly utilised for construction projects that would last for not more than three years. The workforce is often brought in just for the duration of the project and they leave once the duration is complete.
- **Intermittent** – is operated for short stays by teams working on shut-downs or maintenance and are only required for a short period of time.
- **Long term** – houses individuals or groups involved in ongoing operations and who could potentially have longer contract durations that run for three years or more.

A Snapshot of Temporary Accommodation in Port Hedland

The town, in 2025, had approximately 5,058 beds available for short stay accommodation across the LGA, predominantly in the form of hotels, motels, and workforce accommodation facilities. This includes a total of approximately 1,333 remote workforce accommodation beds, supporting remote mining facilities. The short stay accommodation facilities located within the town's urban areas include five workforce accommodation facilities spread across Port Hedland and South Hedland, designed to house workers engaged in the mining and allied industries. These facilities provide their guests with amenities such as supplied meals and recreation. The graph (Figure 13) indicates that workforce accommodation represents a substantially larger proportion of short stay accommodations in the town compared to other short stay accommodation types.

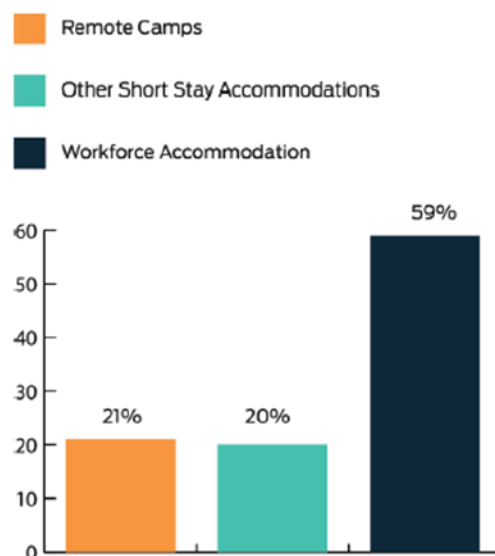


Figure 13: Total Temporary Accommodation Beds in the Town of Port Hedland



Demand For Future Beds

In 2023 and 2024, the state government approved land for five major projects in the Boodarie Strategic Industrial Area and announced the Lumsden Point expansion, both aimed at boosting trade, job opportunities, and regional growth in Port Hedland. Supported by significant investment by the state and federal government, these initiatives are set to transform the town into a globally competitive industrial precinct. If these projects proceed, they will require a large construction and operational workforce, significantly increasing demand for accommodation and impacting the local housing market.

The tourism industry in Port Hedland has strong growth potential, with opportunities in Indigenous tourism, cultural and recreational trails, Spoilbank Marina, local events, and various niche tourism sectors. These initiatives are expected to attract more visitors and encourage longer stays, increasing the need for additional temporary accommodation to support this growing market.

Relationship Between Temporary Accommodation and Residential Development

Over the last two decades, the town has experienced a steady influx of FIFO workers, especially during resource booms. As the mining and allied sectors often require more labour than the local workforce can supply, specifically during peak periods and shutdowns; employers depend largely on short stay accommodation facilities or provide remuneration for the workers to find accommodation in the rental market.

This demand puts ongoing pressure on the existing housing market, reducing the availability of residential accommodation as companies compete for housing to support their workforce. Additionally, the use of short stay facilities other than workforce accommodation for FIFO operations has blurred the line between traditional workforce accommodation and tourist focused short stay housing, further impacting local housing dynamics.

There is an industry trend to develop workforce accommodation in lieu of residential housing due to it being more cost effective to build temporary accommodation (per bed) than to build residential housing in the town. In addition, the high construction costs often result in dwellings being valued at less than the cost of construction. Since there is little to no return on investment from developing residential housing, employers are turning to temporary accommodation such as workforce accommodation and short stay developments as a more economical choice to house the workers required for their projects.

The growing demand for short stay accommodation is pushing up per bed prices, making it harder for small businesses, service based operators, and tourists to secure affordable rooms. As these groups are priced out, their ability to operate, visit, or participate in the local economy diminishes, which in turn negatively impacts the vibrancy and economic resilience of the community.

Role of the State Government

The state government plays a vital role in shaping legislation, policy, and economic strategies concerning short stay and workforce accommodation. This involvement spans legislative frameworks, economic development policies, and approval processes, to ensure that these short stay accommodations align with broader regional planning objectives.

Short term accommodation developments generally require development approval. This can be sought through the lodgement of a development application to the local government; however, the state government also provides alternative approval pathways such as the Development Assessment Panel and Significant Development Pathway to fast-track approvals for specified development types. Development of workforce accommodation can also be undertaken on mining tenements under the *Mining Act 1978* which are outside the townsite boundary. For short term rental accommodation (STRA), the state government has introduced regulations requiring all providers to register their properties by 1 January 2025 to legally advertise and accept bookings. This initiative is to ensure a consistent regulatory environment for STRA across Western Australia.

The Town's Role

The Town's role in regulating short stay accommodation is primarily through assessment of development applications against the Town's local planning framework as well as advocacy to the state government. The Town undertakes regular updates to the local planning framework to ensure land use planning reflects the requirements and expectations of the community and are in line with state legislation. Informed by the Town's Local Planning Strategy, the Town's Local Planning Scheme No.7 (the Scheme) outlines the appropriate locations where temporary accommodation uses are permissible and outlines any development requirements.

The Scheme is supported by local planning policies (LPP). LPPs including LPP/05 Workforce Accommodation and LPP/03 Transportable Buildings, including Shipping/ Sea Containers, and LPP/06 Social Impact Assessment play a crucial role in guiding the development of short-stay accommodation. This approach contributes to economic and social stability by ensuring developments are well integrated into the community, uphold amenity standards, and address short term housing demands, without compromising the town's character.

The state government plays a vital role in shaping legislation, policy, and economic strategies concerning short stay and workforce accommodation.





Analysis of the Evidence-Base

The purpose of this section is to critically examine the evidence base to inform the Strategy.

The analysis draws from the evidence section of this Strategy along with the stakeholder and community engagement feedback received between November 2024 and February 2025. It focuses on housing supply constraints, demand drivers, and stakeholder perspectives, ensuring that all insights are grounded in documented evidence.

Synthesising the evidence reveals seven critical findings:

1. Persistent under-supply of appropriate housing, compounded by planning and regulatory bottlenecks.
2. Over-reliance on employer-provided housing, creating inequality for low-income and non-mining households.
3. Strong community preference for detached dwellings, juxtaposed with emerging demand for smaller typologies.
4. Cultural and social imperatives necessitating tailored housing solutions for Aboriginal and Torres Strait Islander communities.
5. Prohibitive construction costs and cyclone compliance standards significantly increase build expenses, making new housing projects financially challenging.
6. Workforce shortages compounded by the mining sector's dominance, limit the availability of skilled labour for residential construction; and
7. Financing housing projects is challenging as the value of completed dwelling is often lower than the cost of construction.

The evidence base demonstrates that Port Hedland's housing challenge is multifaceted, requiring coordinated interventions across policy, finance, and construction domains. Critically, ongoing engagement with different stakeholders and transparent communication with the broader community will be essential to ensure equity and sustain confidence in the Strategy's successful implementation.

To translate these insights into actionable priorities, the following Table 11 utilises a SWOT analysis framework to summarise literature review findings, and it provides an overview of strengths, weaknesses, opportunities and threats have been identified from selected literature, community engagement, and demand and supply analysis. The actions can be used to address threats and weaknesses, capture opportunities and build upon our strengths.



Strengths	Weaknesses	Opportunities	Threats
Housing			
- Existing diversity in housing typologies - Significant vacant land suitable for development	- Homogeneous housing types with limited diversity - Long wait times for social housing - High construction costs - Shortage of public and GROH housing - Unattractive build to sell investment conditions - Existing vacant lots in Osprey West are not a desirable size	- Modular and prefabricated housing opportunities - Research and community engagement for low-cost housing options - Strong demand from industry for high quality housing - Strong rental ROIs	- Aging housing stock - Significant price increases in recent years - Loss of housing in the West End due to PHVBS - Lack of housing stagnating population growth and economic growth
Built Form			
Parts of the existing housing stock expresses a Pilbara vernacular which reflects a sustainable urban form for the climate and create sense of place	- High cost of residential land development - Concentration of social housing in South Hedland - South Hedland Town Centre (SHTC) is not well connected to residential areas	- Higher residential density in SHTC - Western Edge providing more residential in close proximity to SHTC - Climate responsive design for Pilbara - Convert vacant lots to housing	Land banking

Strengths	Weaknesses	Opportunities	Threats
Planning & Governance			
Adaptive and contemporary planning framework for local challenges	Slow release of residential land	Advocate for state government housing expenditure	Additional costs due to Wind Region 'D' certification requirements
Social & Community			
- Relatively young population with many families - Strong stakeholder collaboration - Pilbara lifestyle opportunities	- High socioeconomic disadvantage areas illustrated by SEIFA rating, particularly in South Hedland - Insufficient worker housing in social health and key worker sectors - Overcrowding which can limit the ability to enter the workforce, drug and alcohol issues and domestic violence	- Disperse social housing to avoid clustering vulnerable populations - Partner with state and community to help address homelessness, domestic violence, and overcrowding - Increase education of Crime Prevention Through Environmental Design (CPTED) principles	- High population turnover - Social impacts of worker transience - Lack of clear leadership and collaboration on social issues
Proximity to natural landscape	- Water scarcity - Cyclonic risk	- Promote climate responsive design and sustainability in developments - Implement water sensitive urban design	Coastal erosion and inundation risks in Port Hedland

Table 11: SWOT Analysis



Housing Supply Gaps

The preceding sections identify the following gaps in housing and the town's housing needs:

Gaps	Cohort	Reasoning
Key worker housing	Those in jobs such as retail, hospitality, tourism and childcare	• Scarcity of affordable rentals • Critical for workforce stability • Economic diversification and community vibrancy
Affordable housing options including modular & prefabricated housing	Low-income households and families or individuals without employer provided housing support	• High rental prices and construction costs • Promote home ownership and reduces reliance on transient workforces • Rapid housing solutions
Special purpose housing	Seniors, people with disabilities and single-person households	• Current stock dominated by large, detached dwellings • Need diverse typologies including duplexes, apartments, and ancillary dwellings to improve affordability and choice • Support inclusivity and accessibility for community wellbeing
Culturally appropriate housing	Aboriginal and Torres Strait Islanders	• Overcrowding • Ageing stock • Poor quality builds • Standardised designs ignore cultural values • Need country-centric designs for wellbeing
Vacant land in areas of high amenity suitable for larger detached dwellings	Families, particularly those with children	• Ageing stock • Anticipated large demand for this housing type • More likely to attract long-time residents
GROH housing	Health, education, emergency service workers and GROH tenants	• Scarcity of affordable rentals • Current GROH practices occupy private stock • Critical for workforce stability

Table 12: Identified Gaps in Housing

Precinct Housing Strategies

Port Hedland

The following are the housing strategies proposed for Port Hedland:

- Develop and maintain an appropriate planning framework to ensure built form outcomes effectively address flood risk and coastal erosion.
- Encourage the use of modular housing in Port Hedland for its transportability and ability to respond to future flooding and coastal erosion risks (future proofing and providing flexibility in the new housing investment).
- Investigate higher zoning in areas close to amenities, such as Spinifex Hill, where it is not within a coastal hazard area.
- Advocate for the release of new lots within the Stables Structure Plan area.

South Hedland

The following are the housing strategies proposed for South Hedland:

- Capitalise on latent subdivision housing capacity by encouraging infill housing typologies, including single detached dwellings and attached dwellings.
- Promote medium to higher residential densities within the town centre through financially viable housing typologies to foster a more urban character and convenient, walkable lifestyle.
- Review and integrate community infrastructure delivery through updates to the Town's local planning framework, while ensuring housing growth aligns with childcare, health services, and public open space provision.
- Advocate for the release of new lots within the Western Edge Structure Plan area supported by high quality public realm amenity.

Land Use Planning Approach

This section outlines the guidance for housing growth and development in Port Hedland, supported by table 13 illustrating the range of building typologies suitable for diverse tenures.

ID	Typologies	Why	Where
1	Single detached dwelling	Larger lot sizes with big sheds are a typical feature of the Pilbara lifestyle, common in Port Hedland. Single detached houses are required to retain families with children, to promote permanent home ownership and a more stable population base in the town.	Typically located in areas with an R-Code density between R25 and R40. To be proposed in areas with high latent subdivision capacity. For locations, refer to annotations on maps.
2	Grouped houses - duplexes/triplexes /terraces	Attached grouped housing typologies generally represent a financially viable form of development for individual landowners. They require moderate planning intervention to support delivery.	Usually found in areas with an R-Code density between R30 and R60. For locations, refer to annotations on maps.
3	Multiple dwelling- apartments/ mixed-use developments	Apartments provide higher dwelling yields than typologies 1+2 above. They can help to reduce rental market pressure by providing additional small dwelling units in the town and in doing so also contribute to affordability.	Typically, apartments are located close to or in town centres or areas with an R-Code density of R60 or higher. For locations, refer to annotations on maps.
4	Ancillary dwelling (granny flats)	Ancillary dwelling provides additional accommodation options for elderly family members, guests or for rental purposes (with the benefits to households in primary dwellings of this additional stream of income). These dwellings can be an affordable option for key workers. Ancillary dwellings require low planning intervention to be delivered, and they are relatively easier for a landowner to progress to construction stage.	Following the changes to the ancillary dwelling provisions in 2024, the R-Codes allow landowners to build a compliant dwelling no larger than 70sqm. Almost every residential lot will be applicable as long as it meets the R-Codes. However, it will largely depend on individual site conditions. Ancillary dwellings are most suited to areas with an R-Code density between R15-R30 and relatively large lot sizes.





ID	Typologies	Why	Where
5	Special purpose dwellings such as: aged & dependent persons' dwellings, single bedroom dwellings, accessible dwellings, small dwellings	The town has relatively fewer high school-aged students and retirees; however, with the growing population over the next two decades, the demand for age-specific or single-person households (such as young people moving out of the family home) is likely to increase. These dwelling types support aging in place by allowing older residents to stay close to existing social networks, community facilities, health services, and neighbourhood support systems.	South Hedland is preferred for this type of development which may best be via latent infill in existing suburbs to ensure the community facilities and support of existing residents are available to these people. In addition the proximity to the Hedland Health Campus supports older and dependent residents.
6	Small dwelling	Small dwellings offer a cost-effective option amid the shortage of affordable housing in the town.	Both Port Hedland and South Hedland are suited to accommodate small dwellings. Small dwellings are applicable to R30 and R40 zones. For locations, refer to annotations on maps.
7	Residential building	With the growing need for services in the town, residential buildings would provide diverse housing options to single-person households.	For locations, refer to annotations on maps.
Non-residential Use			
8	Short-stay accommodation	This accommodation is for both tourists and workers that are staying in the town on a short-term basis. This accommodation is not tied to a specific typology.	R-codes do not apply. For locations, refer to annotations on maps.

Table 13: Dwelling Typologies and Preferred Locations

Port Hedland Preferred Locations



* The foreshore area of Port Hedland is prone to coastal erosion; therefore, the development of residential dwellings may be impacted.

South Hedland Preferred Locations



Innovative Housing Design

Modular Housing

Modular housing is a popular construction method that is highly flexible and where shortages of homes exist especially in regions like Port Hedland, they are quicker and cheaper to construct. They can be transported and installed on site relatively quickly compared to in-situ builds.

Modular housing can be accommodated under the existing planning framework with minimal planning intervention. Modular housing has the ability to avoid damage due to natural causes such as flooding and inundation (by being raised on stilts).

To address the overall need for more housing and affordability as well as speed of delivery, this typology is of relevance in all areas of the town.

Culturally Appropriate Housing

Culturally appropriate housing design ensures homes reflect the cultural needs and preferences of diverse community groups, especially Aboriginal and Torres Strait Islander residents. By developing guidelines for culturally appropriate housing typologies, the Town can support inclusive and respectful living environments and encourage best practice among developers and stakeholders. This approach helps foster community wellbeing and social cohesion, while ensuring new housing responds to the unique needs of local residents.

Designing to the Pilbara Climate

Building houses that are climatically suitable for the Pilbara offers significant benefits for comfort, sustainability, and resilience. Incorporating design elements such as deep eaves, verandahs, awnings, and shutters provides essential shade and reduces solar heat gain, particularly on west-facing walls that receive intense afternoon sun. Light-coloured roofing and high-quality insulation help minimise heat absorption, lowering cooling costs and improving energy efficiency. Generous tree planting and greenery, along with shading devices for outdoor spaces, create cooler microclimates and enhance liveability. Protective features like projecting roofs and ancillary structures also shield homes from cyclonic winds, ensuring durability in extreme weather.

Overall, these strategies not only improve thermal performance but also reduce running costs and support a more sustainable housing model for Port and South Hedland. Development WA's Pilbara Vernacular Handbook (2012) is a helpful resource for building design ideas suitable for the Pilbara climate.



3. Priorities & Actions

Priorities

The Local Housing Strategy focuses on practical, high-impact priorities to address housing challenges in Port Hedland.

These priorities are:

1

Increase housing availability and reduce shortages

Advocate for investigation of future key worker housing projects, introduce house-and-land packages, and support modular housing solutions to accelerate supply.

2

Make housing affordable and diversify options

Promote a range of housing types and sizes, advocate for increased GROH stock, and collaborate on financing pathways to enable home ownership.

3

Strengthen industry capacity and partnerships

Establish a trades registry, partner with PHCCI and state agencies, and build alliances with regional local governments to support construction capability and advocacy.

4

Enhance liveability and resilience

Improve public amenities, integrate climate-responsive design, and develop culturally appropriate housing typologies to create safe and inclusive neighbourhoods.

5

Ensure planning framework readiness

Review and update local planning provisions, publish clear guidance, and incentivise resource sector contributions to balance housing and temporary accommodation.



Actions

Port Hedland local housing strategic priorities and actions.

Priority: Increasing housing availability and reducing shortages		
Action No.	Action	Rationale
A1	 - Partner with state government agencies and the construction industry to introduce a house and land package product to South Hedland. - Explore the inclusion of display home/s to market available products.	Increase opportunities for residents and businesses to construct housing and build economies of scale for housing supply.
A2	 Partner with PHCCI to understand the barriers to bringing modular homes to the Town from local and international markets.	Building knowledge of barriers to delivering modular housing from local and international markets will assist with removing them.
A3	Provide letters of support for builders to access funding for housing projects.	Supporting local builders to access Government and Industry funding for housing projects will enhance their chance of success in being granted funding.
A4	 Advocate to the state government for the timely release of additional residential land including Western Edge.	Without additional land release, the current stock of vacant lots would run out, leading to constrained growth and reduced housing options.

 These actions may require a budget for implementation during the lifecycle of this Strategy.

Indicative Measure	Time Period	Town's Role
House and land package available for purchase on open market. Research into viability of developing display home/s completed.	Medium term	Partner with state government and builders
Partnership with PHCCI established and barriers study published.	Short term	Advocate and partner with PHCCI
Number of letters issued to the builders every financial/calendar year.	Ongoing	Facilitate and advocate
Track and update vacant lot maps to reflect the release of additional land.	Ongoing	Advocate to the state government



Priority: Making housing affordable through a range of housing types, sizes and building methods, including construction industry training and growth

Action No.	Action	Rationale
B1	 Advocate to the state government and private sector to investigate and deliver key worker housing projects in the future.	The Town is committed to supporting the state government and private sector in addressing the shortage of Key Worker Housing. The Town will further evaluate the role it will play in understanding the housing needs of the key workers in the region.
B2	Collaborate with PHCCI, Pilbara Development Commission and relevant peak bodies to establish an online registry of residential building trades.	This registry will assist Perth based and regional builders in connecting with local individuals and companies for finishing trades, general residential construction, renovations, and maintenance work. The initiative aims to accelerate housing delivery, including modular housing, in the North-West/ Pilbara region.
B3	Investigate forming an alliance with North-West local governments and Regional Capital Alliance WA (RCAWA) to advocate to the state government for increased investment in GROH and social housing, rather than renting existing housing stock.	GROH's current approach to housing provision in Hedland is not supported, as they occupy private stock on the market, and Osprey Village which was constructed as a dedicated key worker housing village. The state government allocating funding and resources towards new housing construction will: 1. help shift the mix of the portfolio from renting existing stock towards adding to the overall stock in the market. 2. reduce the pressure on the current rental stock on the market especially for lower income households and those without employer housing cost support. 3. support the residential construction industry in the region. 4. prevent homelessness and overcrowding, which undermines community wellbeing and local liveability.
B4	 Review and implement the Advocacy Statement	Building internal advocacy capability to ensure a consistent, coordinated, and proactive approach to lobbying for appropriate housing, infrastructure, land release, and essential services. A structured advocacy framework will allow the Town to prioritise issues, set clear objectives, and engage strategically with government and industry stakeholders.
B5	Collaborate with Keystart to provide information to stakeholders on home loan initiatives to encourage home ownership.	Support and create a pathway into home ownership for workers without employer subsidised housing and assist with the duration people live in the region. This will have flow on benefits to stability and liveability for businesses, families, volunteering and clubs/sports in the town.

 These actions may require a budget for implementation during the lifecycle of this Strategy.

Indicative Measure	Time Period	Town's Role
Completion and publication of feasibility assessment	Medium term	Advocate to the state government and private sector
Online register of building trades established.	Short term	Lead and partner with PHCCI, Pilbara Development Commission and peak bodies
At least two formal engagements initiated with North-West local governments and RCAWA regarding GROH housing advocacy.	Ongoing	Advocate to the state government
Get the Advocacy Statement endorsed by the Council.	Medium term	Lead
Meet with Keystart at least twice per year and share information with stakeholders.	Medium term	Collaborate with Keystart

Priority: Creating an attractive investment environment for housing and balancing the local housing market

Action No.	Action	Rationale
C1	 Regularly engage with local real estate companies to gain insights into market trends, needs and demands, offering support as required, while gaining a deeper understanding of the market.	Provide a greater level of support to stakeholders to understand the housing sales market and rental market trends.
C2	Investigate offering planning and building fee discounts for housing approvals.	Provision of planning and building fee relief (could be either discounts or waiving completely) for residential development approvals. This could be undertaken for a trial period, for example 2 years (as a minimum). Following the trial, evaluate the effectiveness of this cost reduction on the delivery of housing. This may be done by tracking the dwelling approvals and building licences trend before and after the change is implemented (alongside other Strategy Actions) and the overall cost that this fee relief incurs for the Town. Assess the impact (perception and relative value and change generated by this initiative) on housing delivery. A potential measure could be the number of dwellings (trend over time) and relative affordability (median rents and median sale prices vs historical levels and incomes).
C3	Review the Hedland Housing Steering Committee membership and Terms of Reference to foster broader collaboration and information sharing on housing initiatives in the region.	Stakeholder and community feedback emphasised the importance of broader responsibility and the role of all sectors in collaborating to effect changes in housing supply and affordability crisis in the Town. Concerted and ongoing commitment to work cross sectorally on the issues by these leaders is acknowledged to hold the greatest chance of shifting the dial on availability and affordability of housing in the Town.
C4	 Assist Aboriginal Corporations to identify suitable land for new housing opportunities.	Foster sustainable development, strengthen partnerships and align with government priorities for empowerment and community wellbeing.
C5	Advocate for new resources sector project feasibility studies to factor in the cost of building new houses for operational workers.	To reduce reliance on the housing rental market and workforce accommodation facilities for operational workforces to encourage social integration and community wellbeing.

 These actions may require a budget for implementation during the lifecycle of this Strategy.

Indicative Measure	Time Period	Town's Role
Meet with real estate agents at least twice per year to discuss PDC Housing Summary Report.	Short term	Lead engagement
Undertake research into discount fees and implement if appropriate.	Medium term	Lead implementation
Conduct review of HHSC membership and Terms of Reference.	Ongoing	Lead review
Number of letters issued to Aboriginal corporations if approached.	Ongoing	Facilitate Aboriginal Corporations
Number of feasibility study engagements for new projects influenced.	Short term	Advocate to the resource sector and the state government

Priority: Improving liveability, safety, amenities and infrastructure

Action No.	Action	Rationale
D1	 Work collectively with other regional local governments to engage with government in relation to addressing existing social housing quality and compliance challenges.	This includes addressing the liveability and equity of public housing by considering: • a policy that housing is allocated to longer term residents first; • improvements in the quality and maintenance of existing housing properties; and • a policy that rental properties that are not maintained are unable to have rents increased.
D2	When requested, provide advocacy support for stakeholders in relation to housing and wrap-around services.	Vulnerable and at-risk people who are currently not catered for in the Town's housing market may require the Town's advocacy support. This could include those seeking transitional housing when exiting the justice system, and patients/families requiring housing when utilising Town based health/education services.
D3	Advocate to other agencies to prioritise pathways to housing ownership over rental assistance.	Mitigate housing shortages through advocacy to ease pressure on the private rental market, reducing competition between general renters and high-income workers.
D4	 Investigate the development of culturally appropriate housing typologies.	To ensure housing design reflects the cultural needs and preferences of diverse community cohorts, especially Aboriginal and Torres Strait Islanders, and support inclusive and respectful living environments.

 These actions may require a budget for implementation during the lifecycle of this Strategy.

Indicative Measure	Time Period	Town's Role
At least one formal engagement initiated with North-West local governments per year.	Short term	Advocate to the state government
Number of support letters issued to stakeholders if approached.	Medium term	Support the stakeholders
At least one engagement per year with major housing asset owners.	Long term	Advocate to different agencies
Completion of guideline into culturally appropriate housing typologies.	Medium term	Facilitate investigation



Priority: Planning Framework readiness

Action No.	Action	Rationale
E1	 Prepare and publish planning support information on the Town's website.	Clear, upfront planning information gives developers greater certainty, reduces delays, and streamlines the approval process, helping to accelerate the delivery of new housing supply.
E2	 Collaborate with Pilbara Development Commission to prepare Cumulative Impact Model for housing.	Enable a comprehensive model that integrates regional data to forecast housing demand and guide evidence-based planning.
E3	Review and update the local planning framework to facilitate the opportunity to deliver the housing typologies that are most needed in the community.	The local planning strategy, scheme and policies should be reviewed to ensure the permitted densities, typologies and locations for housing align with community needs and expectations.
E4	Investigate development of a mechanism to incentivise the resource sector to construct residential dwellings in association with temporary accommodation proposals.	To ensure a suitable balance between housing development and temporary accommodation development for operational workforces.
E5	 Collect data on available vacant land zoned for housing and publish the mapping annually.	Make available information on development ready residential land to support housing investment.

 These actions may require a budget for implementation during the lifecycle of this Strategy.

Table 14: Port Hedland Local Housing Strategy Priorities and Actions

Indicative Measure	Time Period	Town's Role
Review and update planning support information on Town's website.	Ongoing	Lead review
Publish Cumulative Impact Model on Town's website.	Ongoing	Collaborate with Pilbara Development Commission
Completion of Scheme Amendment to ensure suitable typologies are permitted within Scheme Area.	Short term	Lead review
Complete review of planning framework with respect to requiring housing construction.	Short term	Lead investigation
Publish vacant lot mapping annually on Town's website.	Ongoing	Lead review



Based on existing demand and supply, there is a gap between the total expected demand for new homes and the anticipated delivery of housing,

Monitoring and Review

The success of the Strategy in achieving the vision for a thriving, resilient and inclusive future for all people in the town is highly dependent on partnerships.

It will require multi-sector cooperation in various forms, for instance through:

- Commitment and effort from state government departments with the Town to change current practices or approaches to housing government staff; and providing as well as maintaining public housing;
- Collaborations between the private sector, government and Aboriginal community groups to increase local capacity for housing delivery, through residential building trades training programs and alternative construction methods; and
- Innovative and 'business un-usual' lot and dwelling typologies to provide more affordable and liveable housing, through both the form of housing and its location close to existing amenities and services, plus utilising existing infrastructure.

These are just some of the examples of what will need to change to result in better housing outcomes in the town. It is recommended that a mixture of smaller actions that can have an immediate effect are progressed together with larger, longer-term undertakings. The latter group of actions will require multiple stakeholders and more time to come to fruition. Notwithstanding, by using the Strategy Actions table as the guiding core and progressing a blend of actions concurrently, improved housing outcomes at various scales can occur.

Annual monitoring of the progress of Strategy actions and adjusting the priorities (timeframes) for them if there are changes in opportunities or circumstances, is recommended to ensure housing issues improve, over time. Review of the overall Strategy on a 5 yearly basis would be appropriate, aligning with Census periods (i.e. undertake a review in 2031) to monitor population, housing, employment, income and other related indicators.

In the meantime, evaluation of the progress of actions from 2027-28 onwards should be via annual health checks of the key data indicators. Measures of effectiveness will include data analysis of the following elements and key indicators:



Housing Progress Indicator/Measure	Data Source and Approach
Demographics and Population Growth	ABS, REMPLAN
Dwelling and Building Approvals	Town to collect
Fee Relief or Discounts for Dwelling Approvals	Cost quantified by the Town
Rental and Sale Prices for Dwellings	REIWA
Mix of Dwelling Typologies Constructed	Town Building Licence records
Lots Created, Lots Sold	Landgate, REIWA
Training Schemes and Jobs in Created in Residential Construction Industry	Town to collect, ABS
GROH Rental to Owned Portfolio Mix (and number of Dwellings Constructed by State Government p.a.)	State Government
Housing Grants Applied for and received	Town to track
New Funding Sourced to Deliver Affordable Housing	Town to assess
Website Information Provided to Residents, Developers, Construction Industry to Support Housing Development	Town to assess
Trades Registry Portal Creation to Support Modular Finishing of Homes on Site and Usage Statistics of this Portal (Website Tracking)	Town and partners to assess
Future Community and Stakeholder Engagement Outcomes	Town to evaluate feedback over time and evaluate changes to perceptions and housing outlook

Table 15: Progress Indicators

Common Acronyms Used

ABS	Australian Bureau of Statistics
CHP	Community Housing Provider
CPI	Consumer Price Index
DAMA	Designated Area Migration Agreements
DoHW	Department of Housing and Works
DPLH	Department of Planning Lands and Heritage
EOI	Expression of Interest
FIFO	Fly In Fly Out
GFA	Gross Floor Area
GROH	Government Regional Officer Housing
HAFF	Housing Australia Future Fund
LPS	Town of Port Hedland Local Planning Strategy
LPS7	Local Planning Scheme No. 7
LGA	Local Government Area
LVR	Loan to Value Ratios
MOU	Memorandum of Understanding
MRWA	Main Roads Western Australia
NCC	National Construction Code

NDL	Net Developable Land
NFP	Not-for-Profit organisation
NHIF	National Housing Infrastructure Facility
NDIS	National Disability Insurance Scheme
NPD	Non-Private Dwelling
NWAHF	North West Aboriginal Housing Fund
PDC	Pilbara Development Commission
PHVBS	Port Hedland Voluntary Buy-Back Scheme
RDA	Regional Development Australia
SA1/2	Statistical Area 1 or 2 (ABS spatial geographies)
SEIFA	Socio-Economic Indexes for Australia
SHTC	South Hedland Town Centre
STRA	Short Term Rental Accommodation
WAPC	Western Australian Planning Commission
YoY	Year-on-Year



Definitions

Single House – a dwelling standing wholly on its own green title or survey-strata lot, together with any easement over adjoining land for support of a wall or for access or services and excludes dwellings on titles with areas held in common property. (*R-Codes, Vol 1*)

Grouped Dwelling – a dwelling that is one of a group of two or more dwellings on the same lot such that no dwelling is placed wholly or partly vertically above or below another, except where special conditions of landscape or topography dictate otherwise, and includes a dwelling in a strata titles scheme with common property. (*R-Codes, Vol 1*)

Ancillary Dwelling (Granny Flat) – self-contained dwelling on the same site as a dwelling which may be attached to, integrated with or detached from the dwelling. (*R-Codes, Vol 1*)

Apartments, Flats and Units – This category includes all dwellings in blocks of flats, units or apartments. This category also includes flats attached to houses such as granny flats. (*ABS Census*)

Capacity – Housing Capacity- analysis estimates the total number of dwellings that could potentially be accommodated in a given area. It provides a theoretical assessment of the maximum number of dwellings that might be developed under existing planning controls or specified growth scenarios.

Caravans & Cabins – This category includes all occupied caravans, cabins and houseboats regardless of location. (*ABS Census*)

Dwelling – a building or portion of a building being used, adapted, or designed or intended to be used for the purpose of human habitation on a permanent basis by a single person, a single family, or no more than six persons who do not comprise a single family. (*R-Codes, Vol 1*)

Housing Demand – In this document refers to the estimated, theoretical demand for new housing with consideration of forecast population growth, trends in household size, economic conditions (employment, interest rates, etc.) and consumer preferences.

Housing Supply – means the total new housing that could be provided in the study area of this Strategy at any time in future. It refers to the quantity of housing made available to the market. It considers the housing capacity analysis undertaken for this Strategy, forecast demand, including the prevailing dwelling balance and construction pipeline, the expected economic and employment outlooks and the performance through previous cycles in the residential market.

Multiple Dwelling – a dwelling in a group of more than one dwelling on a lot where any part of the plot ratio area of a dwelling is vertically above any part of the plot ratio area of any other but: – does not include a grouped dwelling; and includes any dwellings above the ground floor in a mixed-use development. (*R-Codes, Vol 1*)

Non-Private Dwelling (NPD) – are establishments which provide a communal and often short-term type of accommodation e.g. hotel, boarding school, staff quarters, prison (*ABS Census*)

Other Dwelling Type – This category typically includes tents, sheds, humpies and other improvised dwellings. (*ABS Census*)

Private Dwelling – Most often this is a separate house, townhouse, apartment or flat (*ABS Census*)



Residential Building – a building or portion of a building, together with rooms and outbuildings separate from such building but incidental thereto; such building being used or intended, adapted or designed to be used for the purpose of human habitation: – temporarily by two or more persons; or permanently by seven or more persons, who do not comprise a single family, but does not include a hospital or sanatorium, a prison, a hotel, a motel or a residential school. (*R-Codes, Vol 1*)

Residential Development – development of permanent accommodation for people, and may include all dwellings, the residential component of mixed-use development, and residential buildings proposing permanent accommodation. (*R-Codes, Vol 1*)

Separate Houses – This is a house which is separated from other dwellings by at least half a metre. (*ABS Census*)

Small Dwelling – a single house or grouped dwelling with an internal floor area no greater than 70m²; or a multiple dwelling with an internal floor area no greater than 60m². (*R-Codes, Vol 1*)

Town Houses – They are either attached in some structural way to one or more dwellings or are separated from neighbourhood dwellings by less than half a metre. (*ABS Census*)

The Town understands the importance affordable housing being key in supporting social sustainability, the growth of local businesses, and economic competitiveness.

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