HEDLAND
ON THE HORIZON

FACT SHEET

WHAT DO WE KNOW?

South Hedland was planned in the 1970s as a new town to support Port Hedland's growing population. Designed as a modern centre with housing, shops, civic buildings and open spaces. Its design aim was to create a walkable and accessible urban heart for the community by separating cars and pedestrians in a Radburn style design approach.

Whilst the original vision was ambitious, South Hedland has grown over time through waves of investment, development and community input, responding to changing needs and challenges, particularly its local climate.

A new Precinct Structure Plan (PSP) will guide future improvements, support economic activity, and ensure South Hedland Town Centre is a thriving, inclusive destination for all.

WHAT IS THE SHTC PSP?

What is the purpose of the PSP?

A Precinct Structure Plan (PSP) is a long-term strategic plan for land use, movement, infrastructure, environment and development in the South Hedland Town Centre (SHTC). The PSP will guide investment, redevelopment and changes to planning rules.

What are the key objectives of the PSP?

- Provide a tangible Town Centre focus point or 'hub' of activity.
- Providing stronger pedestrian / cyclist and vehicular connections into the Town Centre.
- Introducing a greater permanent residential population through the release of medium and high-density housing types.
- Recognising demands for short stay and tourism and providing a logical program for redevelopment of available existing land.

Why is a PSP needed?

The PSP will align future land uses with Local Planning Framework, and address existing challenges such as land fragmentation, infrastructure constraints and environmental risks. The PSP will also provide more certainty for landowners, developers, and the community about the future design direction for the South Hedland Town Centre.

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SOUTH HEDLAND TOWN CENTRE: KEY AREAS AND FEATURES

Precinct Highlights

- South Hedland Square is the central civic and community heart of the precinct.
- Home to the largest roofed skate park in Australia.
- Wise Terrace is an important pedestrian link which recently had urban streetscape improvements through the 'Bringing Wise Terrace to Life' project.
- Newer developments reflect contemporary Pilbara architectural design and use of materials and colours, which contrast with the older building stock.

Location

- Port Hedland is a major local, state and national freight and shipping logistical hub.
- The South Hedland Town Centre Precinct Structure Plan (PSP) area is within the western portion of the townsite of South Hedland.
- The PSP area adjoins built up residential urban areas, the main district sporting precinct and future urban land development areas.

Topography

- The area around Forrest Circle is mostly flat, sitting about 12 to 13 metres above sea level, and gently slopes downward from east to west.
- The northern part of the area, between Forrest Circle and North Circular Road, is slightly lower, with ground levels around 10 to 11 metres above sea level.
- The PSP area has no topographical constraints that would impact on development.

Refer to: Site Context Plan

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OPPORTUNITIES FOR THE SOUTH HEDLAND TOWN CENTRE:

Heritage and Culture

- There is an opportunity for engagement with the Kariyarra people to explore opportunities for Aboriginal people to participate in the development of the PSP, helping to shape the area into a cultural and activity node.

Strategic Location

- The Town Centre is adjacent to established South Hedland residential, workforce accommodation and future urban land.

Tourism & Visitor Appeal

- There is an opportunity to provide more opportunities for dining and entertainment i.e., cafes and restaurants.
- Opportunities to provide tourist and short stay accommodation in the SHTC.
- Promote the town centre as an activity hub which provides and supports the 'visitor experience' for a variety of uses, such as food, beverage, entertainment.

Refer to: Opportunities Plan

Future Development

- Provide initiatives that support catalyst development(s) which can incentivise and un-lock private investment.

Amenity and Liveability

- Look for opportunities to provide walkable connections utilising natural and artificial means of providing shade.
- Reinforce pedestrian connections between the South Hedland Integrated Sports Hub and SHTC.
- Provide improved pedestrian movement infrastructure and connections between the former TAFE site and the PSP area.
- Amenity and liveability of the town centre can be lifted through tree planting, landscaping and provision of shade structures.

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SOUTH HEDLAND TOWN CENTRE: CONSTRAINTS & CHALLENGES

Environmental Risks

- Properties impacted by bushfire hazards will need to plan for bushfire management.
- Pilbara's climate, low water supply and costs of landscaping limit the opportunity for broader greening.
- Provision of a good and sustainable water supply is critical for significant upgrades to the current lack of greenery and trees in the town centre.

Land Tenure and Ownership

- There is a preference to re-adapt and / or re-furbish original buildings rather than undertake new builds, due to high construction costs.

Residential Development

- High construction costs and challenges with funding have hindered provision of residential (and short stay accommodation) projects in SHTC.
- Potential for ad hoc development to occur on vacant land/sites within the SHTC, resulting in disconnected and dispersed development.
- Growth in the permanent population is constrained by high development costs, despite there being a critical shortage in housing.

Land Uses

- Commercial and community land uses within the SHTC are dispersed, making walkability between places/destinations in the town centre challenging or undesirable.
- The large areas of vacant cleared land in the town centre have a negative impact on amenity, by creating a sense of disconnection between places.
- Port Hedland and South Hedland are disconnected and only accessible by vehicular travel, private or public transport. This can isolate the SHTC from the wider Port Hedland community.

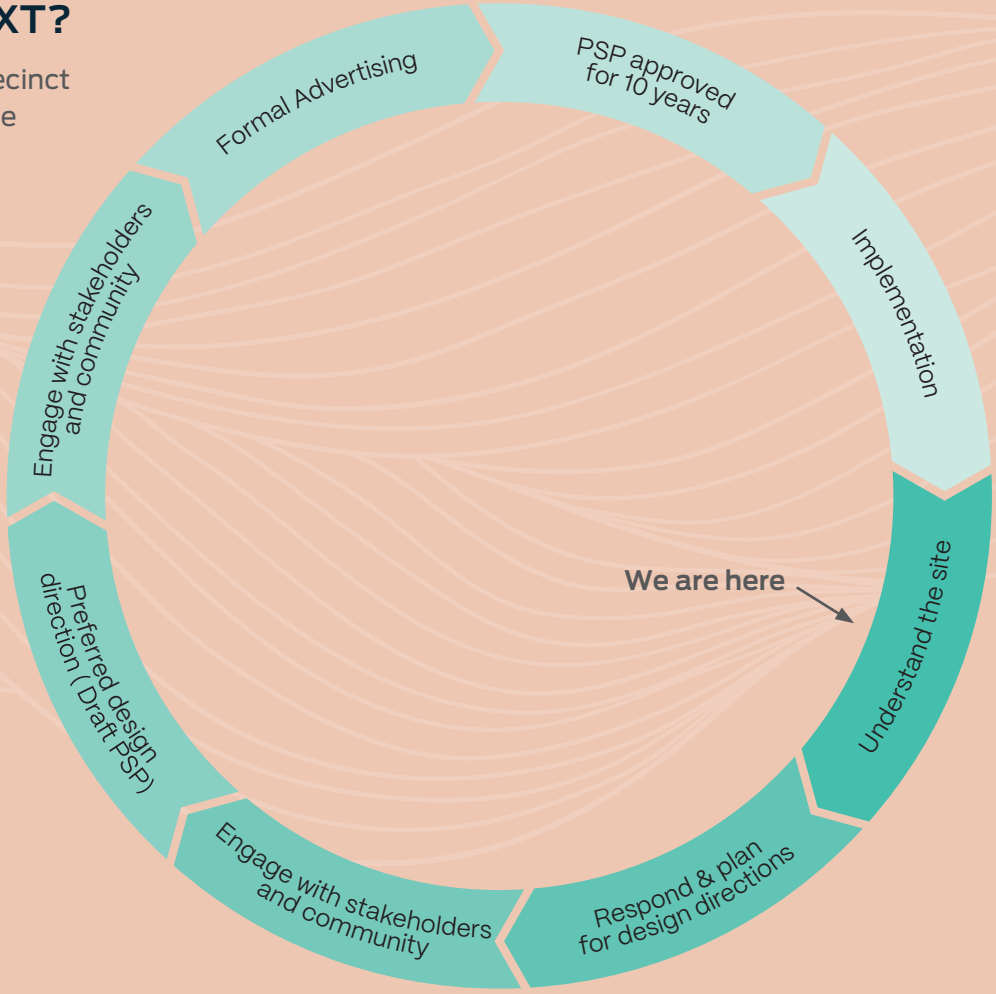
Refer to: Constraints and Challenges Plan

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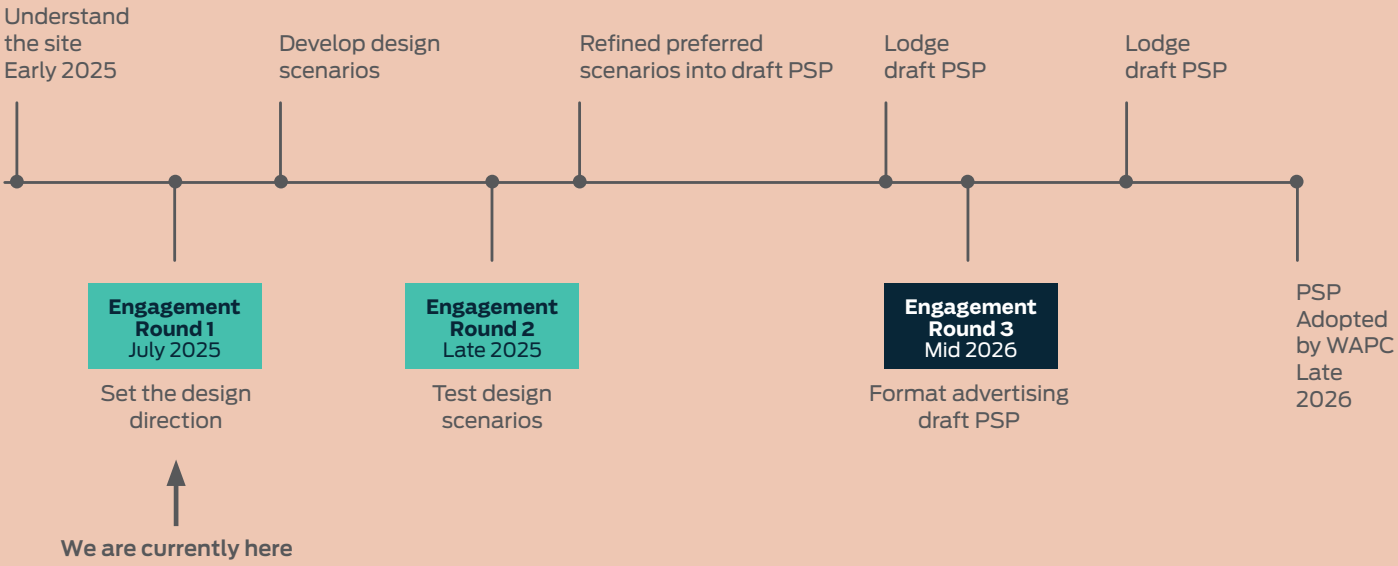
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WHAT HAPPENS NEXT?

The process for preparing a Precinct Structure Plan is depicted in the following circle figure.



The timeline below demonstrates the overall project timeline for preparing the PSPs.



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The diagram below depicts the two different process approval pathways for each PSP.

Port Hedland West End

Preparation of PSP
Lodgement of PSP with WAPC

Cl. 56: List of the requirements and content and matters to be addressed within the PSP.

Cl. 57 s.57(1) WAPC must advise the Applicant if the level of information provided in the PSP is acceptable.

If not, WAPC to request further information. WAPC also provides Applicant with estimate of application fee in its response.

S.57(2) WAPC conformance of PSP provided in writing once Applicant has paid the application fee.

↓

Advertising of PSP (BY DPLH)

s.58(1) . WAPC must advertise the PSP to the community and seek referral agency comments within 28 days of conformance.

s.58(2) WAPC must advertise the PSP by letter-drop, newspaper, website (i.e., ToPH website) and on-site sign for a min. period of 14 days.

S.58(3)(a) WAPC must make the advertised PSP available for inspection at DPLH office(s) during business hours.

↓

WAPC Determination of PSP

s.59 WAPC to consider all submissions and if it is felt necessary, Applicant to modify the PSP to address submission issue(s) and WAPC may deem it necessary to re-advertise the modified PSP.

s.60 WAPC determination notice in writing to Applicant.

South Hedland

Preparation of PSP
Lodgement of PSP with Town of Port Hedland

An application for a structure plan must be submitted to the local government.

Upon receipt, the LG must consider must advise the Applicant if the level of information provided in the PSP is acceptable. If not, LG to request further information within 28 days from receipt of application.

↓

Advertising of PSP (BY ToPH)

LG must advertise a proposed structure plan for a min. 42 days.

Sch. 2, cl. 18 The local government must provide the WAPC with a copy of the structure plan and accompanying material.

Sch. 2, cl. 18 LG to give notice of the advertised structure plan to owners and occupiers likely to be affected by the structure plan, and notice (i.e., via Town website).

↓

Local Government report to WAPC (ToPH Council Meeting)

Sch. 2, cl. 20. Following advertising, the Local Government has 60 days to prepare a report on the structure plan and submit to the WAPC. The report must include a schedule of submissions received during the advertising period with LG comments and recommendations in response, the LG assessment on the structure plan and a recommendation as to whether the structure plan should be approved or not.

↓

WAPC Determination of PSP

Sch. 2, cl. 22 (1) (2). Prior to making a determination, WAPC may require modifications to the structure plan. Based on the modifications, this may require re-advertising.

Sch. 2, cl. 22(5). The WAPC has 120 days to determine the structure plan. This can be put on hold if the WAPC requests further information from the applicant or Local Government.

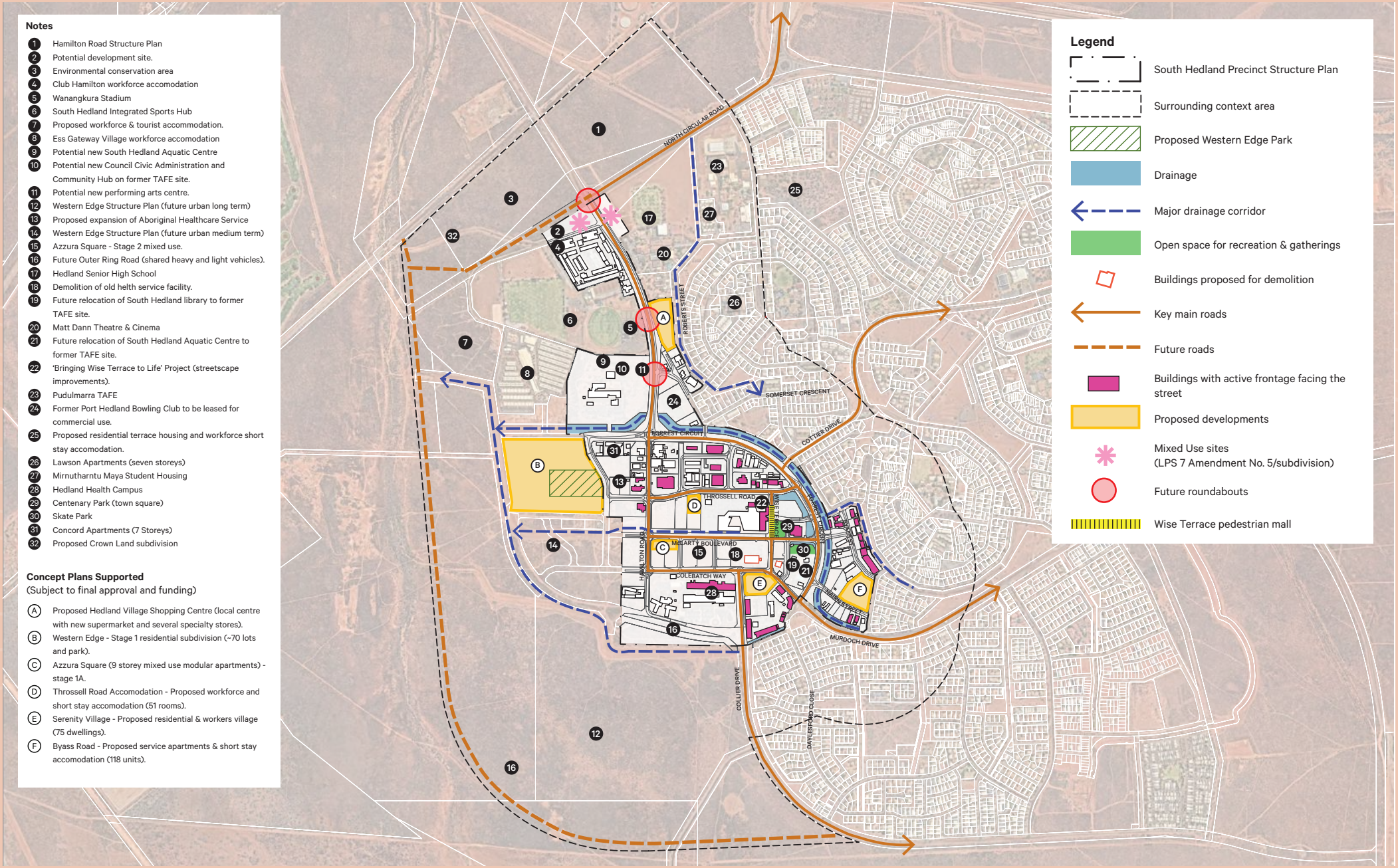
Sch. 2, cl. 22. WAPC determination notice in writing to Applicant.

Scan this QR Code to view the Project Webpage and participate in engagement activities

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Site Context Plan



Notes

1. Hamilton Road Structure Plan
2. Potential development site.
3. Environmental conservation area
4. Club Hamilton workforce accomodation
5. Wanangkura Stadium
6. South Hedland Integrated Sports Hub
7. Proposed workforce & tourist accommodation.
8. Ess Gateway Village workforce accomodation
9. Potential new South Hedland Aquatic Centre
10. Potential new Council Civic Administration and Community Hub on former TAFE site.
11. Potential new performing arts centre.
12. Western Edge Structure Plan (future urban long term)
13. Proposed expansion of Aboriginal Healthcare Service
14. Western Edge Structure Plan (future urban medium term)
15. Azzura Square - Stage 2 mixed use.
16. Future Outer Ring Road (shared heavy and light vehicles).
17. Hedland Senior High School
18. Demolition of old helth service facility.
19. Future relocation of South Hedland library to former TAFE site.
20. Matt Dann Theatre & Cinema
21. Future relocation of South Hedland Aquatic Centre to former TAFE site.
22. 'Bringing Wise Terrace to Life' Project (streetscape improvements).
23. Pudulmarra TAFE
24. Former Port Hedland Bowling Club to be leased for commercial use.
25. Proposed residential terrace housing and workforce short stay accomodation.
26. Lawson Apartments (seven storeys)
27. Mirnutharntu Maya Student Housing
28. Hedland Health Campus
29. Centenary Park (town square)
30. Skate Park
31. Concord Apartments (7 Storeys)
32. Proposed Crown Land subdivision

Concept Plans Supported
(Subject to final approval and funding)

- (A) Proposed Hedland Village Shopping Centre (local centre with new supermarket and several specialty stores).
- (B) Western Edge - Stage 1 residential subdivision (~70 lots and park).
- (C) Azzura Square (9 storey mixed use modular apartments) - stage 1A.
- (D) Throssell Road Accomodation - Proposed workforce and short stay accomodation (51 rooms).
- (E) Serenity Village - Proposed residential & workers village (75 dwellings).
- (F) Byass Road - Proposed service apartments & short stay accomodation (118 units).

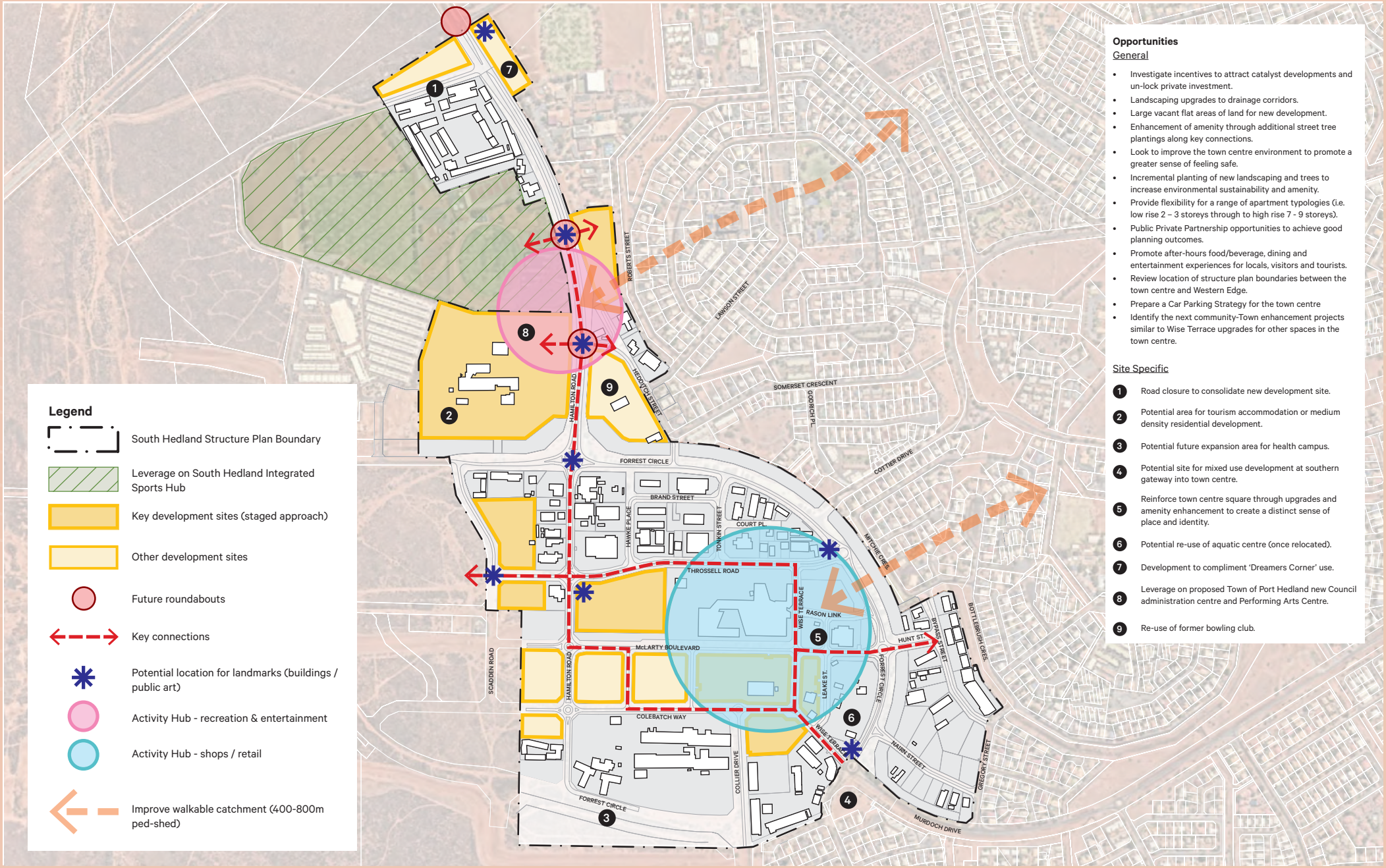
Legend

- South Hedland Precinct Structure Plan
- Surrounding context area
- Proposed Western Edge Park
- Drainage
- Major drainage corridor
- Open space for recreation & gatherings
- Buildings proposed for demolition
- Key main roads
- Future roads
- Buildings with active frontage facing the street
- Proposed developments
- Mixed Use sites (LPS 7 Amendment No. 5/subdivision)
- Future roundabouts
- Wise Terrace pedestrian mall

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Opportunities Plan



Opportunities

General

- Investigate incentives to attract catalyst developments and un-lock private investment.
- Landscaping upgrades to drainage corridors.
- Large vacant flat areas of land for new development.
- Enhancement of amenity through additional street tree plantings along key connections.
- Look to improve the town centre environment to promote a greater sense of feeling safe.
- Incremental planting of new landscaping and trees to increase environmental sustainability and amenity.
- Provide flexibility for a range of apartment typologies (i.e. low rise 2 – 3 storeys through to high rise 7 - 9 storeys).
- Public Private Partnership opportunities to achieve good planning outcomes.
- Promote after-hours food/beverage, dining and entertainment experiences for locals, visitors and tourists.
- Review location of structure plan boundaries between the town centre and Western Edge.
- Prepare a Car Parking Strategy for the town centre
- Identify the next community-Town enhancement projects similar to Wise Terrace upgrades for other spaces in the town centre.

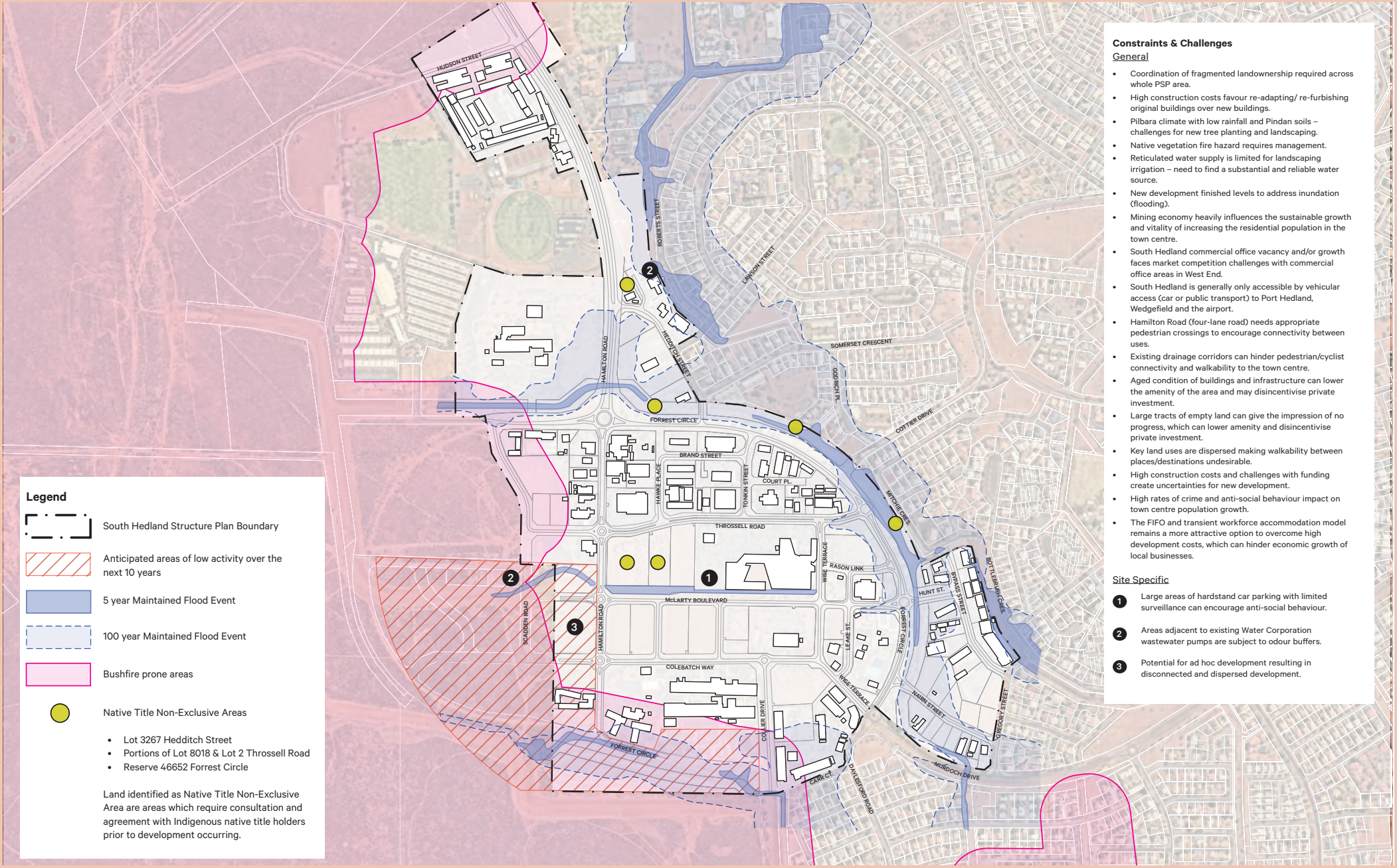
Site Specific

1. Road closure to consolidate new development site.
2. Potential area for tourism accommodation or medium density residential development.
3. Potential future expansion area for health campus.
4. Potential site for mixed use development at southern gateway into town centre.
5. Reinforce town centre square through upgrades and amenity enhancement to create a distinct sense of place and identity.
6. Potential re-use of aquatic centre (once relocated).
7. Development to compliment 'Dreamers Corner' use.
8. Leverage on proposed Town of Port Hedland new Council administration centre and Performing Arts Centre.
9. Re-use of former bowling club.

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Constraints and Challenges Plan



Legend

- South Hedland Structure Plan Boundary
- Anticipated areas of low activity over the next 10 years
- 5 year Maintained Flood Event
- 100 year Maintained Flood Event
- Bushfire prone areas
- Native Title Non-Exclusive Areas
  - Lot 3267 Hedditch Street
  - Portions of Lot 8018 & Lot 2 Throssell Road
  - Reserve 46652 Forrest Circle

Land identified as Native Title Non-Exclusive Area are areas which require consultation and agreement with Indigenous native title holders prior to development occurring.

Constraints & Challenges

General

- Coordination of fragmented landownership required across whole PSP area.
- High construction costs favour re-adapting/ re-furbishing original buildings over new buildings.
- Pilbara climate with low rainfall and Pindan soils – challenges for new tree planting and landscaping.
- Native vegetation fire hazard requires management.
- Reticulated water supply is limited for landscaping irrigation – need to find a substantial and reliable water source.
- New development finished levels to address inundation (flooding).
- Mining economy heavily influences the sustainable growth and vitality of increasing the residential population in the town centre.
- South Hedland commercial office vacancy and/or growth faces market competition challenges with commercial office areas in West End.
- South Hedland is generally only accessible by vehicular access (car or public transport) to Port Hedland, Wedgefield and the airport.
- Hamilton Road (four-lane road) needs appropriate pedestrian crossings to encourage connectivity between uses.
- Existing drainage corridors can hinder pedestrian/cyclist connectivity and walkability to the town centre.
- Aged condition of buildings and infrastructure can lower the amenity of the area and may disincentivise private investment.
- Large tracts of empty land can give the impression of no progress, which can lower amenity and disincentivise private investment.
- Key land uses are dispersed making walkability between places/destinations undesirable.
- High construction costs and challenges with funding create uncertainties for new development.
- High rates of crime and anti-social behaviour impact on town centre population growth.
- The FIFO and transient workforce accommodation model remains a more attractive option to overcome high development costs, which can hinder economic growth of local businesses.

Site Specific

1. Large areas of hardstand car parking with limited surveillance can encourage anti-social behaviour.
2. Areas adjacent to existing Water Corporation wastewater pumps are subject to odour buffers.
3. Potential for ad hoc development resulting in disconnected and dispersed development.

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