



Town of Port Hedland
Local Planning Scheme No. 7

Amendment No. 7

*Changing the residential density coding of Lot 198 (9) Skippers Loop, South Hedland
from R30 to R40*

Planning and Development Act 2005
RESOLUTION TO ADOPT AN AMENDMENT TO LOCAL
PLANNING SCHEME
TOWN OF PORT HEDLAND LOCAL PLANNING SCHEME NO. 7
AMENDMENT No. 7

Resolved that the Local Government pursuant to section 75 of the *Planning and Development Act 2005*, amend the above Local Planning Scheme by:

1. Changing the residential density coding of Lot 198 (9) Skippers Loop, South Hedland from R30 to R40 and amending the scheme map accordingly.

The amendment is standard under the provisions of the *Planning and Development (Local Planning Schemes) Regulations 2015* for the following reasons:

- (i) The amendment is consistent with the objectives of the Town's endorsed Local Planning Strategy and the 'Residential' zone under Local Planning Scheme No. 7.
- (ii) The amendment to the scheme map is consistent with a former structure plan and local development plan that was approved under the Scheme for the land to which the amendment relates.
- (iii) The amendment will have minimal impact on land in the scheme area not the subject of the amendment, and does not result in any significant environmental, social, economic or governance impacts on land in the scheme area.

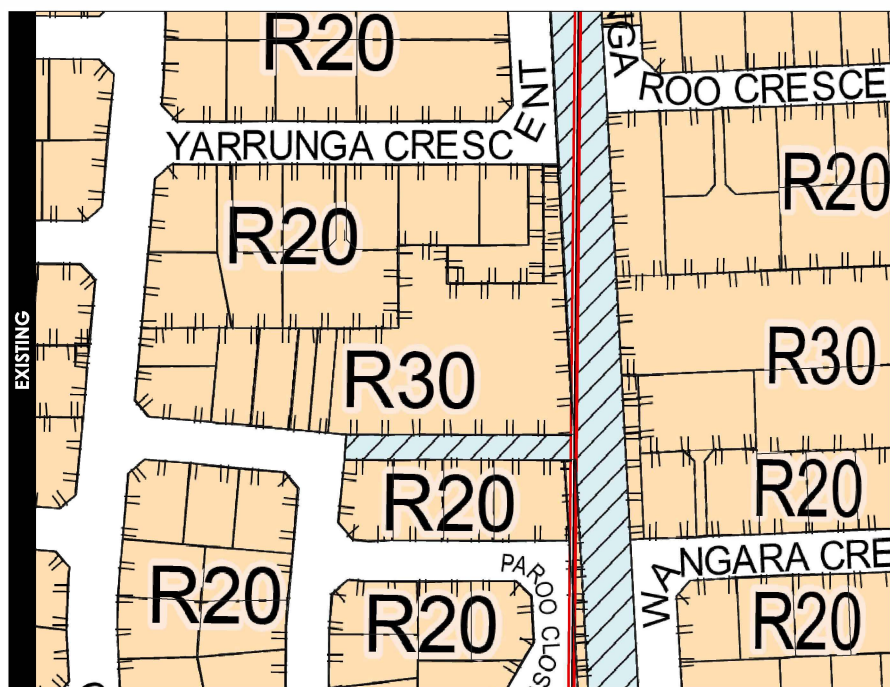
Dated this _____ day of _____ 2025

Chief Executive Officer

Town of Port Hedland

LOCAL PLANNING SCHEME No. 7

Amendment No. 7



LEGEND

LOCAL SCHEME ZONES

 Residential

OTHER CATEGORIES

 R20 R Codes



LEGEND

LOCAL SCHEME ZONES

 Residential

OTHER CATEGORIES

 R20 R Codes

scale:
1:3000@A4
plan:
25/077/001
date:
23/10/2025

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1.0 INTRODUCTION

The purpose of this Scheme Amendment is to change the residential density coding of Lot 198 (9) Skippers Loop, South Hedland (subject site) from R30 to R40 under the Town of Port Hedland Local Planning Scheme No. 7 (LPS 7).

LPS 7 was gazetted and came into effect on 20 January 2021. Following this, an Omnibus Amendment (Amendment No. 1) was progressed by the Town to correct minor textual and mapping errors that were not identified when LPS 7 was first gazetted, and to update the zoning table to review the permissibility of certain land uses. Relevant to the subject site, Amendment No. 1 included the correction of the following mapping errors and omissions:

Table 1: Amendment No. 1 to LPS 7 – Correction of Mapping Errors and Omissions

Address	Proposed Modification	Rationale
Lots 195, 196, 197 and 198 on DPP76644 and Lot 1 on SP67297, Skippers Loop, South Hedland. (Map 10)	Amend from Urban Development to Residential R30.	The amendment is consistent with the endorsed Koombana Local Development Plan. The locality has power and water infrastructure and is located outside the 100 Year Expected Flood Extend area identified in the South Hedland Drainage Study.

The Koombana Area Structure Plan (KASP) referred to above identifies the subject site as Residential R40, not Residential R30 (noting the R30 code correctly applies to the other listed properties). As such, this Scheme Amendment seeks to correct an administrative error brought about through Amendment No. 1, by changing the density coding of the subject site to R40 in accordance with the KASP. The underlying 'Residential' zoning will remain unchanged.

2.0 BACKGROUND

The subject site is located in Koombana, being one of a number of suburbs comprising the broader South Hedland townsite. The land is bounded by a drainage reserve to the east and south and residential properties to the north and west. Vehicular access to the site is available via Skippers Loop and Yarrunga Crescent.

Property details are summarised in Table 2 below.

Table 2: Property details

Lot number	Deposited Plan	Vol/Folio	Landowner	Area
198	76644	2824/538	Skippers Loop Pty Ltd	5,808m ²

The subject site is approximately 1.3km south-east of the South Hedland Town Centre, 1.2km south-east of the Hedland Health Campus and 2km south of regional recreation and education facilities.

The property is currently vacant, and development of the land is intended to occur following resolution of the density coding via this Scheme Amendment.

Surrounding land use and development includes:

- Surrounding properties are zoned Residential with densities ranging from R20-R30. Development is predominantly single residential dwellings, with some grouped housing.
- Immediately adjoining lots to the north (Lot 3624) and west (Lots 195, 196 and Strata Lots 1 & 2) are currently vacant.
- An open drainage channel runs along the eastern and southern boundaries of the site, comprising a width of 20m on the eastern side and 10m on the southern side.

The site has access to services/infrastructure, including water, power and sewer.

3.0 LOCAL PLANNING CONTEXT

3.1 Town of Port Hedland Local Planning Strategy

The Town's Local Planning Strategy was endorsed by the Western Australian Planning Commission (WAPC) in 2021. The Local Planning Strategy sets out the medium to long term planning directions for the Town over the next 10-15 years, and provides the rationale for the zones and other provisions of LPS 7. The change proposed through this Scheme Amendment is minor in nature and does not impact any of the strategic recommendations within the Local Planning Strategy, but will assist in the delivery of a diverse range of housing typologies, being one of the Strategy objectives.

3.2 Koombana Area Structure Plan

The KASP came into effect in August 2012 after being endorsed by the Town and adopted by the WAPC. Its intent is to deliver a high-quality residential estate that recognises the existing nature of the surrounding area, whilst providing diversity in housing options and a high level of connectivity with surrounding areas. The structure plan area remains broadly undeveloped.

The KASP identifies the subject site as 'Multiple/Grouped Residential' with an applicable density code of R40, as depicted in Figure 1 below.



Figure 1: Extract of Koombana Area Structure Plan with subject site annotated

3.3 Omnibus Amendment No. 1 to LPS 7

Amendment No. 1 to LPS 7 sought to 'normalise' the KASP (among other minor textual and mapping changes), by rezoning a number of properties within the structure plan boundary from 'Urban Development' to 'Residential', and applying the relevant density coding as identified under the KASP. However, the R30 code was applied to the subject site, inconsistent with the KASP.

This Scheme Amendment seeks to correct the error brought about by Amendment No. 1, by applying the R40 density code to the subject site in accordance with the KASP.

4.0 PROPOSAL

This Scheme Amendment seeks to change the density coding of Lot 198 (9) Skippers Loop, South Hedland from R30 to R40. The underlying Residential zoning will remain unchanged.

The purpose of the Amendment is to correct an administrative error, whereby the subject site was incorrectly coded R30 via Amendment No. 1 to LPS 7. The R30 density coding is inconsistent with the KASP, which identifies the subject site as R40.

This Amendment will enable the development of multiple/grouped residential dwellings on the property in accordance with the approved KASP, and will facilitate the delivery of a diversity of housing stock where existing infrastructure and services are available.

Part 9A of the *Environmental Protection Regulations 1987* lists the types of scheme amendments that are exempt from referral to the EPA. Section 33C relates to local planning schemes, with Regulation 33C(2)(b) applicable to this scheme amendment, being:

1. The error is in, or otherwise relates to, a map, plan or diagram included in the scheme; and
2. The correction does not alter the zoning or classification of the land.

This Amendment relates to an error on a scheme map, and does not alter the zoning or classification of the land.

In accordance with the procedure set out in Division 3 of the *Planning and Development (Local Planning Schemes) Regulations 2015*, a standard amendment is required to be advertised for a period of 42 days.

5.0 CONCLUSION

This Scheme Amendment seeks to change the density coding of Lot 198 (9) Skippers Loop, South Hedland from R30 to R40. It is classed as a standard amendment under the provisions of the *Planning and Development (Local Planning Schemes) Regulations 2015*, as it is an amendment to correct an administrative error that occurred via Amendment No. 1 to LPS 7, which erroneously applied the R30 density code to the site.

The proposed Amendment will bring the density coding of the site into alignment with the Koombana Area Structure Plan. It is consistent with all other relevant elements of the State and local planning frameworks.

On the basis of the information contained in this report, it is recommended that the Amendment be supported.

COUNCIL ADOPTION

This Standard Amendment was adopted and is recommended for approval by resolution of the Council of the Town of Port Hedland at the Ordinary / Special Meeting of the Council held on the [day] day of [month], 20[year] and the Common Seal of the Town of Port Hedland was hereunto affixed by the authority of a resolution of the Council in the presence of:

.....
MAYOR/SHIRE PRESIDENT

.....
CHIEF EXECUTIVE OFFICER

WAPC ENDORSEMENT (r.63)

.....
DELEGATED UNDER S.16 OF
THE P&D ACT 2005

DATE.....

APPROVAL GRANTED

.....
MINISTER FOR PLANNING

DATE.....