Planning and Development Act 2005

Order to Town of Port Hedland under section 76(1) of the Act

1. I, the Hon John Day MLA, Minister for Planning, acting pursuant to section 76(1) of the Planning and Development Act 2005 (WA), order the Town of Port Hedland to initiate the amendment for its Town Planning Scheme No. 5 with supporting justification provided within the document entitled "QUARTZ ESTATE SECTION 76 REQUEST TO MINISTER FOR PLANNING" for Lot 226 Greenfield Street, Boodarie, a copy of which is attached to this order.

2. The Town of Port Hedland is to comply with this order within 60 days from the date of the order.

Signed this 15 day of October 2012.

JOHN DAY
MINISTER FOR PLANNING
Planning and Development Act 2005

Order to Town of Port Hedland under section 76(1) of the Act

Reasons for Decision

I am satisfied on the representations of consultants Taylor Burrell Barnett, that the Town of Port Hedland has failed to prepare an amendment to its Town Planning Scheme No. 5 to rezone Lot 226 Greenfield Street, Boodarie from Rural Residential to Residential R2.5, is a case where the amendment ought to be initiated for the following reasons:

1. The proposal is consistent with the principles of orderly and proper planning. Relevant planning instruments that provide guidance in this regard include:
   - The Western Australian Planning Commission's *Pilbara Planning and Infrastructure Framework* (January 2012) includes objectives to: ensure an efficient supply of residential land; private sector involvement in urban land development, and; accelerated land releases for housing.
   - An objective of the Town of Port Hedland Town Planning Scheme No. 5 is to “encourage an appropriate balance between economic and social development, conservation of the natural environment, improvements in lifestyle and amenity.” The subject proposal contributes to meeting this objective by providing additional residential 'lifestyle' lots in an area where such lots are not currently provided for.
   - The Town of Port Hedland's *Pilbara Port City Growth Plan* (local planning strategy) recognises the need for additional housing in the South Hedland area.
   - The Department of Regional Development and Lands' *Pilbara Cities Vision* promotes the future of Port/South Hedland as an intergenerational, modern and vibrant city. Under the Pilbara Cities vision this is to be achieved via a number of key programs, for example, facilitating land availability and development and promoting developer housing projects and economic diversification.

2. There is a critical shortage of residential lots available within the Town of Port Hedland. This has been demonstrated in a number of documents and studies, including the Western Australian Planning Commission's *Port Hedland Regional Hotspots Land Supply Update* (April 2011). The proposal will facilitate the creation of 129 residential lots (density coding R2.5), which is an additional 57 lots over the existing subdivision approval for the subject land. This will assist in meeting current demand.

Signed this 15th day of October 2012.

JOHN DAY
MINISTER FOR PLANNING