

Port Hedland Dust Taskforce Proposed land use planning changes

This fact sheet provides information about proposed land use planning changes resulting from Port Hedland Dust Management Taskforce recommendations. Information about the Taskforce report, the consultation process, and more detailed fact sheets are available at: www.jtsi.wa.gov.au/porthedlanddust

Background and context

The Department of Planning, Lands and Heritage and the Western Australian Planning Commission (WAPC) have contributed planning advice and support on the issue of dust in Port Hedland since 2010. The Department worked closely with all stakeholders including the Town of Port Hedland to amend zoning in the Town's West End in order to discourage permanent residency. The Town of Port Hedland local planning strategy recommends progressively transitioning towards no permanent residential zoning west of Acton Street.

Taskforce proposal for Port Hedland's West End

The Taskforce recommendation proposes to apply a Special Control Area (SCA) over all land west of McGregor and Lukis streets. The aim of the SCA would be to prevent further permanent residential development west of Taplin Street, and to limit new sensitive land uses between Taplin and McGregor streets. Sensitive land uses include developments such as child care centres, aged care facilities and the like.

What is a Special Control Area?

A Special Control Area (SCA) is designed to minimise the impact of certain environmental factors on surrounding communities. SCAs often apply near airports, for example, where special controls must be put in place to reduce exposure to aircraft noise. Another example is where an area might be prone to occasional flooding and special controls must be put in place to limit the impact of inundation.

An SCA may affect a range of planning elements, such as: setbacks, design and construction materials, or notification on title of potential for impacts. It may also require development proposals to be referred to relevant government agencies for comment.

Special Control Areas: the process

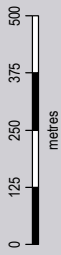
- The *Town of Port Hedland Local Planning Scheme No. 5* would need to be changed to reflect the new SCA. This is known as a scheme amendment.
- The scheme amendment is referred to the Environmental Protection Authority for assessment.
- The amendment must then be advertised for public comment for a minimum of 60 days.
- During this time, documentation associated with the scheme amendment is made publically available and written submissions may be made to the Town of Port Hedland for consideration.
- After considering submissions, the Town makes a recommendation to the WAPC.
- The WAPC then considers the amendment before making a recommendation to the Minister for Planning.
- The Minister for Planning makes a final decision on the scheme amendment.

Implementation

All new development proposals within the area covered by the SCA would need to comply with the applicable controls prescribed under the newly amended local planning scheme.

If a land owner does not intend to undertake any development upon their land, existing development and use rights are maintained. *Only new development proposals need to comply with the SCA requirements.*

For advice on planning in Port Hedland, or related matters, please contact the Department of Planning, Lands and Heritage on (08) 6551 8002.






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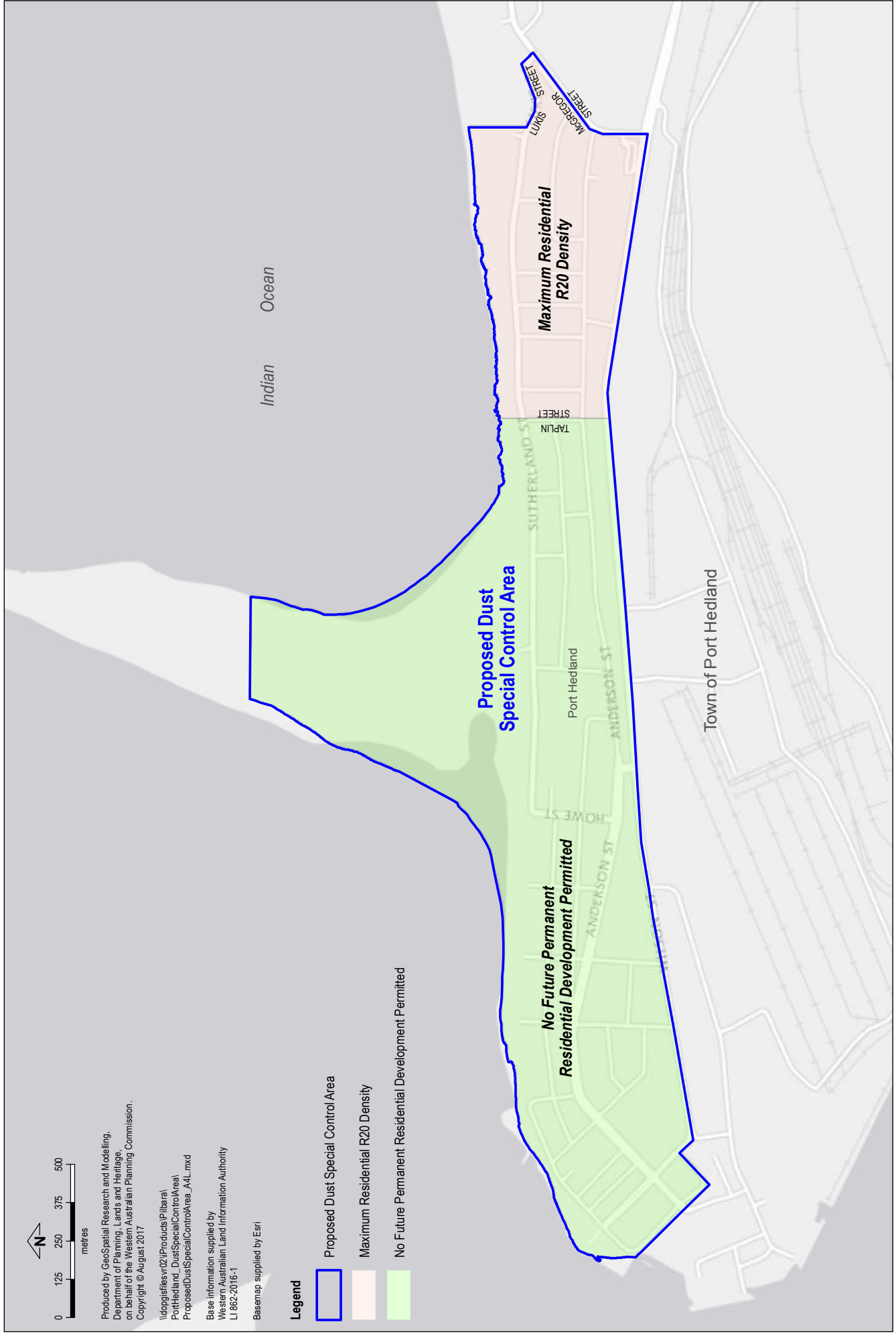
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Base information supplied by
Western Australian Land Information Authority
LI 862-2016-1

Basemap supplied by Esri

Legend

-  Proposed Dust Special Control Area
-  Maximum Residential R20 Density
-  No Future Permanent Residential Development Permitted



Port Hedland - Proposed Dust Special Control Area