



Town of
Port Hedland



Housing Presentation May 2024

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Overview

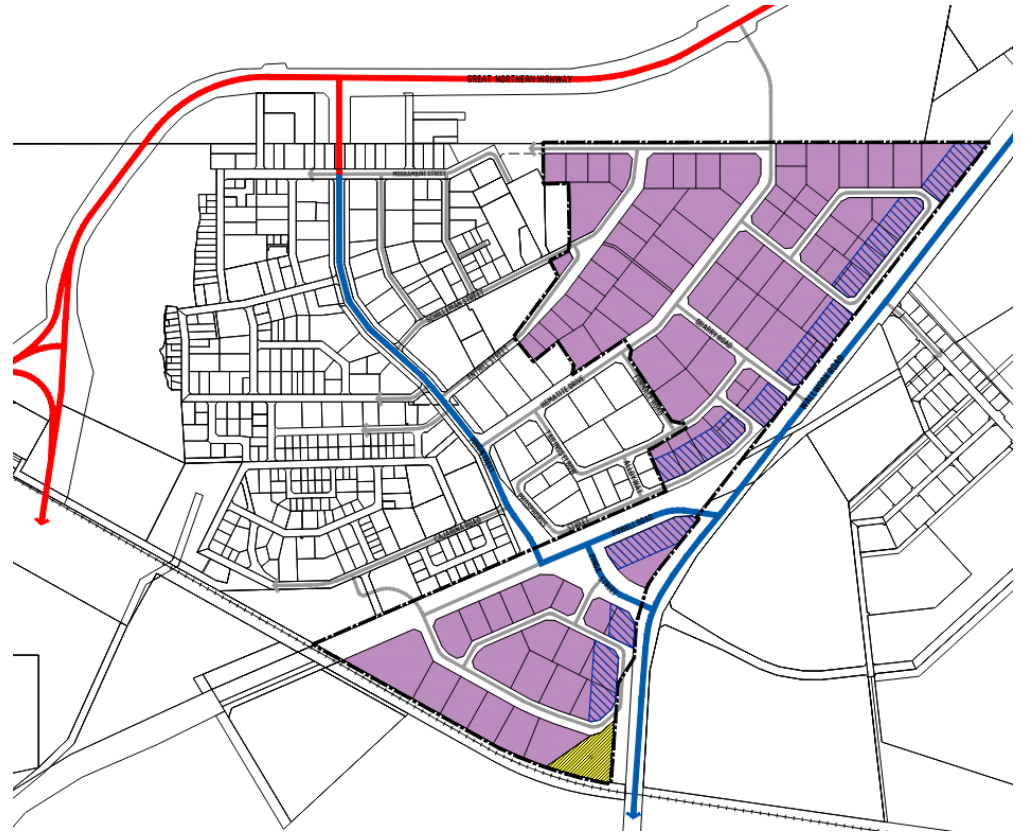
- Major Projects Driving Growth
- Growth Forecast
- 2023 Planning & Building Statistics
- Major Housing Developments
- Future Residential Growth Areas
- Housing Solutions Summit Implementation
- Questions



Major Projects Driving Growth

Major Industry Projects

- State approved allocations of land for in the Boodarie SIA:
 - POSCO
 - Fortescue Metals Group Ltd
 - Alinta Energy
 - Tees Valley Lithium
 - BP
- BHP Port Debottlenecking Project
- Roy Hill Stanley Point Berth 3
- Lumsden Point
- Hedland Junction Stage 4 Subdivision



Major Projects Driving Growth

Major Town of Port Hedland Projects

The Town has committed \$800 million to a capital works program over 15 years with major projects including:

- Key Worker Housing
- South Hedland Integrated Sports Hub (SHISH)
- Performing Arts Centre
- Civic and Community Precinct
- JD Hardie Future Stages



Growth Forecast

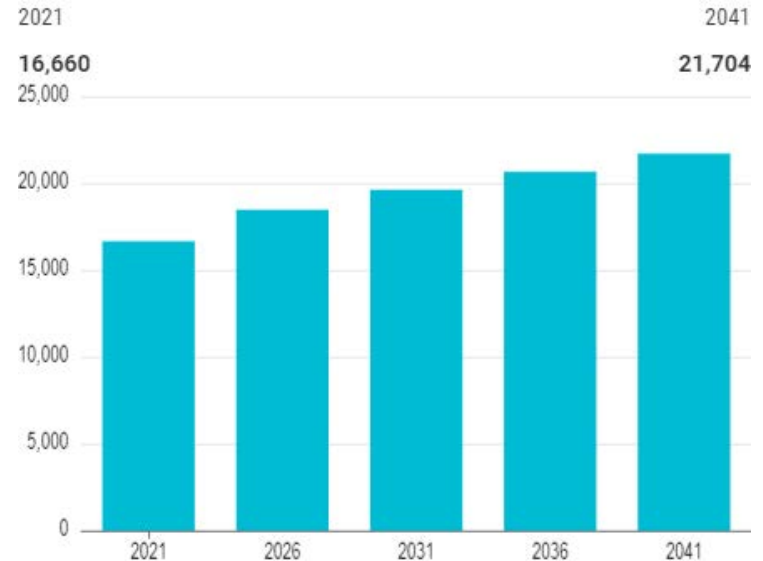
- Current population – 17,250 persons (2023 ERP)
- Forecast Population 2041 – 21,700 persons (conservative) to 24,150 persons (growth)
- Port Hedland – 2,370 existing dwellings
- South Hedland – 5,240 existing dwellings
- Total – 7,610 existing dwellings (approximately)

To grow Hedland's population by a minimum 4,500 people by 2041, an additional 2,050 dwellings are required.

This is an average growth of 265 persons per year, which requires 120 dwellings per year to be constructed.

Population

▲ 5,044 (30.28%)



2023 Planning & Building Statistics

Number of development applications determined	56
Number of building permits issued – Total	244
Number of building permits issued – Residential	13
Number of crown lands matters responded to	118
Total development value	\$114,457,864.00
Total building value	\$61,888,813.00
Total number of swimming pools within LGA	950

Fun facts

- The highest value building permit was \$5.5m, and was a private project
- 2 permits were issued with a value over \$5m, and 13 with an estimated value between \$1 and \$5m.
- 6 home businesses were approved, including 2 home bakeries and 3 beauty therapists
- 1887 private swimming pool barrier inspections were conducted

Major Housing Developments

Development Applications



Mixed Use Development, Azzura

Lots No. 1001 + 1005 McLarty Boulevard,
South Hedland

- 108 Multiple Dwelling and 5 Cafe/Restaurants on the ground floor
- Approved by JDAP 2/2/23, amendment approved by the Town 23/7/2023



Essential Workers Village, Rowe Group

Lot 21 Collier Drive, South Hedland

- 32 Grouped Dwellings, 26 Multiple Dwellings, 18 Serviced Apartments and 1 Commercial Tenancy (Office and Cafe/Restaurant)
- Approved by JDAP 26/3/2023

Future Growth Areas

Structure Plans

The Town is continuing to advocate for DevelopmentWA to release more residential land at the Stables Structure Plan area (Port Hedland) and Western Edge Structure Plan area (South Hedland).



Stables Structure Plan



Western Edge Structure Plan

Future Growth Areas

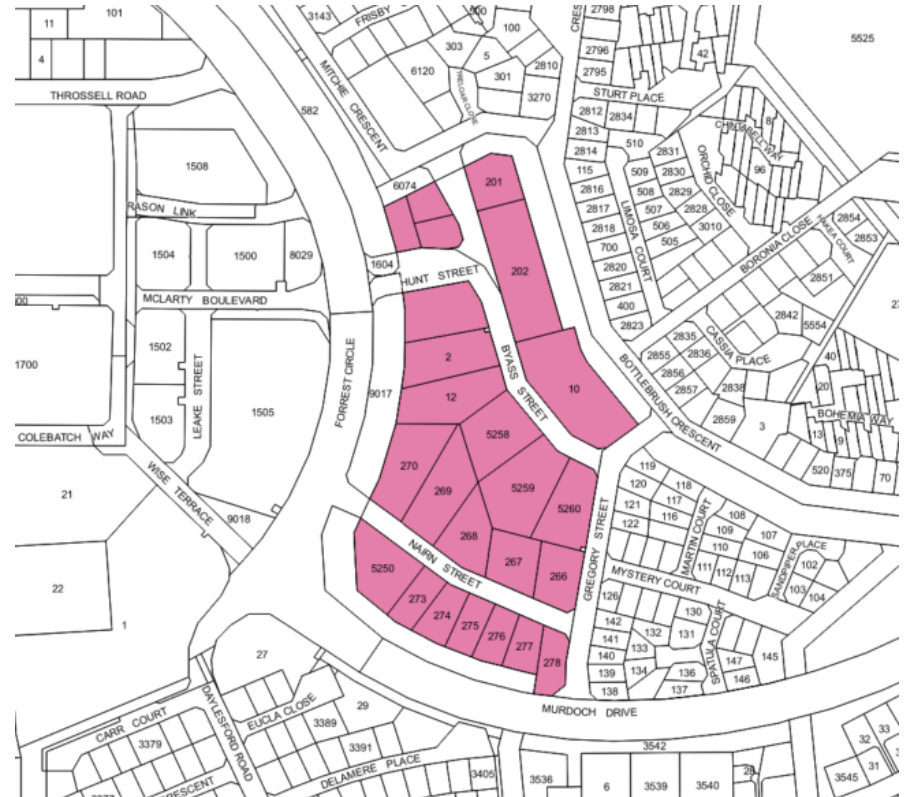
Scheme Amendments

Scheme Amendment No. 1 – Omnibus

- Change grouped dwelling from 'X' to 'A' use within the South Hedland Town Centre zone
- Published in Government Gazette 27/2/2024

Scheme Amendment No. 3

- Proposes to rezone Service Commercial area to Mixed Use - South Hedland
- WAPC accepted for assessment 6/3/2024 (60 days)



Housing Summit 2021: Implementation

The priorities that came out of the 2021 Housing Solutions Summit include:

1. Establish the Hedland Housing Steering Committee
2. Audit and repurpose vacant/underutilised properties
3. Promote multi-party development to reduce risk to Government and developers
4. Explore models of affordable and sustainable housing that can be 'expedited'
5. Promote and support pathways to home ownership



Priority 1: Steering Committee



The Steering Group held its first meeting in September 2022.

The Steering Committee meets quarterly and comprises of representatives from:

- Department of Communities
- Department of Health
- Development WA
- Town of Port Hedland
- Pilbara Development Commission

The Steering Committee has had 7 meetings to date.

Some notable presentations include:

- Australian Reinsurance Pool Corporation
- North-West Aboriginal Housing Fund (NWAHF)
- Keystart



Pilbara Aboriginal Home Ownership Program
Information Session – 19 December 2023

Priority 2: Vacant Housing Audit

Vacant Housing Audit

The 2021 census identified almost one fifth (18.9%) of dwellings in Port Hedland were unoccupied. This is almost double the WA average.

- The Town sent letters to twelve of the largest residential housing owners to identify if there were unutilised that could be used for affordable housing.
- No party had vacant properties to repurpose for affordable housing.
- Many houses owned by these organisations remain empty.

Vacant Lot Analysis

In 2022, the Town undertook a Vacant Lot Analysis in Port and South Hedland to determine housing supply for residential development.

- The audit identified a lack of land parcels being available
- This highlighted the need for future subdivision areas to come online in the near future.



Vacant lots in SH Town Centre (2022)



Vacant lots in Koombana (2022)

Priority 3: Multi-party Development

Service Worker Accommodation

- Potential site: Lot 5996 Cottier Drive, South Hedland
- Concept plan includes 76 houses of 1x1, 2x2 and 3x2
- Town will be unable to finance it without assistance from the State Government, Federal Government and/or Industry.
- A business case and socio-economic analysis have been developed.
- Tender for construction being referred to May OCM.

Economic benefits

\$19m
increase p.a. to the
Port Hedland economy

\$152.4m
in total benefits to the
Hedland community

\$16.6m
in labour cost savings

2.5%
reduction in rental prices



Priority 4: Models of Housing

- The Town is planning to develop a Local Housing Strategy in partnership with the Pilbara Development Commission.
- The Request for Quote closes in May 2024.
- The Strategy will:
 - Review of existing background information and market conditions.
 - Identify building typologies that are affordable, sustainable, and contextually appropriate.
 - Make recommendations that can be implemented by the local government.

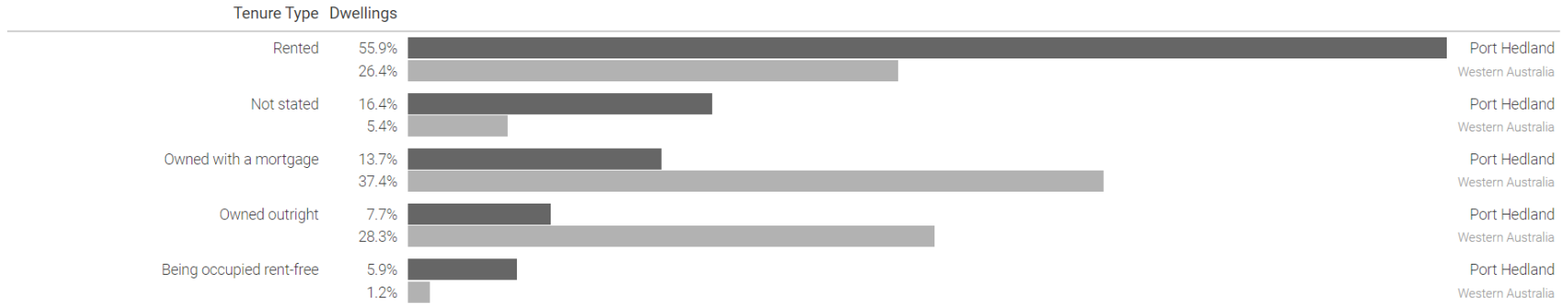


Example of modular units in Bulgarra

Priority 5: Home Ownership

- Over half (55.9%) of Port Hedland residents rent their home. This is more than double the state average (26.4%).
- Of the 3,942 applicable rental dwellings in Town of Port Hedland in 2021:
 - 33.4% are managed by an employer – other employer
 - 28.3% are managed by a real estate agent
 - 15.6% are managed by a state or territory housing authority.
 - 10.1% are managed by an employer – Government

Ownership



Priority 5: Home Ownership

The Town is:

- Encouraging proponents of workforce accommodation camps to include service worker housing and community rooms as part of their social impact assessment and management plan.
- Undertaking major capital works projects to increase liveability of Hedland.
- Working with DevelopmentWA to ensure adequate land supply through subdivision.

The Steering Committee has:

- Engaged with KeyStart to understand the number of applicants from Port Hedland who have applied for the program and advertising opportunities.
- Engaged with the North-West Aboriginal Housing Fund (NWAHF) to understand their Aboriginal Home Ownership Programs.



Questions



Thank you.