Metro Inner Development Assessment Panel Related Information

Meeting Date and Time: Wednesday, 12 November 2025; 9:30am

Meeting Number: RDAP/58

PART B - TOWN OF PORT HEDLAND

- 1. Declarations of Due Consideration
- 2. Disclosure of Interests
- 3. Form 1 DAP Applications
 - 3.1 Lot 3263 (No.12) Dempster Street, Port Hedland Proposed 40 group dwellings – DAP/25/02965
- 4. Form 2 DAP Applications
- 5. Section 31 SAT Reconsiderations

Item – 3.1
Applicant
Reegan Cake (Dynamic Planning)
Officers/Technical Advisors in Attendance
Craig Zanotti

PART B - TOWN OF PORT HEDLAND

1. Declarations of Due Consideration

2. Disclosure of Interests

Please note a standing declaration of interest, if the items on this agenda have been considered at the relevant local government council meeting or having attending a briefing session, the local government DAP members acknowledge that in accordance with section 2.4.5 of the DAP Code of Conduct 2025 they have declared that they had participated in a prior Council meeting or briefing in relation an item being determined at this meeting. However, under section 2.1.2 of the DAP Code of Conduct 2025, they acknowledged that they are not bound by any previous decision or resolution of the local government and undertakes to exercise independent judgment in relation to any DAP application before them, which will be considered on its planning merits.

3. Form 1 DAP Applications

3.1 Lot 3263 (No.12) Dempster Street, Port Hedland - Proposed 40 group dwellings - DAP/25/02965

3.1.1 Deputations

Reegan Cake (Dynamic Planning and Developments) speaking in support of the application at Item 3.1. The deputation will address the overview of the proposed development and support for the RAR.

The Town of Port Hedland may be provided with the opportunity to respond to questions of the panel, as invited by the Presiding Member.

3.1.2 Additional Information

The Presiding Member notes a DAP request for services and responsible authority response was published on 7 November 2025. in relation to Item No.

4. Form 2 DAP Applications

Nil.

5. Section 31 SAT Reconsiderations

Nil.

Deputation Request Form

Regulation 40(3) and DAP Standing Orders 2025 cl. 3.6

Must be submitted at least 72 hours (3 calendar days) before the meeting

Deputation Request Guidelines

Before requesting to present to a DAP please review the Responsible Authority Report that has been published on the DAP website and consider whether any previous comments have been adequately addressed.

Your request will be determined by the Presiding Member based on relevance to the subject application, individual merit, other requests raising the same issues and likely contribution to the DAP's consideration and determination of the application.

Deputations are not to exceed **3 minutes**, unless otherwise approved by the Presiding Member. The Presiding Member may agree to or require combined deputations where the deputations are considered complementary to each other and would assist the efficiency and effectiveness of the DAP meeting.

In accordance with Clause 3.6.2 of the *DAP Standing Orders*, your deputation request <u>must</u> be accompanied with a document setting out the deputation content.

Handouts or power points will not be accepted on the day.

In accordance with Clause 3.6.9 of the *DAP Standing Orders*, if your deputation request is not approved, the submitted content will be circulated to the DAP and published on the DAP website as a written submission.

Please complete a separate form for each presenter and submit to daps@dplh.wa.gov.au

Presenter Details

Name	Reegan Cake
Company (if applicable)	Dynamic Planning and Developments
Relationship to proposed development	Applicant
Please identify if you have any special	YES □ NO ⊠
requirements:	If yes, please state any accessibility or special requirements:
	Click or tap here to enter text.

Publication Date: 19 September 2025

Meeting Details

DAP Name	Regional DAP
Meeting Date	12/11/2025
DAP Application Number	DAP/25/02965
Property Location	Lot 3263 (No. 12) Dempster Street, Port Hedland

Deputation Details

I have read the contents of the Responsible Authority Report contained in the published DAP Meeting Agenda	YES ⊠	NO □
Is your deputation in support or against the <u>proposed</u> <u>development</u> ?	SUPPOR	T ⊠ AGAINST □
Will your deputation involve a presentation that requires power-point facilities?	YES ⊠	NO □
Will you be attending in person or via electronic means	In person Online	
I acknowledge that my deputation content will be published on the DAP website and circulated to the local government and applicant	YES 🗵	

Deputation Content*

Brief sentence summarising your deputation	The deputation will address: Overview of proposed development and support for RAR.
(To be included in the Related Information part of the agenda)	

Please provide your deputation content below or attach as a separate document. Any document must be provided in Microsoft word (.doc), PDF (.pdf), PowerPoint .pptx) or Image (.jpeg) format and be no more than 5MB.

If your deputation references documents that are contained within the Responsible Authority Report and/or its attachments, please consider referencing the document rather than including a duplication of documents:-

OFFICIAL

See attached.	

REGIONAL DEVELOPMENT ASSESSMENT PANEL PROPOSED GROUPED DWELLINGS 12 DEMPSTER STREET, PORT HEDLAND



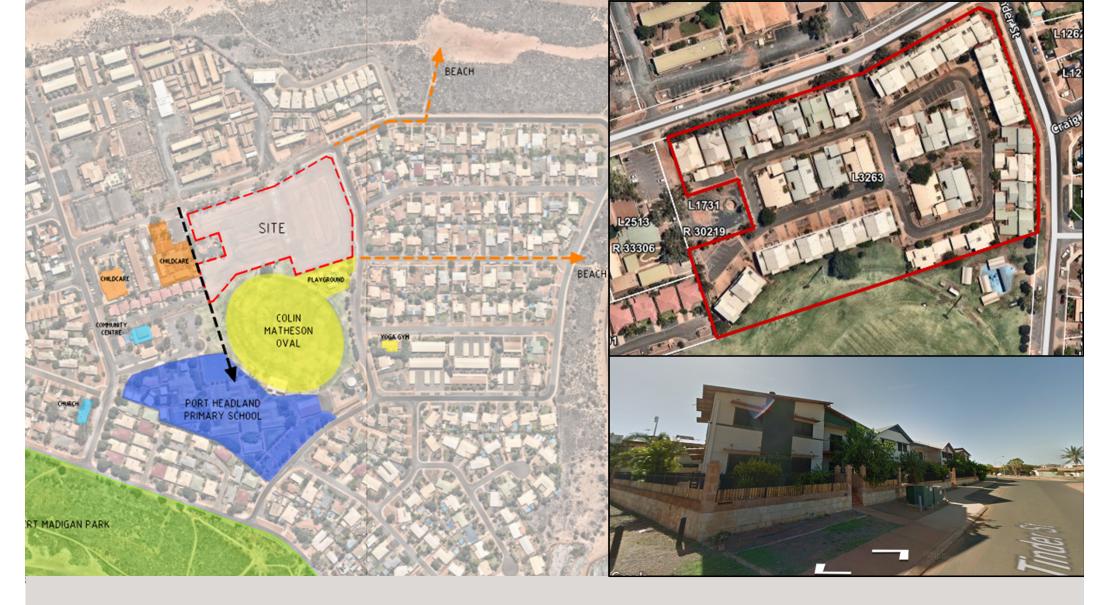


Responsible Authority Recommendation

Approve DAP Application reference DAP/25/02965 and accompanying plans in accordance with Clause 68 of Schedule 2 (Deemed Provisions) of the *Planning and Development (Local Planning Schemes) Regulations 2015*, and the provisions of Clause 18 of the Town of Port Hedland Local Planning Scheme No. 7, subject to the following conditions:

No changes are requested to the proposed conditions of approval.





SITE CONTEXT



- 3km east of the Port Hedland Town Centre.
- Colin Matheson Oval to the south of the development.



- Zoned 'Residential' with a density of R50, suitable for infill development.
- Site has existing retaining and floor levels set based on prior development.



The site was previously a multiple dwelling development site but experienced mould and other considerable maintenance issues and had to be demolished.

Demolition occurred in 2024.

Proposed Development

- A total of 40 grouped dwellings with a mix of 2, 3 and 4 bedroom dwellings.
- All dwellings accessed by a private internal road network.
- Most dwellings provided with two car bays and an associated boat/caravan bay.
- Development intended to provide larger dwellings hoping to attract families to the local area.
- Public road verges will be landscaped as part of the proposed development.
- Generally compliant with Part C of the R-Codes, with variations appropriately justified.









Direction for Services from the Responsible Authority

Regulation 13(1)

Guidelines

A DAP Member who wishes to request services (e.g. technical advice and assistance or information in writing) from the Responsible Authority must complete this form and submit to daps@dplh.wa.gov.au.

The request will be considered by the DAP Executive Director and if approved, the Responsible Authority will be directed to provide a response to DAP Secretariat within the form.

It is important to note that the completed form containing the query, response and any accompanying documentation will be published on the DAP website as an addendum to the meeting agenda.

DAP Application Details

DAP Name	Regional DAP
DAP Application Number	DAP/25/02965
Responsible Authority	Town of Port Hedland
Property Location	Lot 3263 (No.12) Dempster Street, Port Hedland

Nature of technical advice or information required

1	DAP query	The likely maximum width of the footpaths along the proposed internal roads appear be 1.0m. Is this the case and, if so, is this considered sufficient width having regard to Liveable Neighbourhoods suggesting a minimum width of 1.5m for two way pedestrian movement and the likely intrusion of bins into that space on rubbish collection days.
	Response	Paths are designed at one metre in width. Concern with these widths, in consideration of the bins, is limited due to anticipated low pedestrian volumes (based on the number of dwellings), the internalised nature of the development and traffic speeds. There is some merit to widening paths, however this is balanced with maximising landscaping spaces and areas. Given the extreme climatic conditions, there is a strong preference to maximising natural spaces that can deliver cooling benefits. Similar developments elsewhere in South Hedland has demonstrated that footpaths of less than 1.5m function effectively and safely and there have been no reported incidents or near misses. Notwithstanding this, if it is deemed necessary for additional widths to footpaths, this could be accommodated in the verges and through recommended Condition 8, which identifies the need for the detailed design of movement networks. This condition has scope to require for posted speed signs, traffic calming devices and increased footpaths widths, where necessary, to enhance safety.

^{*} Any Alternative to the responsible authority recommendation sought does not infer a pre-determined position of the panel.

2	DAP query	The swept path analysis appears to show the rubbish trucks crossing over into the oncoming lane in a number of locations. Please confirm whether this is the case and comment on the safety implications and how that can be managed.
	Response	Yes the swept path plan does indicate that rubbish trucks would enter the opposing lane to the turn through the internal intersections. Similar grouped-dwelling developments elsewhere in South Hedland contain these dimensions and swept paths. These sites have shown that this design functions in a safe and effective manner. For this development, sight lines are adequate and given the low-speed environment and low traffic volumes, this is not a concern.

DAP Executive Director Authorisation

Signature	Mpr 1/2
Date	6 November 2025
Response Due	10 November 2025; 12.00pm