



South Hedland Structured Sale

Quick Facts:

ABOUT SOUTH HEDLAND

- Population: 7,834.
- Location: 1632 km from Perth, 18km from Port Hedland.
- Electricity Supply: Western Power.
- Water supply: From De Grey and Turner River, Borefields and Strelley Pumping Station.
- Local Industries: Iron ore processing and export, salt production from extensive evaporation ponds for export, shipping of manganese and other minerals, livestock production (mainly cattle), tourism, light industrial.
- The Port: One of the world's largest in tonnage terms, with over 150 millions tonnes of product in 2008/2009.
- Established: Mid-1960s as a satellite community and residential area for mining workers, South Hedland now caters for more than half of the Port Hedland population.
- Employment: The bulk of South Hedland's residents work at the port or in the iron ore processing industry.

- Hedland is renowned for its Indigenous culture and history, long trains, big ships, salt piles and red dust.
- Lifestyle: Recreational boat ownership is very popular due to the excellent fishing off the nearby coast and conducive climate.

SOUTH HEDLAND TOWN CENTRE REVITALISATION

- South Hedland is one of several towns in the Pilbara to be redeveloped under the WA Government's plan to boost infrastructure, stimulate the economy and create a range of development opportunities to transform the Pilbara region.
- \$23 million will be injected by the WA Government to:
 - Develop land for up to 600 dwellings, along with new commercial and retail spaces
 - Create a new main street around a new town square
 - Build roads and enhance existing streets
 - Make roads and footpaths more pedestrian-friendly
 - Develop more areas of public open space



SOUTH HEDLAND TOWN SQUARE

- Public participation at a series of community design reference workshops and interactive shopping centre displays has shaped the new town square design. The final concept was unveiled by Premier Colin Barnett and Regional Development and Lands Minister Brendon Grylls in November 2009.
- The new town square will include a retail and cafe strip; shade structures; a grassed amphitheatre-style multi-use event space; a water-play area; public artworks; and lighting to increase community safety.
- Bulk earthworks for the first stage of the project began in late 2009, making land available for up to 130 townhouses and apartments plus commercial, medical and retail space. Civil construction is due to finish in October 2010.

DEVELOPMENT OPPORTUNITIES

- In 2010, development opportunities on various-sized sites will be advertised for commercial mixed-use purposes.
- LandCorp is currently seeking offers through a structured sale from major developers for a 1.2ha site in the town centre that could deliver up to 95 apartments and include a mix of retail and office space.
- LandCorp has worked closely with the Town of Port Hedland and other government agencies to carefully prepare the base framework to guide the future development of the area.
- Land south of the Pilbara TAFE building has been set aside for 400 temporary and permanent dwellings, with works anticipated to commence in the first quarter of 2010. The government has signed a development lease contract with AuzCorp to create the workers' accommodation, helping to alleviate the pressures associated with the fly-in, fly-out workforce.
- The State Government has set aside \$137 million for the new South Hedland hospital and \$6 million to construct a new 20-bed renal dialysis hostel adjacent to the new hospital.
- \$35.3 million will be invested in a recreational centre, as well as \$2.7 million for South Hedland Marquee Park.
- The State Government has already kicked off South Hedland New Living, an integrated series of urban renewal projects under a partnership between the Department of Housing and the Town of Port Hedland, with Jaxon managing the seven-year program, and allocated \$4.1 million for the South Hedland Recreation Centre.

For more information visit
www.landcorp.com.au or
[www.regionalspotlights.com.au/
portHedland.aspx](http://www.regionalspotlights.com.au/portHedland.aspx)