

HOME IN EAST NEWMAN

DEVELOPMENT RESPONSES

REVISION B
30/11/20

HAMES
SHARLEY

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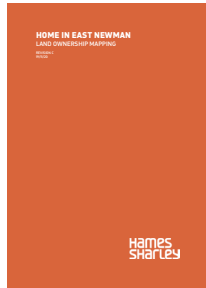
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PROJECT DETAILS

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A	Development Responses - DRAFT	30/11/20
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LAND OWNERSHIP MAPPING

This document reviews the current Land Ownership throughout the East Newman Catchment Zone and enables an understanding of where potential built form changes may occur.



OPPORTUNITIES & CONSTRAINTS

This document outlines several early considered opportunities and constraints for potential future planning, urban design, landscape, and architectural outcomes for the Home in East Newman project.



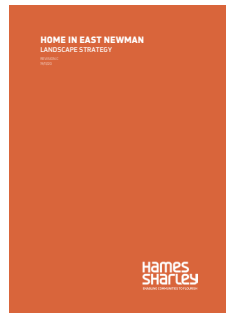
CONNECTION TO SURROUNDING AREAS

This document considers approaches to the existing connections to surrounding land, development and facilities within a walkable catchment from East Newman. As East Newman is largely disconnected from these connections are valuable in considering future planning and development.



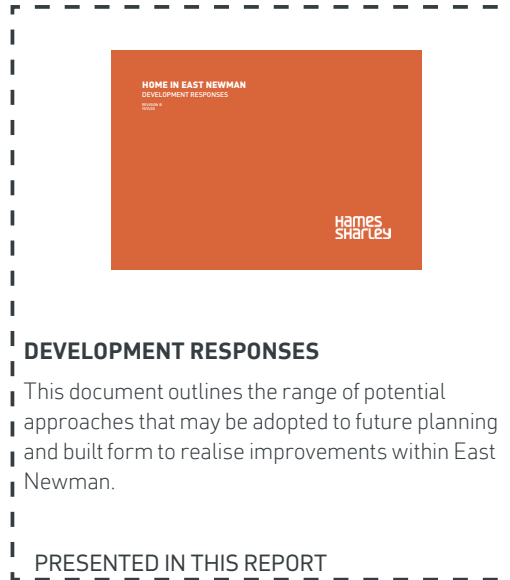
HOUSING ANALYSIS

This document reviews the existing character and type of existing housing provided in East Newman and enables a basis for future housing approaches to be considered from.



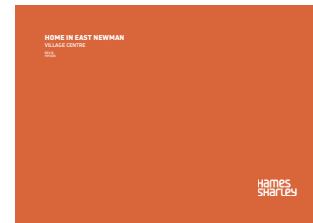
LANDSCAPE STRATEGY

This document considers the landscape strategy for East Newman and is built on community, sustainable and climate responsive principles to achieve long-term outcomes.



DEVELOPMENT RESPONSES

This document outlines the range of potential approaches that may be adopted to future planning and built form to realise improvements within East Newman.



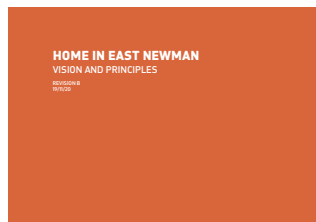
VILLAGE CENTRE

This document presents the Village Centre proposal.



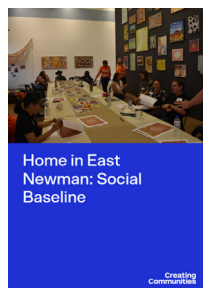
HOUSING APPROACHES

This document presents a number of principles for the future development of housing in East Newman along with a number of approaches for future housing and refurbishment.



VISION AND PRINCIPLES

This document presents an initial vision and principles for the development and planning approach for East Newman.



SOCIAL PLAN (WRAPAROUND SERVICES CONCEPT, ACTIVATION CONCEPT)

A combined plan for addressing social needs within East Newman. This plan combines a wrap-around services concept, activation concept and background to the social context.



ENGAGEMENT REPORT

Key findings and detailed data on all community engagement conducted to inform the Home in East Newman project.

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01



ENGAGEMENT SUMMARY

The below table outlines a summary of the engagement in relation to the responses for Business As Usual, Short-Medium and Long Term Responses to the redevelopment of East Newman.

ITEM	COMMENTS FROM ENGAGEMENT
Feedback regarding the Step-by-Step Approach	<ul style="list-style-type: none"> • There is general agreement that “business as usual” approaches are not desirable and that East Newman needs this strategic approach • Key stakeholders want to ensure that a long-term vision is in place, but that approaches are responsive to the changing context • There is a need to ensure that short and medium-term responses have buy-in from the community – in particular the Martu and Nyiyaparli community – before progressing (e.g. ensuring that services in interim facilities in the location of the future village centre are accessible and well patronised before the full village centre facility is developed)
Feedback regarding the delivery of masterplan responses for East Newman	<ul style="list-style-type: none"> • Major landowners in East Newman are willing to consider how the layout and yield of their lots may change in response to the Home in East Newman project • Dilapidated BHP-owned housing coincides well with locations where improvement to access are preferred • BHP-owned housing coincides with the preferred location for the village centre and interim locations for the delivery of community services
Feedback regarding Masterplan design approaches	<ul style="list-style-type: none"> • There is willingness and desire among stakeholders and the community to improve the entry-ways to East Newman to make these more inviting • There is acceptance of the desire for better connections between the private and public realm, as long as a sense of safety is ensured

02

INTRODUCTION

INTRODUCTION

This report outlines the range of potential approaches that may be adopted to future planning and built form to realise improvements within East Newman. The engagement up to this point has indicated preference for future improvements to be undertaken in a step-by-step, manageable manner rather than wholesale, larger scale, visionary leaps. As much of the *'Home in East Newman'* engagement has outlined, feedback consistently includes the message that improvements to security, safety, shade and water are central.

The people and organisations we have spoken with are not seeking alternative options for the future of but a more progressive approach that considers how East Newman may evolve to respond to these key issues. Additionally, the future development responses should be suited to the interests and needs of the project's stakeholders.

Therefore, this report utilises an approach to future development that is incremental and flexible. It details a range of responses; with at one end of the scale a 'Business As Usual' (BAU) Response to East Newman, followed by a Short-Medium Term Response, and a more proactive Long-Term Response at the other end.

To enable a holistic review of the benefits to East Newman of each development response (BAU, Short-Medium Term and Long Term) is described and evaluated under five major themes that have the potential to impact the material and non-material outcomes of choosing the response.

These themes are listed below and include:

- Planning and Design,
- Public Realm and Landscape,
- Culture and Place Activation,
- Wraparound Services, and
- Leadership and Governance

Each of these themes and the extent of their appropriateness and 'fit' for East Newman have been tested during the Public Open Day on the 19th October 2020 and the two-day engagement held at Martumili on the 21-22nd October 2020.

Additional engagement relating to the above may also still occur.

The approach taken for the future development of East Newman will also inform the Potential Development and Planning of East Newman (indicated in this report), Village Centre Proposal, Housing Approaches, Wraparound Services Plan and Seasons of the Year Plan, which will be developed as part of the Home in East Newman project.

The following sections of this report outline and analyse each of the three potential responses to East Newman, along with the outcomes they provide, classified under the five themes. The remainder of this report explains the rationale and differences between each of the responses and the progressively beneficial improvements expected as a result of choosing a particular path.

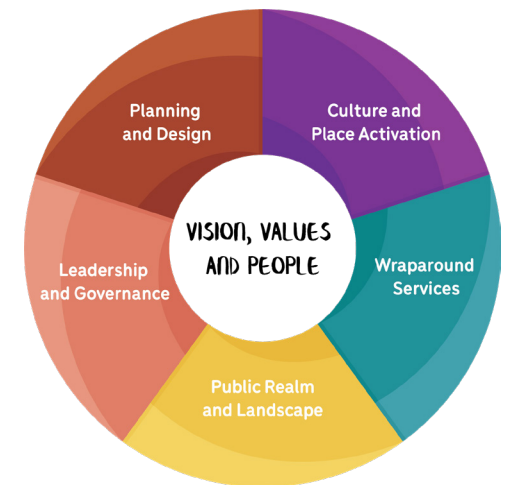


Figure 1: Home in East Newman Vision and Themes.

TABLE 2.1 PLANNING & DESIGN

APPROACH	BUSINESS AS USUAL RESPONSE	SHORT-MEDIUM RESPONSE	LONG-TERM RESPONSE
Planning Amendments	Retain current planning policies and guidelines in relation to the development approach for built form	Minor amendments to the current planning scheme and policies based on the recommendations from this project Provide scheme amendments to permit a Village Centre	East Newman/Newman specific design guidelines and policies for the development of housing and other built form including BHP and Department of Communities specific Newman Design Briefs for housing provision
Increase in Density	Density growth limited to existing undeveloped lots to the north-east of the catchment are 1-2 storey developments only	Opportunities of key locations to enable additional housing on single lots to front onto open spaces or secondary streets 1-2 storey developments only	Amalgamation for strategic parcels of land under single ownership to better utilise undeveloped underutilised land to increase the yield along with the opportunities of key locations to enable additional housing on single lots to front onto open spaces or secondary streets
PRESENTED IN THIS REPORT			1-3 storey developments only
Climatically-Responsive Built Form	Mild improvement in the performance of the home specific only to the refurbishment approach taken within budget constraints Future housing developed based on a user interest in climatically appropriate housing	Mild improvement in the performance of the home specific only to the refurbishment approach taken within budget constraints and recommendations Future housing developed based on a user interest in climatically appropriate housing utilising recommendations	Significantly reduced energy and water use for future development through a considered approach to orientation, materials, shading, waterwise, energy and waste approaches etc based on required sustainability outcomes aligned with East Newman specific design guidelines
Crime Prevention Through Environmental Design (CPTED)	Consideration of CPTED initiatives are undertaken on an as needs basis with intention largely based on control measures	Refurbishment of housing focuses on increasing passive surveillance, whilst providing security for residents Public realm upgrades to address lighting and access issues Future housing developed based on CPTED principles	East Newman developed around social and material approaches to consideration around crime prevention Future housing developed based on CPTED principles creating high interaction and surveillance of the public realm and accessways
PRESENTED IN THIS REPORT			

TABLE 2.2 CULTURE & PLACE ACTIVATION

APPROACH	BUSINESS AS USUAL RESPONSE	SHORT-MEDIUM RESPONSE	LONG-TERM RESPONSE
Reflection of Culture and History in East Newman PRESENTED IN THIS REPORT	Minimal reflection of culture and heritage, and limited integration with local neighbourhood	Delivery of a Martu- and Nyiyaparli-owned place Landscape strategy that provides culturally and location specific outcome	Cultural corridors that reflect Martu movement networks and aid in educating residents of the history and cultural background to East Newman Ongoing partnership between Martu, Nyiyaparli and other stakeholders in the future projects delivered in East Newman
Sense of Community PRESENTED IN THIS REPORT	Residents have a desire to be part of the community, but feel a disconnect	A community-focused approach to planning and design, social planning, activation, etc. create a stronger sense of community	East Newman is a desirable place to live
Opportunities for Interaction PRESENTED IN THIS REPORT	Incidental community interaction, or private interaction with family/friends	Connection within public realm; and between private and public spaces	Formal village centre developed as a location for interaction Housing approaches to enable smaller communities or families to interact
Activation Community Safety	No current activation response in East Newman Lighting and CCTV identified as Shire priorities prior to commencement of Home in East Newman	Cycle of incidental and planned activation opportunities, aligned with the Nyiyaparli seasons Safety addressed through CPTED principles in refurbishment, lighting, security measures, and prioritisation of key wraparound services (To be confirmed through further engagement – Martu patrol a likely priority)	A village centre and public-open space to create further incidental and planned activation opportunities Community safety addressed through partnerships with organisations, CPTED principles for future built form, security measures, and provision of wraparound services

TABLE 2.3 WRAPAROUND SERVICES

APPROACH	BUSINESS AS USUAL RESPONSE	SHORT-MEDIUM RESPONSE	LONG-TERM RESPONSE
Social Support Services	<p>Minimal access to support services in East Newman</p> <p>Currently provided from existing housing or requiring access by foot or bus into Newman Town Centre</p>	<p>Consideration around the supply of social support needs with those to be located outside of East Newman</p> <p>Future Village Centre with providers already operating in East Newman</p>	<p>Develop a long-term strategy for the delivery of wraparound services to meet the needs of the East Newman community</p> <p>Potential co-location of wrap-around services, including:</p> <ul style="list-style-type: none"> • For children 0-3 years old • Children at primary and high school • EPIS Assisted Living • Martu Patrol • Space for families/youth • Potential spaces which could vary from day to night to ensure higher activation • Deli or small shop • Laundromat
Communal Facilities	<p>Parks represent the only communal facilities within East Newman</p>	<p>Shade structures throughout East Newman with the addition of a major shaded space as the beginning of a Village Centre</p> <p>Consideration around each open space's character and use</p>	<p>Considered approach to communal facilities areas throughout East Newman with a high integration of all wraparound services within a future village centre</p>
Small Enterprise	<p>No opportunity to access basic goods and services in East Newman</p>	<p>Business case including feasibility and scheme amendments to facilitate long term response</p>	<p>Small enterprise, e.g. deli, café, communal laundromat, "mens shed"-style workshop etc. delivered in a Village Centre including Martu staff</p>
Educational Facilities	<p>Education provided external to East Newman Student accommodation in East Newman</p>	<p>Provide education and training opportunities through the delivery of small projects in areas related to construction, landscaping, maintenance)</p>	<p>Places for education-related services within East Newman (e.g. Potential whole of life education services connected to a Village Centre)</p>
Presence of Key Organisations	<p>Minimal Presence of Key Organisations in East Newman</p>	<p>Provide land, housing or facilities as noted above</p>	<p>Key organisations embedded in Village Centre</p>

TABLE 2.4 PUBLIC REALM & LANDSCAPE

APPROACH	BUSINESS AS USUAL RESPONSE	SHORT-MEDIUM RESPONSE	LONG-TERM RESPONSE
Provision of Open Space	Incremental improvements on a project-by-project basis – no overall plan for or hierarchy of open spaces	Landscape strategy including the provision of lighting, shade and running water A focus on functional, sustainable, low maintenance open spaces	Low-maintenance environmentally sustainable open spaces with a clear, legible hierarchy connected via cultural corridors and pedestrian routes Maintenance and Upgrades Plan to ensure ongoing improvements
Provision of Improvement to Streets, Public Accessways, etc.	Street lights along major roads Linking currently disconnected pedestrian paths identified as walking trails	Provision of future lighting and incremental increase of shade along major movement networks with a landscape strategy	New road network to connect village centre, and new pedestrian cultural corridor network
Private Lots Landscape Response	Formal front yards with informal backyards primarily based on the resident's landscape design with underutilised land	Alternative secure fencing that allows view of street to be a principle of refurbishment Water sensitive landscaping	Landscaping principles that address shade, comfort, safety and environmental sustainability with appropriately considered outdoor spaces for future housing that is useable and sized appropriately
PRESENTED IN THIS REPORT			
Access In and Out of East Newman	Connections out of East Newman are based poorly lit unshaded connections which are either well utilised concrete or unsurfaced footpaths	A landscape strategy which builds on the requirements for shade and light along existing utilised movement corridors Additional footbridges over swales, and safe crossings at vehicular entry points	Partnerships with surrounding landowners to recognise pedestrian movement corridors to enable sympathetic approaches to development and access

TABLE 2.5 LEADERSHIP AND GOVERNANCE

APPROACH	BUSINESS AS USUAL RESPONSE	SHORT-MEDIUM RESPONSE	LONG-TERM RESPONSE
Key Organisation Commitments	It has been identified that an East Newman-specific approach is required, but is currently ad-hoc and dependant on each organisation's needs	Commitment to a new approach for East Newman, underpinned by the other approaches listed below	East Newman model as a framework for new approaches within each key organisation more broadly and across Newman and Western Australia
Action Research: the "Step-by-Step" Approach	The Home in East Newman project initiated due to the need for an alternative to a standard precinct-planning approach; a holistic strategy with quick-wins needed	Low to medium response options implemented across all areas Ensure a Steering Committee or similar body, and feedback loops are in place to assess outcomes of low to medium response, and to prepare for long term response (e.g. early preparation of Scheme Amendments)	Long term response options can be informed by and evolve based upon the outcomes of low to medium responses Ongoing engagement and operation of the Steering Committee or similar body, and ongoing assessment of outcomes
The Martu and Nyiyaparli Perspective	The Home in East Newman project identified as requiring Martu and Nyiyaparli engagement as a core element	The commitment to the new approach reflects the Newman Futures Cultural Compact and willingness to be informed by the Martu and Nyiyaparli perspective	Engagement and relationships facilitate ongoing support of and involvement in East Newman Representation on Steering Committee
Community Leadership and Pride	Leadership undertaken by Martu Elders but there is currently a lack of a sense of Community, Leadership and Pride within people living in East Newman	Sense of community, safety and the physical environment require community leadership and pride. Refurbishment, landscaping, activation and placemaking opportunities	Ongoing community involvement and sense of ownership results in sustainability of outcomes
Custodianship, Training and Employment	Employment in East Newman is currently focused on maintenance and refurbishment of public realm and homes	Quick-wins and first steps in each of the strategic focus areas provides	Construction and maintenance of public realm provides employment and training opportunities, and custodianship by the East Newman Community

POTENTIAL RESPONSES

Three potential planning responses to f East Newman, and what they may look like under a 'Business As Usual', Short-Medium Term and Long Term approach, are investigated and evaluated relative to each other in this report.

Each of the options consider East Newman's potential in relation to:

- Density;
- Zoning;
- Potential future dwelling numbers;
- Land ownership;
- Interface with surrounding land;
- Potential for lot amalgamation;
- Improvements in access and movement;
- Percentage of landscape mix; including buildings, roads, canopy cover, etc.; and
- Village Centre and service provision.

The outcome for each of these potential responses is summarised in the conclusion of this report (in tables by each Theme).

03

**‘BUSINESS AS USUAL’
RESPONSE**



3.3 MASTERPLAN

Figure 2 presents a 'Business As Usual' (BAU) response to East Newman based on current planning and design guidelines from the *East Newman Local Planning Policy No. 1 (25 Oct 2013)* and the *Shire of East Pilbara Town Planning Scheme No. 4 Map 10 of 10 (22 Feb 2019)*. This BAU response would largely feature changes in relation to improvements of existing housing in the area, with a consideration around how future built form can be developed more appropriately within the confines of the current planning framework noted above.

The following pages articulate each of these improvements with examples of what the outcome could look like using a BAU view of various issues. A summary of the data and calculations of the BAU response is presented at the end of this report in the summary section.

LEGEND

- Existing Parks and Open Space
- High Fencing Around Parks and Open Space
- Existing P.A.W.

Note: Drawings not to scale.

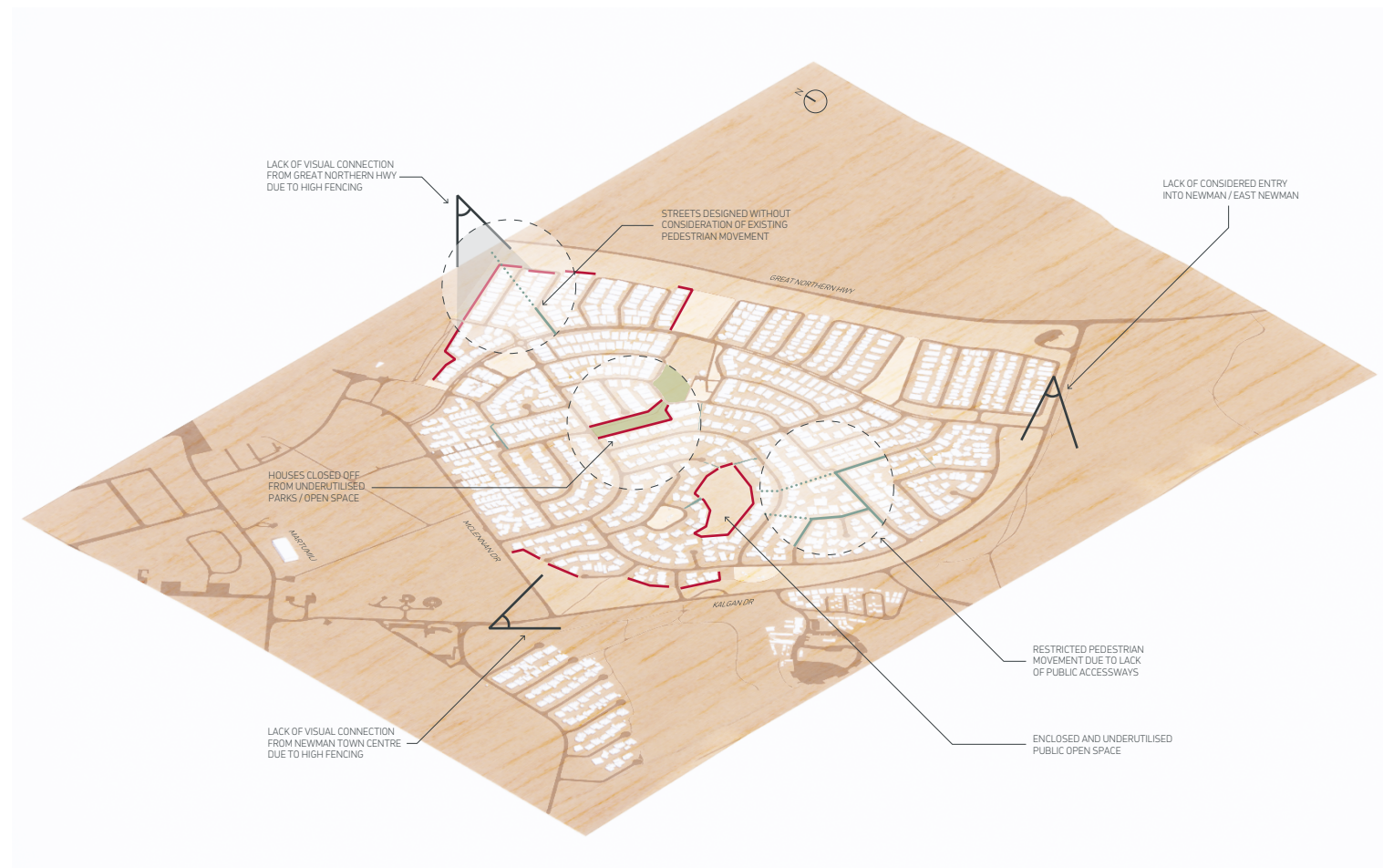


Figure 2: Masterplan of East Newman based on current planning and design guidelines, including full development of current vacant land.



3.2 MASTERPLAN (3D VIEW)

Figure 3, opposite, articulates the areas in which the BAU response provides a relatively poor built form outcome for East Newman and connectivity for pedestrians is impacted by missing access routes. Further, visual linkages are impeded by high fencing, obscuring views to parks or streets. Although, in some instances, the security and privacy of fencing is desired the overall neighbourhood experience is impacted by fencing that is both high and fully opaque. Each point noted in the figure is articulated and expanded upon further in this report.



LEGEND

- Existing Parks and Open Space
- Pedestrian Movement
- High Fencing Around Parks and Open Space
- < Major Views Toward East Newman

Note: Drawings not to scale.

Figure 3: Isometric drawing indicating a 'business as usual' response.

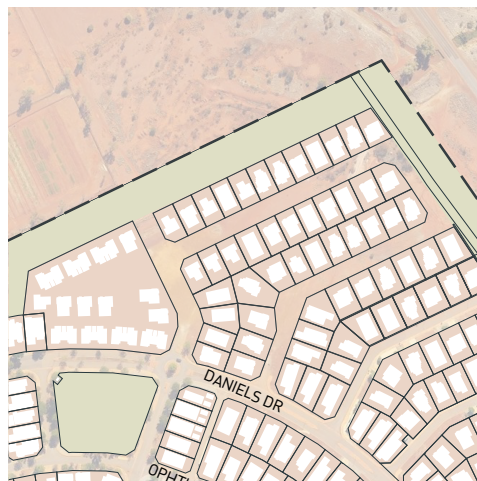


Figure 4: Proposed Development WA lots.

3.3 NORTH-EASTERN LAND HOLDING (DEVELOPMENT WA)

The planning of the northern Development WA land follows the proposed masterplan from the *East Newman Local Planning Policy No. 1 (25 Oct 2013)*, and proposes a density of R20 single residential lots with a minimum lot size of 440sqm and one Grouped or Multiple Dwellings Lot.

The single residential lot frontages are generally consistent with 21m x 37m lots. The northern and eastern boundaries propose a nominated swale to the edge, in keeping with the plan for the eastern edge of the existing Development WA lots to the south.

Road reserves are similar in width (19m - 21m) to the southern portion of Development WA land. Footpath locations, finish and landscaping outcomes are anticipated to be similar to the southern portion of land.

This development approach lacks consideration of the:

- Connection to landscaped corridors or retention of sight lines into and out of East Newman,
- Increases in density in appropriate locations,
- An extension of the edge condition of Daniels Drive largely provided with lots fronting Daniels Drive, and
- Outcome of external private open space on private residential lots.
- Integration of existing Martu trails through the development land extending north,
- Image from Great Northern Highway which the development creates, once built out with housing,

Note: Drawings not to scale.



3.4 SENSE OF ENTRY

East Newman is currently accessed by vehicle from the intersection of Great Northern Highway and Kalgan Drive. The initial view, when entering via Daniels Drive or Coronna Way, is of the undeveloped DevelopmentWA land and the housing fronting Nimingarra Drive. However, the existing privately-owned homes lack a coherent approach to the frontage onto Nimingarra Drive in regards to density, outlook, landscaping and hardscape provision.

In addition, verges in this area are unkempt and are dominated by their unshaded concrete footpaths, which extend along the edges of roads. This results in seemingly continuous dirt verges, rather than considered entrances that reflect the aspirations of East Newman and the larger Newman area. Sporadic planting throughout the swale along Nimingarra Drive provides an element of landscaping. However, this area lacks a consideration of how landscaping will mature in the long-term. Furthermore, a BAU response would largely see the above points retained or potentially worsened over time.

As this area becomes the first arrival point for those living in or visiting Newman and East Newman, the initial image presented by East Newman is an important factor in conveying the desired character of Newman.

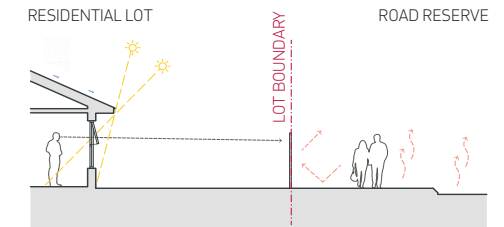


Figure 5: BAU (Existing) on streets.





3.5 FRONTAGE ONTO PARKS

Existing private housing fronting parks, swales and open spaces with East Newman (i.e. either side of rear lot boundaries) is largely characterised by solid 1800mm high colorbond fencing, which extends the full extent of the boundary lines.

The homes are not designed to promote the ability to front the home with designated shaded outdoor space, which can provide a pleasant external outlook. This results in a separation of the homes/lots from the parks, squandering the potential outlook and access that residents could enjoy.

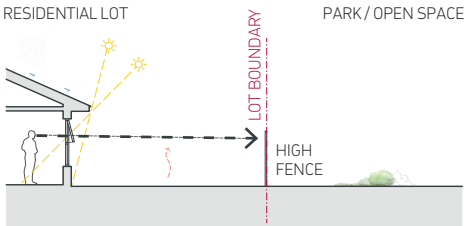


Figure 6: BAU (Existing) on parks.





4.6 LANDSCAPE MIX

Figure 16, opposite, reflects the current landscape mix by type in East Newman, together with a consideration of future development based on current requirements under the planning and design guidelines.

The BAU landscape mix is largely characterised by unkept open space and verges which equal some 62% of the current land within East Newman. The unkept open space is a result of large open spaces underutilised or the front and back yards which lack in any landscape quality and in some cases are far too large to maintain and utilise effectively.

Verges within East Newman are in most instances characterised by unshaded concrete footpaths (sometimes on both sides of a road) with the remaining verge left as dirt. The over-provision of underutilised, unshaded concrete footpaths and wider road reserves has the potential to increase the current heat island effect of East Newman, resulting in increased temperatures within the neighbourhood.

In relation to tree canopy cover, at just 6% East Newman is relatively low in contrast

to some other areas in Newman (Mindarra Drive to Wurangura Street at 13%). Therefore, with both the opportunity to reduce heat island effects and the visual benefits that canopy cover offers, every effort should be made to maintain the existing tree canopy both within private residential lots and to street verges through a tree retention strategy.

The short-medium term response considers an increase in tree canopy cover to 10% with the high response tree canopy cover at 13% to bring East Newman in line with the Mindarra Drive to Wurangura Street outcome. These figures provided in the Development Summary Table 6.1. The Unkept Open Space percentage noted in the the figure opposite in relation to improvement is dependant upon both individual landowners in relation to private lots and the Shire of East Pilbara in relation to improvements in the public realm. Incentives for private landowners including the provision of reticulation to front and backyards can improve the percentage provided under the BAU Response.

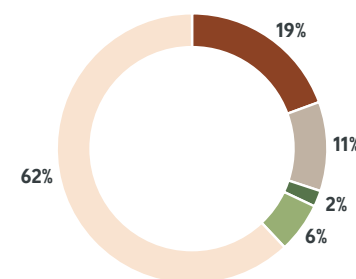


Figure 7: Landscape mix BAU Response

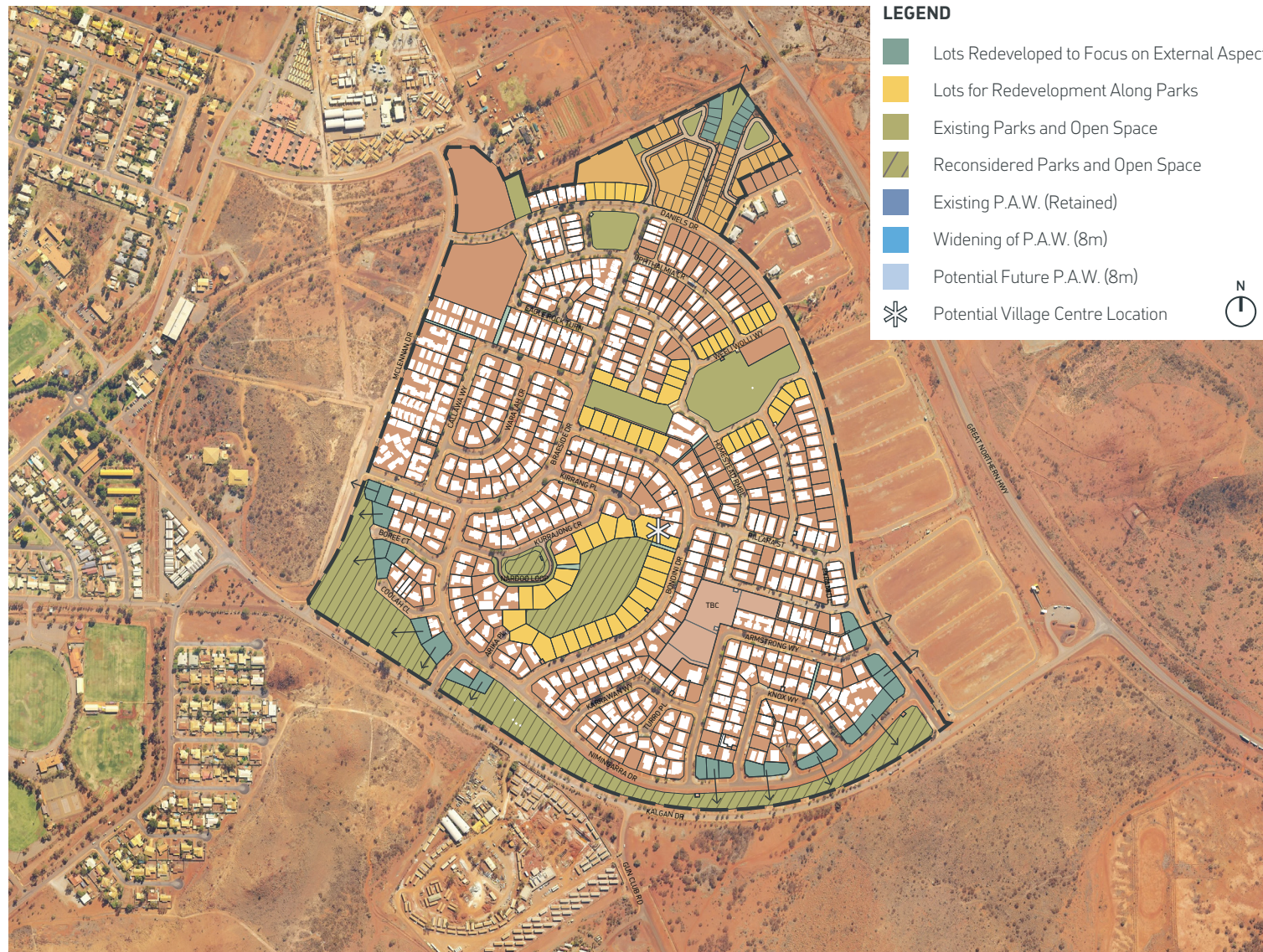
LEGEND

- Buildings
- Roads
- Kept Lawn
- Canopy Cover
- Unkept Open Space (including Front Verges)

Note: Drawings not to scale.

04

SHORT-MEDIUM TERM
RESPONSE



4.1 MASTERPLAN

The opposite figure articulates the areas in which the short-medium term response could offer improvements in the potential planning and built form outcomes for East Newman. Largely these possible changes focus on redeveloping existing housing in the area in a more thoughtful and climate responsive manner. For example, wider public access ways (P.A.W.) and improved park adjacent lots, as well as those to focus better on external aspect opportunities, are some of the changes that could yield improvements.

In addition, redeveloping lots that abut parks to better take advantage of the green aspect would be a short-medium term response that would improve East Newman's amenity.

The first phases of the Village Centre are also provided in this response.

Figure 8: Short-medium term response to the future development of East Newman.

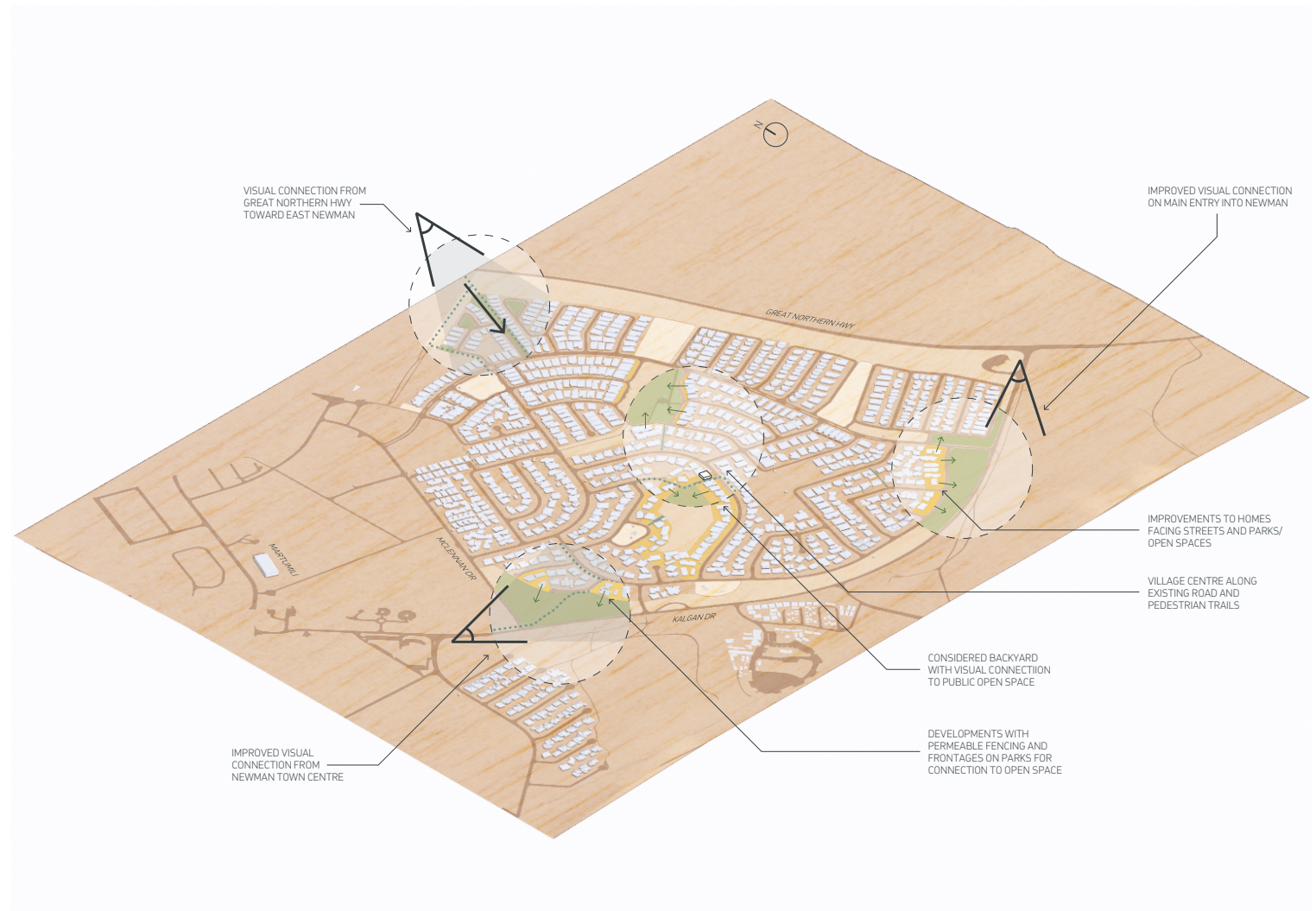
Note: Drawings not to scale.



4.2 MASTERPLAN (3D VIEW)

Figure 8, opposite, articulates the areas in which the short-medium term response provides potential improvement in the planning and built form outcomes for East Newman. Concepts that create better pedestrian linkages and permeable fencing, to encourage views onto the outdoor spaces of private homes into parks, are some of the suggestions to improve the neighbourhood experience and its links to the Newman Town Centre. This also includes improving the sense of entry into East Newman.

Each point noted in the figure is articulated and expanded upon further in this document.



LEGEND

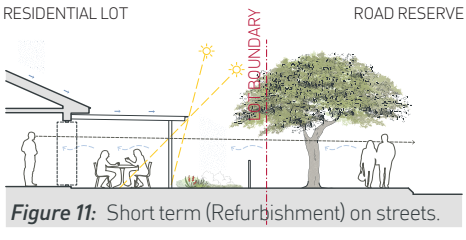
- Lots for Redevelopment Along Open Space
- Existing P.A.W. (Retained)

Note: Drawings not to scale.

Figure 9: Isometric drawing of East Newman in a short-medium term response.



Figure 10: Short-medium term response to future development of the edges of East Newman.



4.3 SENSE OF ENTRY

Creating a greater sense of arrival experience involves reconsideration of the image East Newman projects onto: those visiting Newman exiting from Great Northern Highway onto Kalgan Drive; the surrounding area; and the people of Newman. The south-western corner of East Newman is the first major residential development sighted by first time visitors to Newman, and it could consider improvements which reflect the unique characteristics of residential development within Newman.

The short-medium term response reconsiders the interface of private residential lots externally. These minor improvements can be procured through external landscaping and minor built form outcomes together with the improvements to the landscaped edge condition of existing swales, pedestrian corridors and underutilised open space. The Development WA area to the north has been redesigned to also consider the above points when travelling south along Great Northern Hwy.

LEGEND

- Lots Redeveloped to Focus on External Aspect
- Existing Parks and Open Space
- Entry Points into East Newman
- < Major Views Toward East Newman

Note: Drawings not to scale.



4.4 FRONTAGE ONTO PARKS

Figure 11, opposite, nominates existing housing lots for redevelopment to capitalise the frontage private residential lots can provide onto parks to improve the amenity to the landowner/resident. The suggestion is to reconsider the existing hardscape and softscape methods through minor improvements. It is expected these can largely be achieved through better external landscaping and minor built form changes, together with improvements to the neighbouring public open space.

The Development WA land has also been redesigned to front onto existing swales and public open space.

LEGEND

- Lots for Redevelopment
- Existing P.A.W. (Retained)

Note: Drawings not to scale.

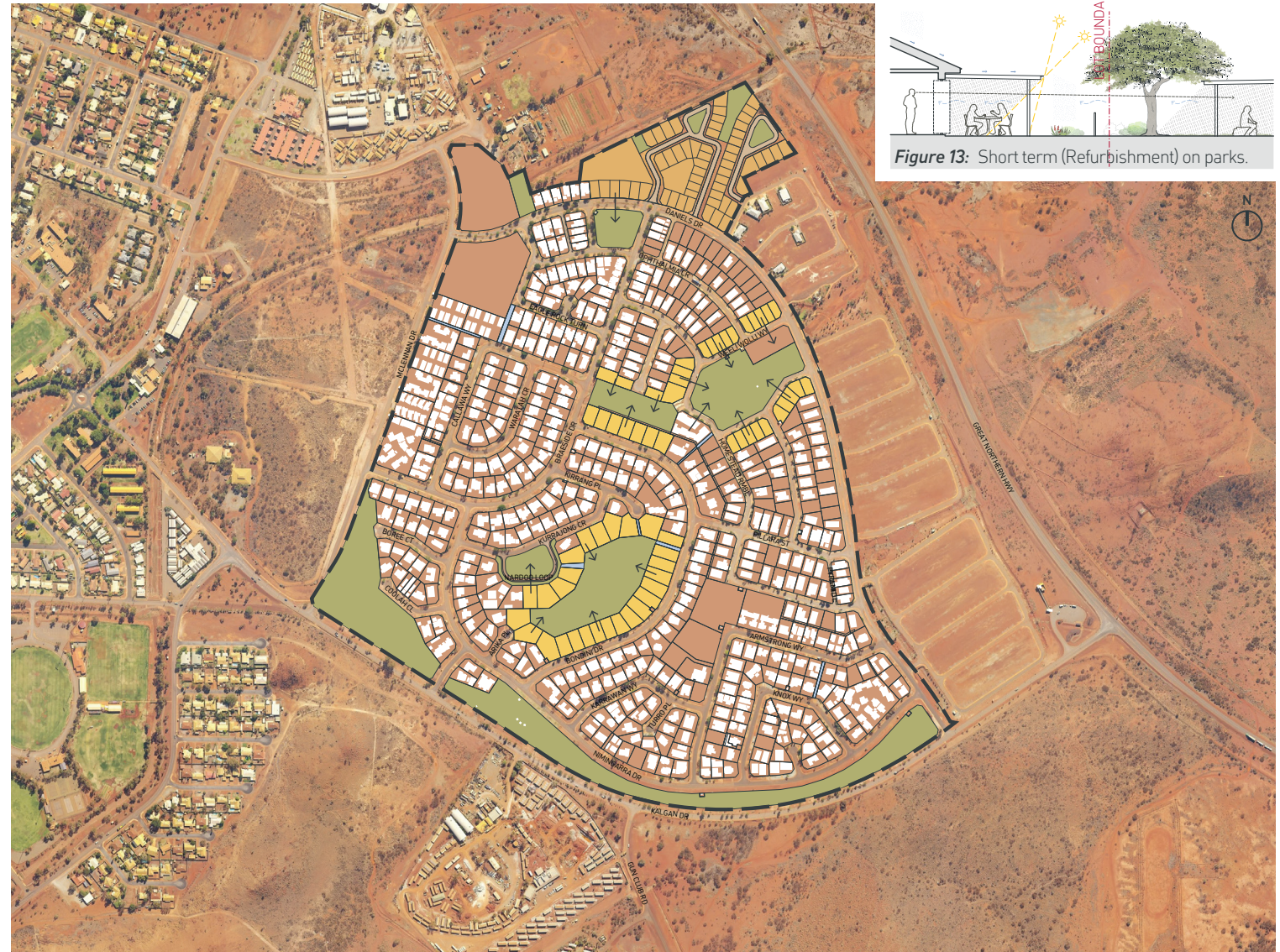
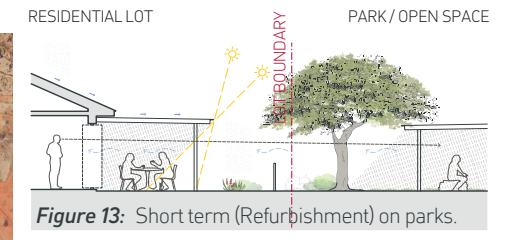


Figure 12: Potential redevelopment and refurbishment with consideration of public open space in a short-medium term response.



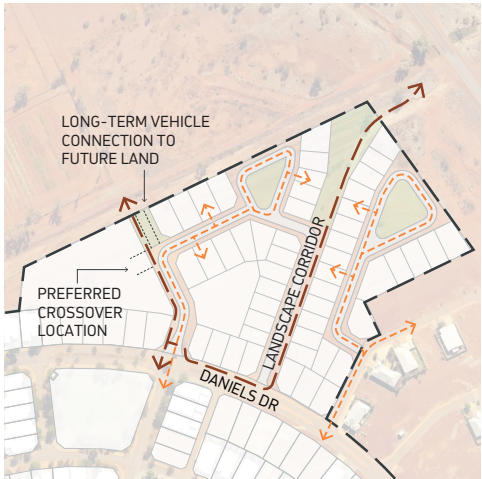


Figure 14: Pedestrian and Vehicular Access / Egress.

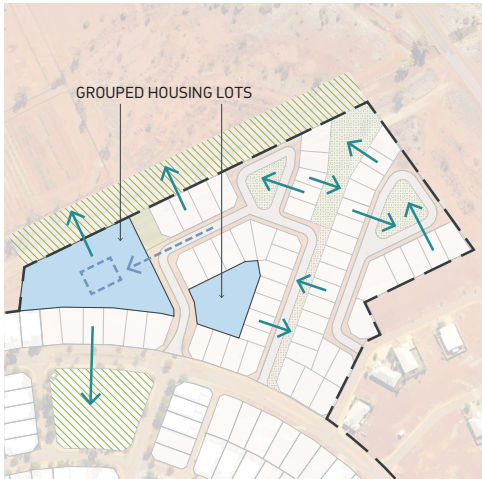


Figure 16: Aspect and frontage onto parks.

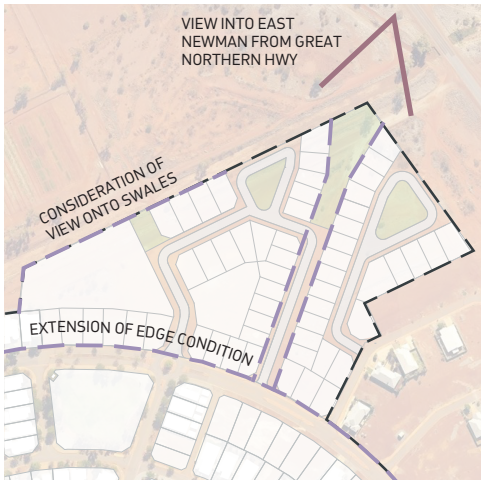


Figure 15: Edge conditions.

LEGEND

- Vehicle Access
- Martu Pedestrian Trails / Landscape Corridor
- Aspect from Housing
- View Into and Proposed Location of Communal Open Space
- Existing Open Space, Swales and Parks
- Future Green Pedestrian Corridors and Public Open Space
- External Views to East Newman
- Edge Conditions

4.5 NORTH-EASTERN LAND HOLDING (DEVELOPMENT WA)

This portion of land has not been developed into saleable lots as per the southern portion of land outside the catchment zone. Therefore, under this response we have proposed a rethink of how this land may be developed in the future, whilst maintaining or improving, where appropriate, the yield and outcome for potential purchasers.

This approach formalises the Martu pedestrian movement corridors, which have been mapped through recent engagements and highlighted in Figure 13. This Martu Trail is defined by a landscaped corridor that provides the opportunity for housing to front onto and connect with vegetation, enabling a safe movement corridor for residents. There is a focus on separating pedestrian and vehicle movement for many of the lots in this area.

This design response fronts housing onto parks, public open spaces and swales to enable an improved outlook for homeowners and occupiers. The edge condition of Daniels Drive has been strengthened by continuing the existing housing fronting this street, as shown in Figure 14.

The image of East Newman when seen travelling south down Great Northern Highway is taken into account in this alternative proposal through both a green edge and sightlines towards the centre of East Newman.

Additionally, grouped housing lots are located appropriately with access proposed in locations to enable views into major communal outdoor spaces.

Further discussions with Development WA and the Shire of East Pilbara will be required in order to formalise the replanning of this portion of land.

Note: Drawings not to scale.



5.6 DENSITY MODEL

The adjacent image depicts the potential density model with considerations around allowable heights per lot and frontages onto Parks, Open Spaces and Public Accessways. As this is a proposal this will need to be discussed in collaboration with the Shire of East Pilbara and included in any future planning policies.



LEGEND

- Lots to Front Street and P.A.W.
- 1-2 Storey (2 Storey Fronting Park)
- 1-2 Storey (2 Storey on Park)
- 1-2 Storey Corner Lot (2 Storey on Corner)
- 2 Storey
- Aspect Towards Street
- Required To Be Maximum 2 Storey on Corner

Note: Drawings not to scale.

Figure 17: Potential density model for East Newman

05 

LONG-TERM RESPONSE



5.1 LONG-TERM PLAN

Figure 17, opposite, articulates potential areas of improvement in planning and built form through a long-term response. This includes both improvements to existing housing and the approach for future development in the area. Leveraging the BHP owned lots identified in Figure 17, as well as those lots that can deliver a park or external aspect, will collectively deliver an improved outcome for East Newman. Widening existing and creating additional P.A.W.s can increase permeability through to parks and open spaces with an increase in safety.

As the long-term response is largely proposing areas for redevelopment over refurbishment, additional detail regarding residential design is provided.

A summary of the data and calculations of the high response is presented at the end of this document.

The long-term response also demonstrates how the Martu trails can inform several improvements in public realm, i.e. footpaths, P.A.W., public open space, and road design, and informs the Village Centre location. Furthermore, as shown in Figure 17, a cultural corridor is proposed, which could convey the story of Martu and Niyaparli people in Newman. Examples of these are reflected in the Landscape Strategy Report.

Note: Drawings not to scale.

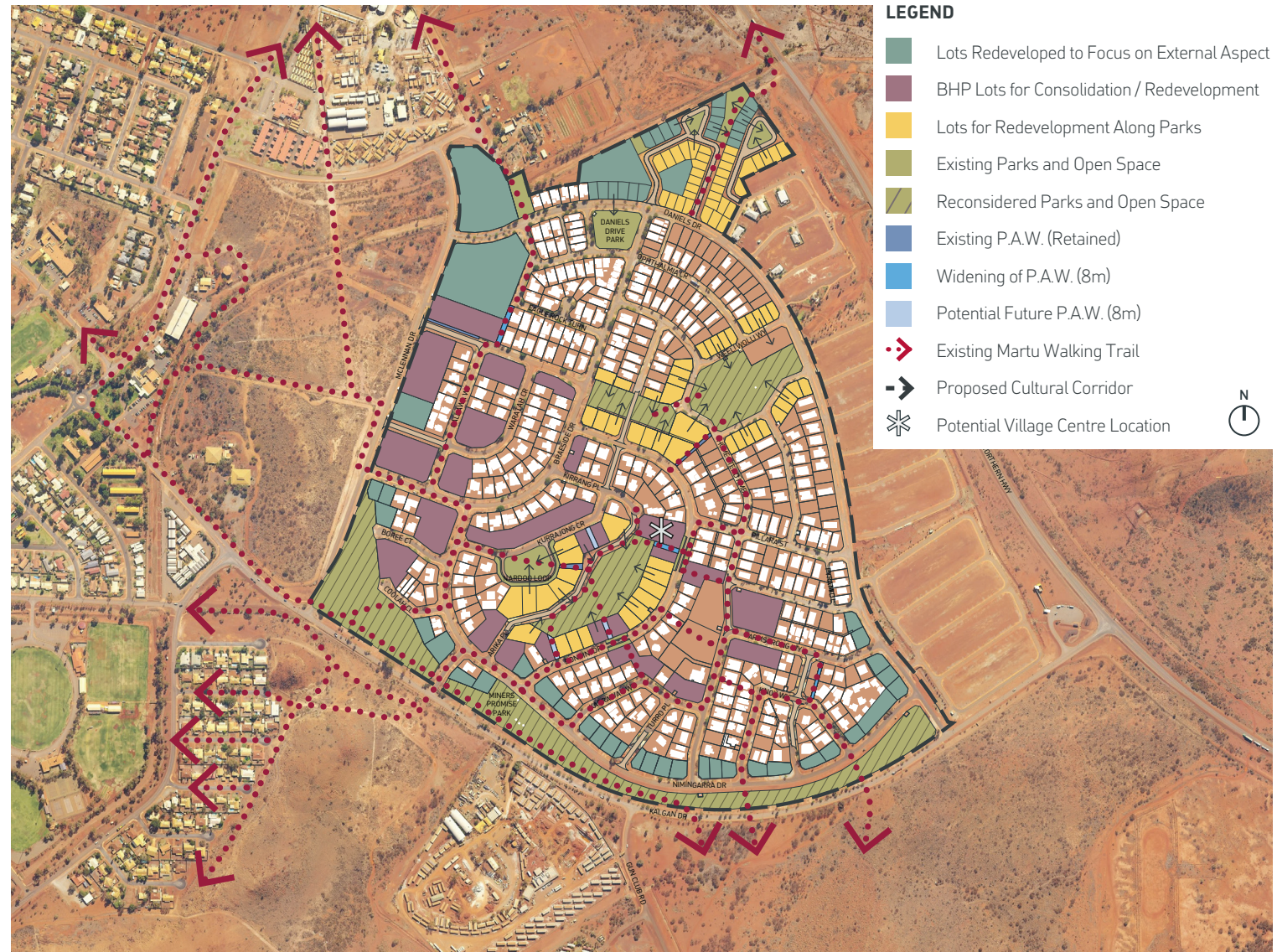


Figure 18: Long-term Response to the future development of East Newman.



5.2 MASTERPLAN (3D VIEW)

Figure 18, opposite, identifies potential areas of improvement in planning and built form through a long-term response. Strategic positioning of greater density and redevelopment of lots including some grouped dwellings is complemented by views to parks and greater advantage being taken of frontages to open space through the design and permeable fencing.

Each point noted in Figure 18 is expanded upon further in this document.



LEGEND

- Lots for Consolidation / Redevelopment
- P.A.W.
- Existing Parks and Open Space
- Dwellings with Frontages on Parks
- ➔ Pedestrian Movement
- ➔ Proposed Cultural Corridor

Note: Drawings not to scale.

Figure 19: Isometric drawing of East Newman in a long-term response.



5.3 SENSE OF ENTRY

This approach reconsiders the sense of entry that is in keeping with the previous short-medium term response, yet reflects a redevelopment of the residential lots rather than the refurbishment approach presented in the other responses.

The long-term response reconsiders the interface of private residential lots externally. Improvements to landscaping and greater attention to the external aspect of lots, especially at the six entry points, are critical. These entry points relate to enhancing the edge condition of existing swales, pedestrian corridors, and underutilised open space in line with the landscaping strategy.

Ensuring the views toward East Newman are more attractive and present visitors with a local housing perspective that is reflective of the character of the place.

LEGEND

- Lots Redeveloped to Focus on External Aspect
- Existing Parks and Open Space
- Entry Points into East Newman
- Major Views Toward East Newman

Note: Drawings not to scale.

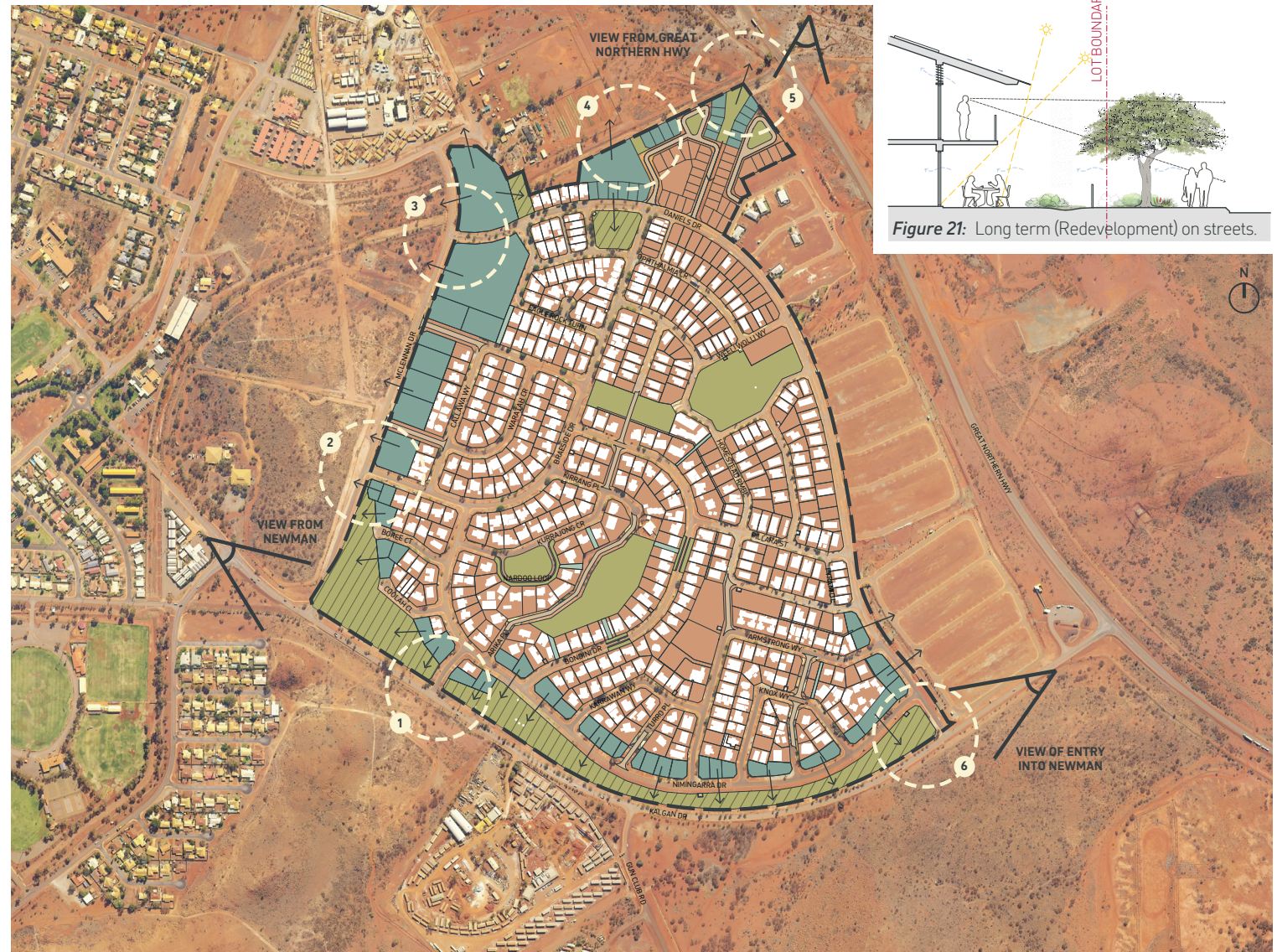
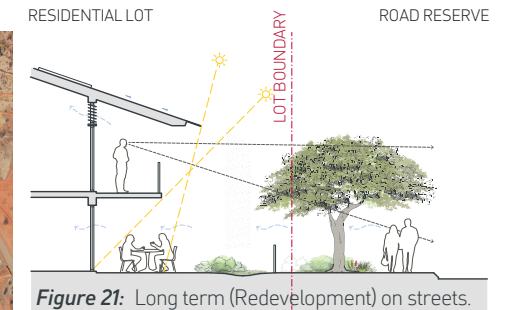


Figure 20: Long-term response to future development of the edges of East Newman.



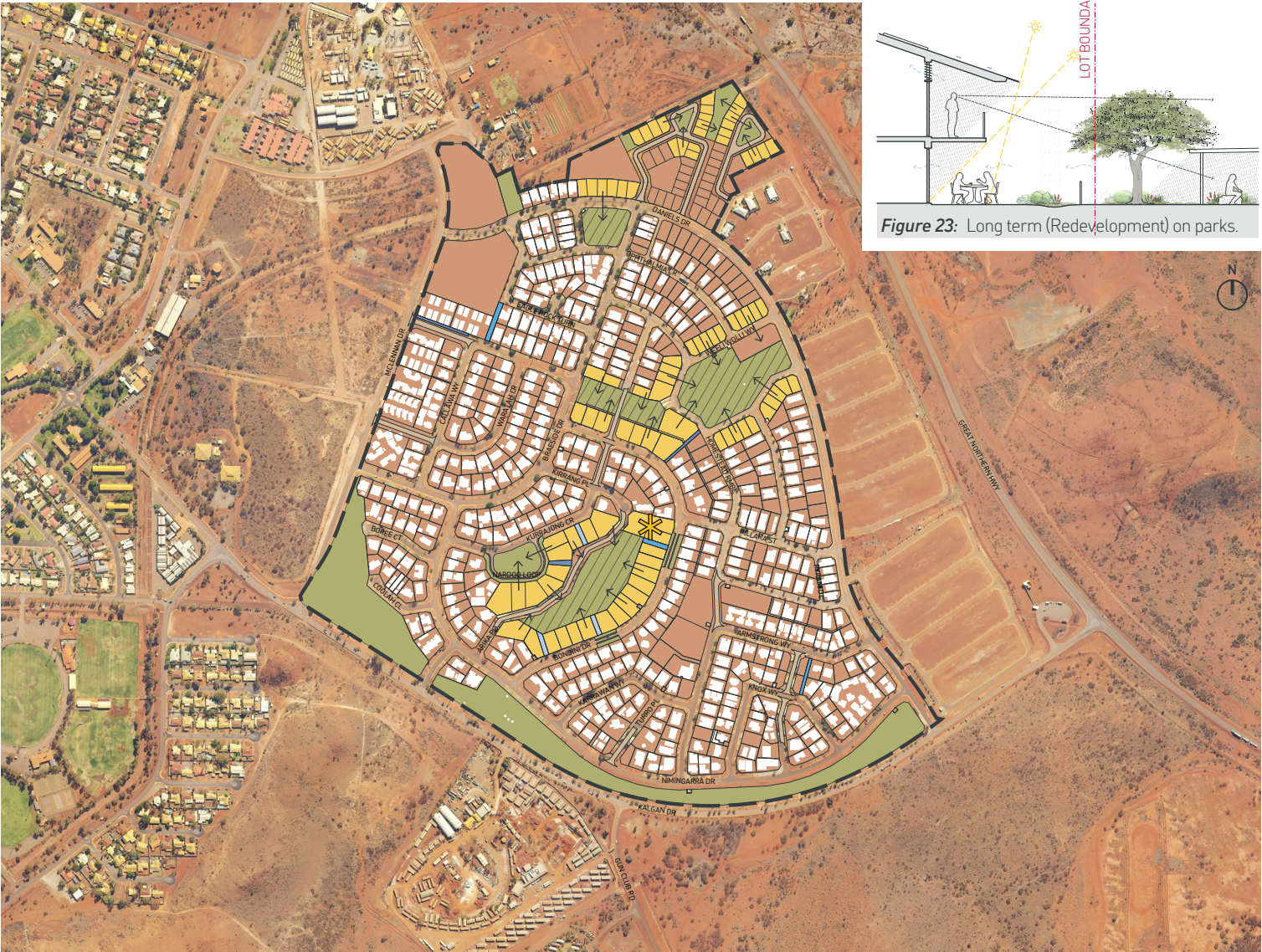
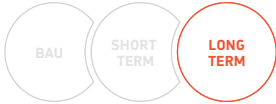


Figure 22: Potential redevelopment and refurbishment with consideration of public open space in a long-term response.

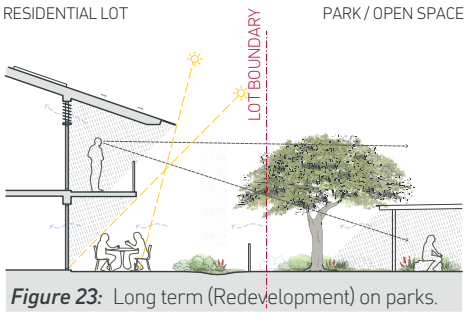


Figure 23: Long term (Redevelopment) on parks.

5.4 FRONTAGE ONTO PARKS

The intent is to enable reconsideration of the way that the frontage of future developed private residential lots onto parks can improve the amenity to the landowner/resident. In the long-term response, redevelopment of the residential lots is strongly encouraged rather than the refurbishment approach presented previously.

This redevelopment may include the potential for an increase in yield on lots, better considered setbacks and frontages. It also encompasses housing types that encourages full utilisation of the park frontages in terms of both access and landscape outcome.

LEGEND

- Lots for Redevelopment
- Existing P.A.W. (Retained)
- Widening of P.A.W. (8m)
- Potential Future P.A.W. (8m)

Note: Drawings not to scale.



5.5 CONSOLIDATION OF LOTS

The long-term response proposes the potential for amalgamation of residential lots in specific locations where an increase in yield and density is appropriate. These locations are highlighted in Figure 23 and are generally on:

- Existing corner lots enabling dual access from major and secondary streets
- Lots fronting open space or public accessways where amalgamation can provide housing fronting multiple front-ages i.e. parks, road reserve, P.A.W., or wider and more appropriate P.A.W.s
- Existing strata lots
- Lots fronting the edges of East Newman
- Lots where overshadowing and over-looking into neighbouring private open space can be managed through good design outcomes and potential design guidelines mitigating these factors

LEGEND

- Lots for Consolidation / Redevelopment
- Existing P.A.W. (Retained)
- Widening of P.A.W. (8m)
- Potential Future P.A.W. (8m)

Note: Drawings not to scale.



Figure 24: Potential locations for increased density redevelopments as part of a long-term response.



Figure 25: Existing entry point to the P.A.W. located on Bondini Drive.



Figure 27: Locations of road reserve improvements.



Figure 26: Potential entry point to Bondini Drive P.A.W. with road narrowing in a long-term response.

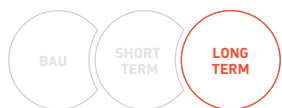
5.6 ROAD RESERVES

The adjacent images present an example of how a pinch point and road narrowing along Bondini Dr at the existing P.A.W. could create a more pedestrian-friendly environment.

Narrow lanes have the potential to reduce speeds by making drivers wary of other road users. Trees and planting along the street edge indicate that the street is a residential environment and not a major through-road. Pinch points, as seen in Figure 25, require facing traffic to stop for one another, and allows safer points for pedestrians to cross roads.

In addition, the change in orientation of Armstrong Way from a North-South orientation to an East-West orientation has been discussed through engagement as an area in which the road reserve can be amended, i.e. a raised paved road surface to slow traffic and improve the pedestrian experience. Additional measures such as this should be considered along the cultural corridor to improve the pedestrian experience.

Note: Drawings not to scale.



5.7 NORTH-EASTERN LOTS

This approach to the north-eastern lots expands on the existing major design principles presented earlier. Over the long-term higher density fronting the landscaped pedestrian corridor in the centre of the development is possible.

This reconsideration of land provides a higher yield and potential to provide housing on narrower lots. Such lots can better provide well-shaded outdoor spaces, and also the potential for one bedroom apartments to the rear of each lot. These second ancillary dwellings could provide home owners with the opportunity to rent out their second dwelling on short- to medium-term leases, which is an area of the housing market that is currently unavailable in East Newman. Figure 28 provides an example of how this second ancillary dwelling could be designed.

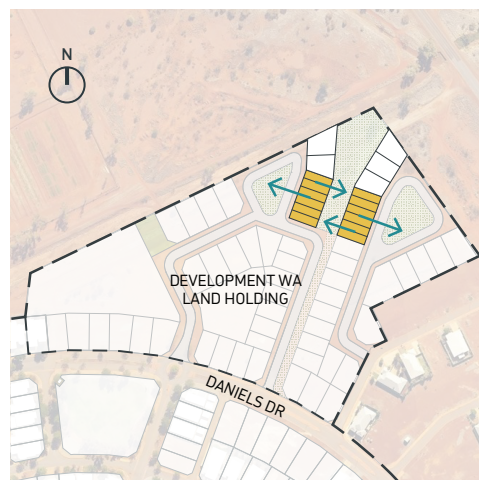
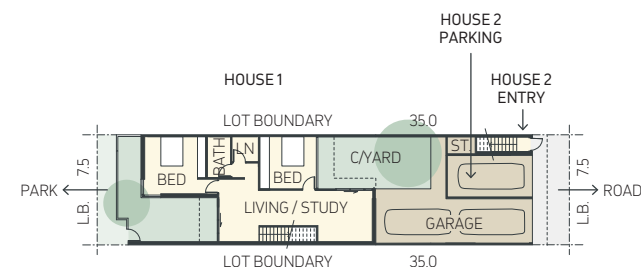


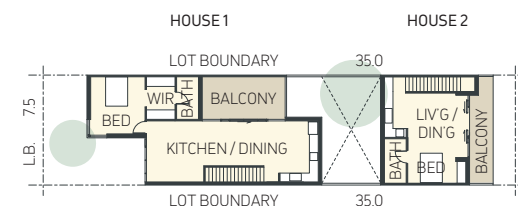
Figure 28: Aspect and frontage onto parks.

LEGEND

- Views to Public Open Space
- Higher Density Dwellings
- Future Green Pedestrian Corridors and Public Open Space



GROUND FLOOR PLAN



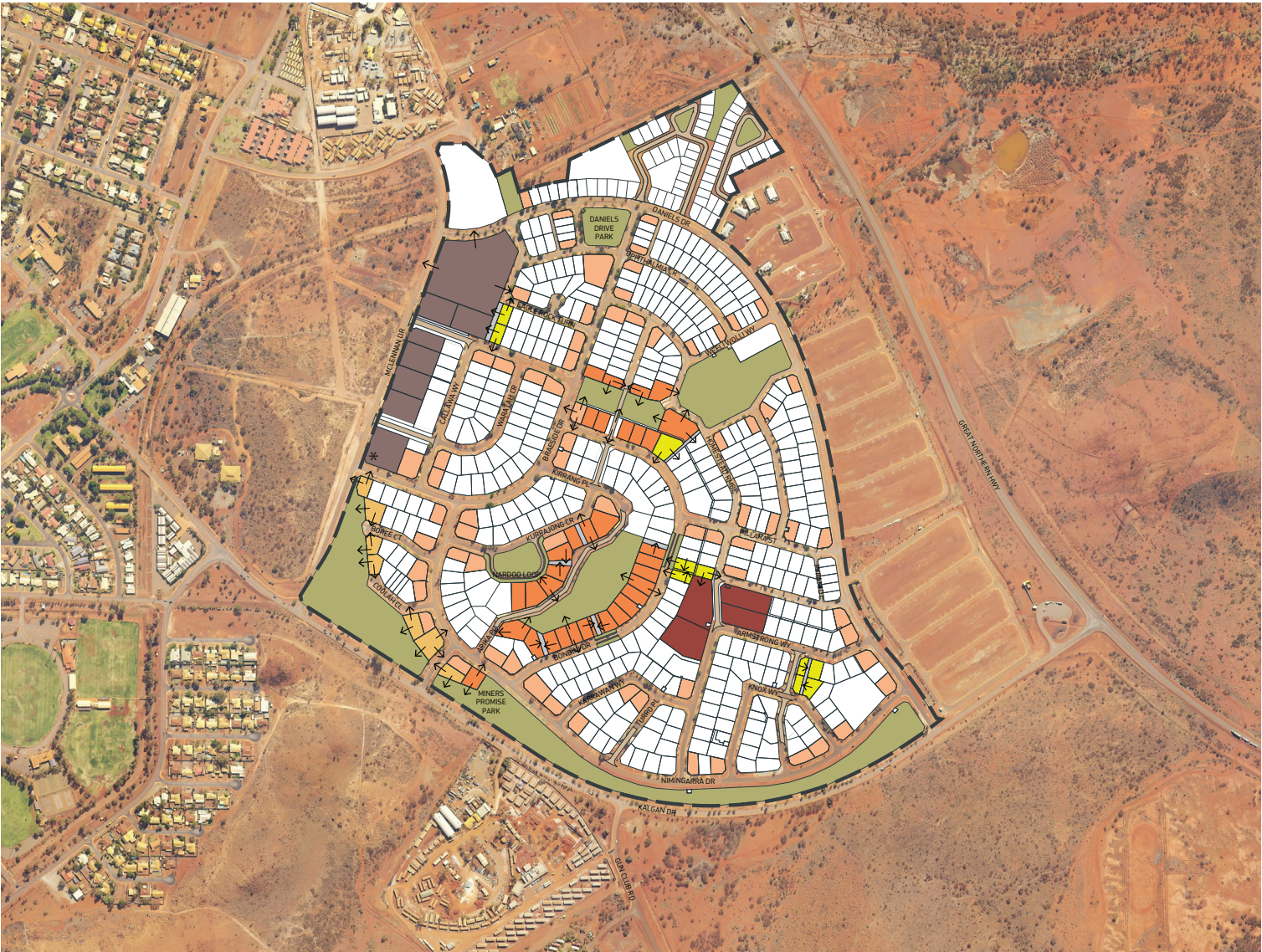
FIRST FLOOR PLAN

Figure 29: Example of two dwellings on a narrow 7.5m lot.



5.8 DENSITY MODEL

The adjacent image depicts the potential density model with considerations around allowable heights per lot and frontages onto Parks, Open Spaces and Public Accessways. As this is a proposal this will need to be discussed in collaboration with the Shire of East Pilbara and included in any future planning policies.



LEGEND

- Lots to Front Street and P.A.W.
 - 1-2 Storey (2 Storey Fronting Park)
 - 1-2 Storey (2 Storey on Park)
 - 1-2 Storey Corner Lot (2 Storey on Corner)
 - 2 Storey
 - 2-3 Storey
 - Aspect Towards Street
 - Required To Be Maximum 2 Storey on Corner
- Note:** Drawings not to scale.

Figure 30: Potential density model for East Newman



5.9 ROAD NETWORK

The high response provides a potential reconsidered road network for East Newman. This long-term approach will require collaboration with private landowners and the Shire of East Pilbara, and will provide:

- Improved access in and out of East Newman through additional entry points;
- A permeable porous West and South-Western edge condition;
- Connections between public open spaces, created by additional roads fronting onto or connecting open spaces;
- An improved sense of connection outwards, by creating view corridors to the landscape beyond;
- Provide access to open spaces to improve visitor parking opportunities, improve surveillance onto open space and better integrate the open space into East Newman;
- Improved pedestrian access across East Newman through the introduction of future road reserves; and
- A cooling mechanism as the roads allow breezes to permeate into East Newman.

In considering a number of these future road reserves several existing strata lots may cater for dual frontages from primary and secondary streets enabling an improved street character and alternative planning and housing approaches than the standard single frontage common driveway as is currently provided.

Note: Drawings not to scale.

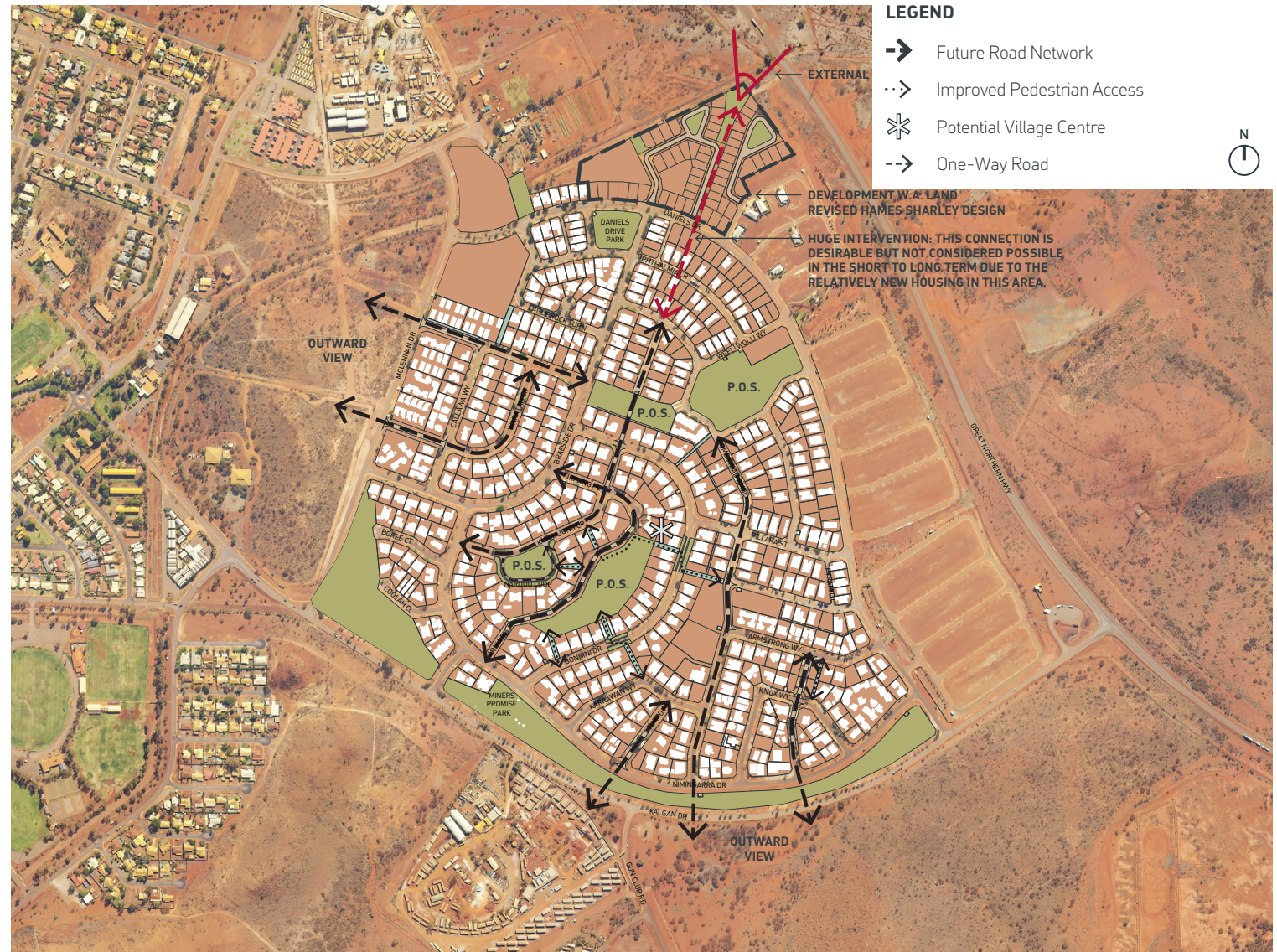


Figure 31: Potential revised road network.

06

SUMMARY OF POTENTIAL DEVELOPMENT RESPONSES

6.1 SUMMARY

Table 6.1, reflects the variance between each response presented, to enable an understanding of the outcome each response provides.

Further engagement with stakeholders will determine the preferred response to East Newman, which will then be presented at a later phase of the 'Home in East Newman' project.

TABLE 6.1 SUMMARY OF DEVELOPMENT RESPONSES

ITEM	'BUSINESS AS USUAL' RESPONSE	SHORT-MEDIUM TERM RESPONSE	LONG-TERM RESPONSE
Density	1-2 Storeys	1-2 Storeys	1-3 Storeys
Housing			
Number of Dwellings	630	*	*
Potential BHP Billiton-Owned Dwellings	230	308*	341*
Potential Department of Communities-Owned Dwellings	101	118*	120*
Land Ownership			
Number of Lots Potentially Redeveloped	0	142*	142*
Land Breakdown Percentages			
Buildings	19%	*	*
Roads	11%	11%	12%
Kept Lawn	2%	4%	6%
Canopy Cover	6%	10%	13%
Unkept Open Space Including Front Verges	62%	N/A	N/A

LEGEND

* Figures above are provided as a GUIDE ONLY and are an estimate based on the Housing Approaches

Report as part of the 'Home in East Newman' Project. Further detailed analysis of each lot with discussions on the preferred housing models with each stakeholder is required to confirm the figures noted above.

NOTE

The figures above do not include the existing developed or undeveloped land under control by Development WA. The Unkept Open Space percentage noted in the table above is dependant upon both individual landowners in relation to private lots and the Shire of East Pilbara in relation to improvements in the public realm. Incentives for private landowners including the provision of reticulation to front and backyards can improve the percentage provided under the BAU Response.

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