

COPY

Improvement Plan No. 65

Station Precincts



June 2026

Improvement Plan No. 65

Station Precincts

Introduction

1. Under section 119 of the *Planning and Development Act 2005* (the Act), the Western Australian Planning Commission (WAPC) is authorised to certify and recommend to the Minister for Planning that an improvement plan should be prepared for the purposes of advancing the planning, development and use of any land within the State of Western Australia.
2. Improvement Plan No. 65 is prepared under section 119 of the Act to advance the planning and development of land generally within 800 metres of selected metropolitan rail stations (Station Precincts) as defined by the Improvement Plan Area.
3. The WAPC is authorised to exercise all powers under section 121 of the Act for the purpose of advancing the development of land in accordance with this Improvement Plan.

Background

4. Directions 2031 and Beyond was released in 2010 and established a target of 47 per cent of all new dwellings to be built in existing urban areas, with a particular focus on neighbourhoods within a walkable distance of high frequency public transport.
5. This 'connected city' model was reinforced with the release of *Perth & Peel @ 3.5 million* in 2018 and remains a fundamental part of the State's metropolitan growth management strategy.
6. Notwithstanding this, housing supply and affordability remain critical challenges, and the rate of urban infill is well below the 2010 target.
7. In July 2025, the WAPC resolved to recommend that the Minister for Planning endorse the preparation of a Station Precincts Improvement Plan and Improvement Scheme to unlock housing opportunities around metropolitan rail stations.
8. In November 2025, the State Government announced its intention to use the Improvement Plan and Improvement Scheme provisions of the Act to facilitate housing development and enhance consistency in planning and decision-making.

Purpose

9. The purpose of Improvement Plan No. 65 is to:
 - a. Enable the Western Australian Planning Commission to undertake all necessary steps to advance the planning and development of land within Station Precincts as provided for under Part 8 of the Act;
 - b. Establish the strategic planning and development intent for Station Precincts;
 - c. Assist in facilitating medium and high-density housing development opportunities around metropolitan rail stations;
 - d. Improve consistency in planning and decision-making for land around metropolitan rail stations;
 - e. Authorise the making of a Station Precincts Improvement Scheme to be implemented within the Improvement Plan Area;
 - f. Assist in facilitating the cessation of incompatible non-residential land uses and the transition of these uses to suitable alternative locations where applicable;
 - g. Enable the purchase of strategic sites by the WAPC, if required, as funded by appropriate local and or State Government agencies, to facilitate development within the Improvement Plan Area;
 - h. Provide the objectives of the Improvement Scheme.

Improvement Scheme

10. In accordance with Section 122A(1) of the Act, an improvement plan may authorise the making of an improvement scheme by the Western Australian Planning Commission (WAPC) in respect of some or all of the land to which the improvement plan applies.
11. This improvement plan authorises the making of the Station Precincts Improvement Scheme, by resolution of the WAPC and approval of the Minister for Planning.
12. The Station Precincts Improvement Scheme made under this Improvement Plan is to have the following objectives:
 - a. Support a connected and compact city by guiding planning and development within station precincts to align with State and metropolitan strategic planning objectives, including transit-oriented development, sustainable urban growth and efficient land use.
 - b. Facilitate the orderly and proper planning of the Scheme Area.

- c. Facilitate the timely delivery of new housing within walking distance of passenger rail stations, providing a diverse range of dwelling types, sizes and tenures to meet the needs of different households and lifecycle stages.
- d. Optimise the use of land and infrastructure by maximising the development potential of land within station precincts, including State-owned land, and leveraging existing and planned transport, social and physical infrastructure.
- e. Increase certainty and consistency in decision-making through a contemporary, flexible and fit-for-purpose statutory planning framework that delivers consistent planning controls while responding to local context and site-specific considerations.
- f. Promote high-quality urban design and amenity by facilitating development that positively contributes to streets, public spaces and station precinct environments.
- g. Coordinate infrastructure and servicing outcomes by supporting efficient staging and delivery of infrastructure and services by State agencies and other providers to enable orderly development.
- h. Support urban change within station precincts while appropriately recognising and responding to heritage, character and environmental values through proportionate, design-led outcomes.

Improvement Plan Area

- 13. Improvement Plan No. 65 incorporates the areas depicted on the attached Western Australian Planning Commission Plan No. 65, which comprises the land generally within 800 metres of the following passenger rail stations:
 - a. Bassendean
 - b. Carlisle / Oats Street
 - c. Claisebrook
 - d. Cottesloe
 - e. Glendalough
 - f. Morley
 - g. Mosman Park
 - h. Swanbourne
- 14. Improvement Plan No. 65 may be amended from time to time to add, remove or modify Station Precincts in accordance with section 120 of the Act.

Affected Local Governments

- 15. Consultation on this improvement plan has occurred with the affected Local Governments, in accordance with section 119(3B) of the Act.

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**WESTERN AUSTRALIAN PLANNING COMMISSION
IMPROVEMENT PLAN NO. 65**

CERTIFICATE AND RECOMMENDATION

Pursuant to Part 8 of the *Planning and Development Act 2005* it is hereby:

1. Certified that the land shown on Western Australian Planning Commission Plan Nos. 3.2875/2, 3.2876/2, 3.2877/2, 3.2878/2, 3.2879/2, 3.2880/2, 3.2881/2 and 3.2882/2, annexed hereto for the purpose of advancing the planning, development, and use, be made the subject of Improvement Plan No. 65 – Station Precincts.
2. Recommended to the Minister for Planning and His Excellency the Governor that the identified land area be subject of Improvement Plan No. 65 – Station Precincts.

This certificate and recommendation is given in accordance with a resolution of the Western Australian Planning Commission passed on the 17 June 2026.

The Common Seal of the Western Australian
Planning Commission was hereunto affixed
in the presence of:

CHAIRPERSON

SECRETARY

DATE



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IMPROVEMENT PLAN NO. 65
STATION PRECINCTS

CERTIFICATE

This Improvement Plan is accompanied by a Certificate given in accordance with Part 8 of the *Planning and Development Act 2005*. It has been endorsed by the Commission for submission to the Minister for Planning.

The Common Seal of the Western Australian
Planning Commission was hereunto affixed
In the presence of:

CHAIRPERSON

SECRETARY

DATE



THIS RECOMMENDATION IS ACCEPTED:

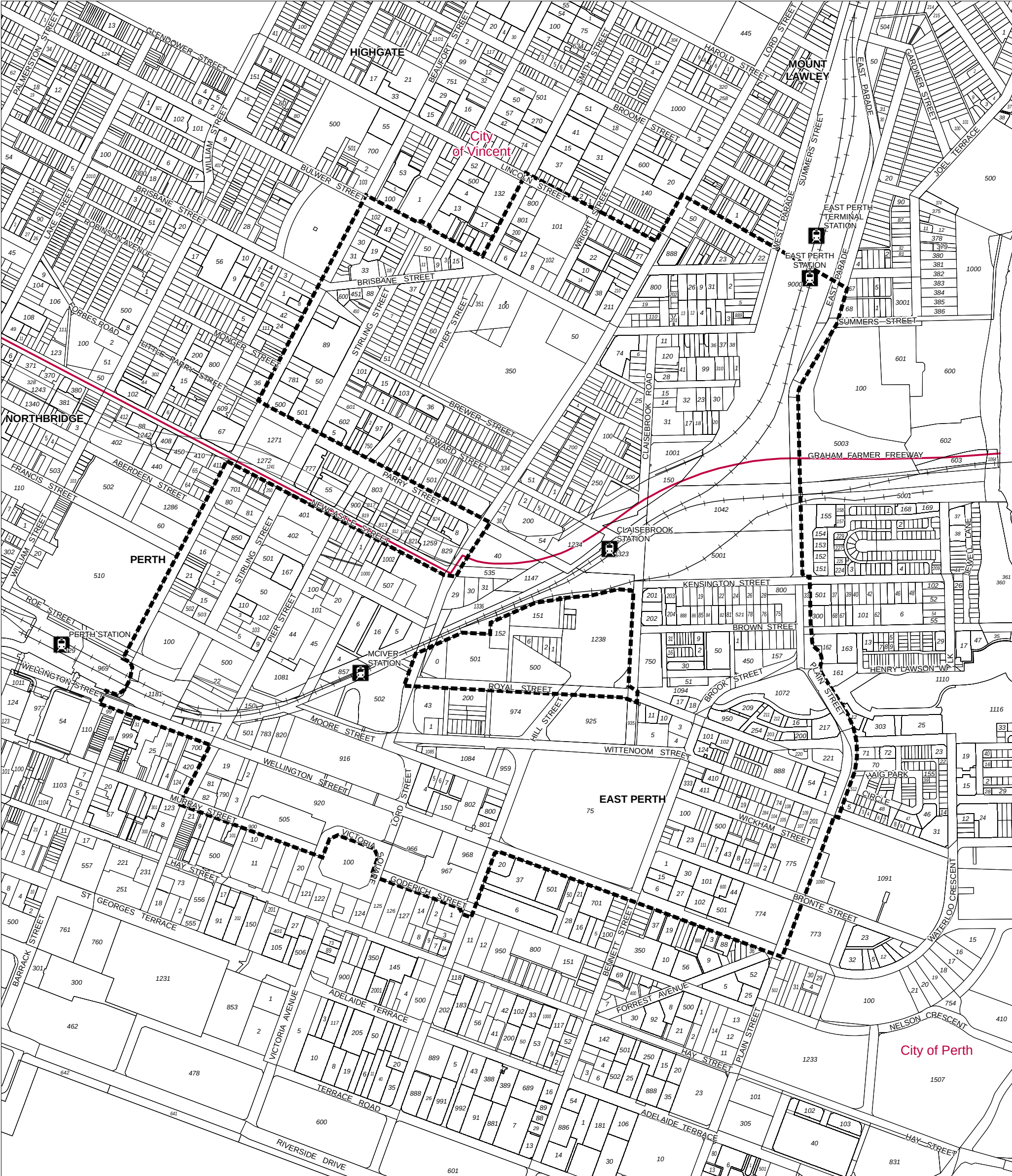
MINISTER FOR PLANNING
AND LANDS

DATE

THIS RECOMMENDATION IS ACCEPTED:

GOVERNOR

DATE

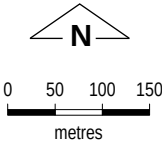


Improvement Plan
No. 65

IMPROVEMENT PLAN NO. 65 - CLAISEBROOK STATION PRECINCT

 Improvement plan

Project Manager: A. Cagnana
Geospatial Officer: K. Rampellini
Examined: T. Servaas
Revised:
Version No: 5
Date: WAPC/4.2 17 June 2026



Plan Number:

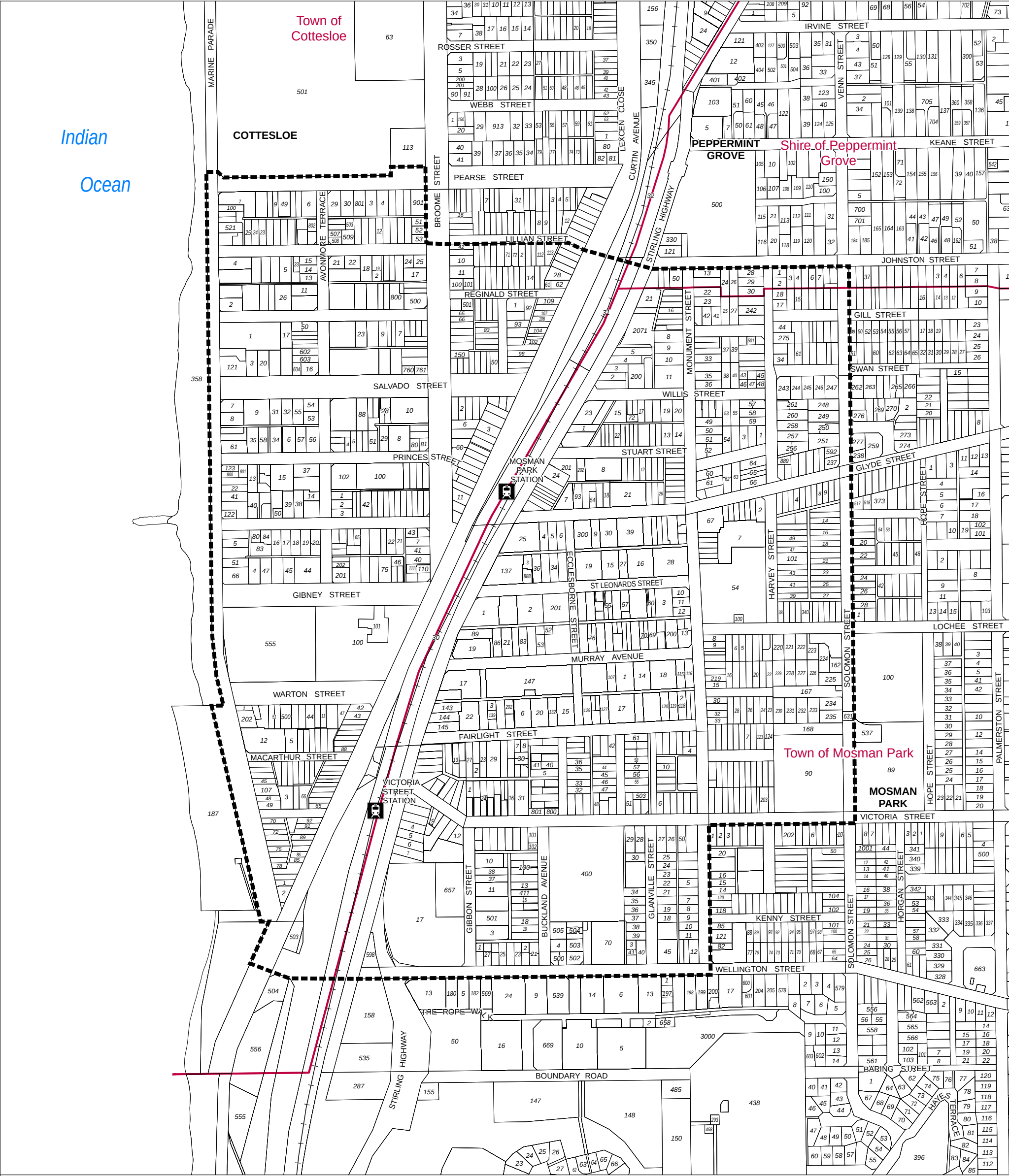
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Plan reference:

3.2875/2

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Improvement Plan
No. 65

IMPROVEMENT PLAN NO. 65 - MOSMAN PARK STATION PRECINCT

 Improvement plan

Project Manager: A. Cagnana

Geospatial Officer: K. Rampellini

Examined: T. Servaas

Revised:

Version No: 5

Date: WAPC/4.2 17 June 2026

Plan Number:

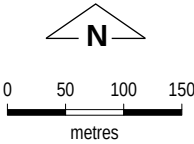
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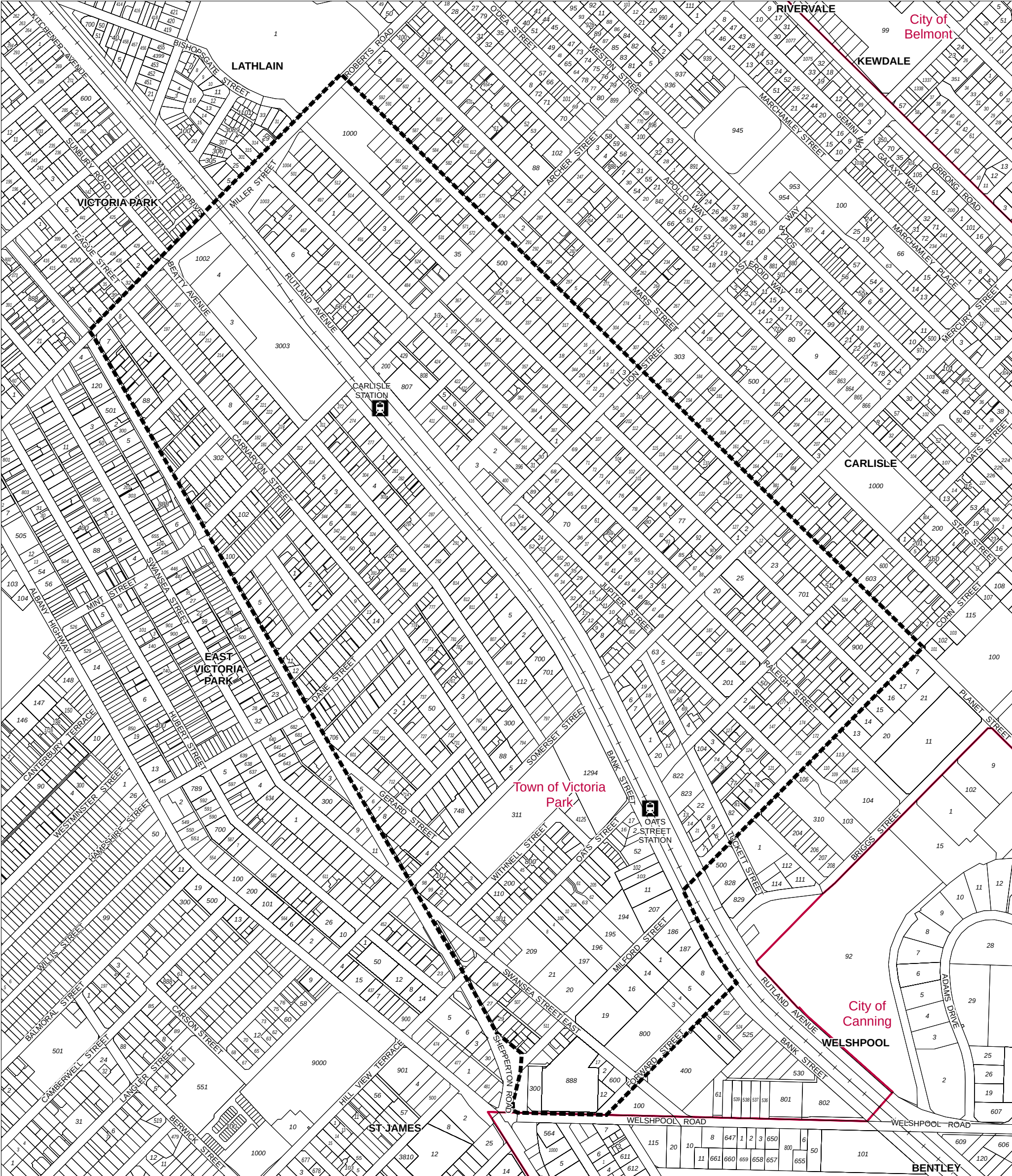


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Improvement Plan
No. 65

IMPROVEMENT PLAN NO. 65 - CARLISLE AND OATS STREET STATION PRECINCT

 Improvement plan

Project Manager: A. Cagnana

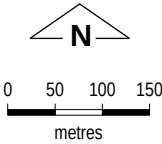
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Geospatial Officer: K. Rampellini

Plan reference:

Examined: T. Servaas



3.2877/2

Revised:

5840

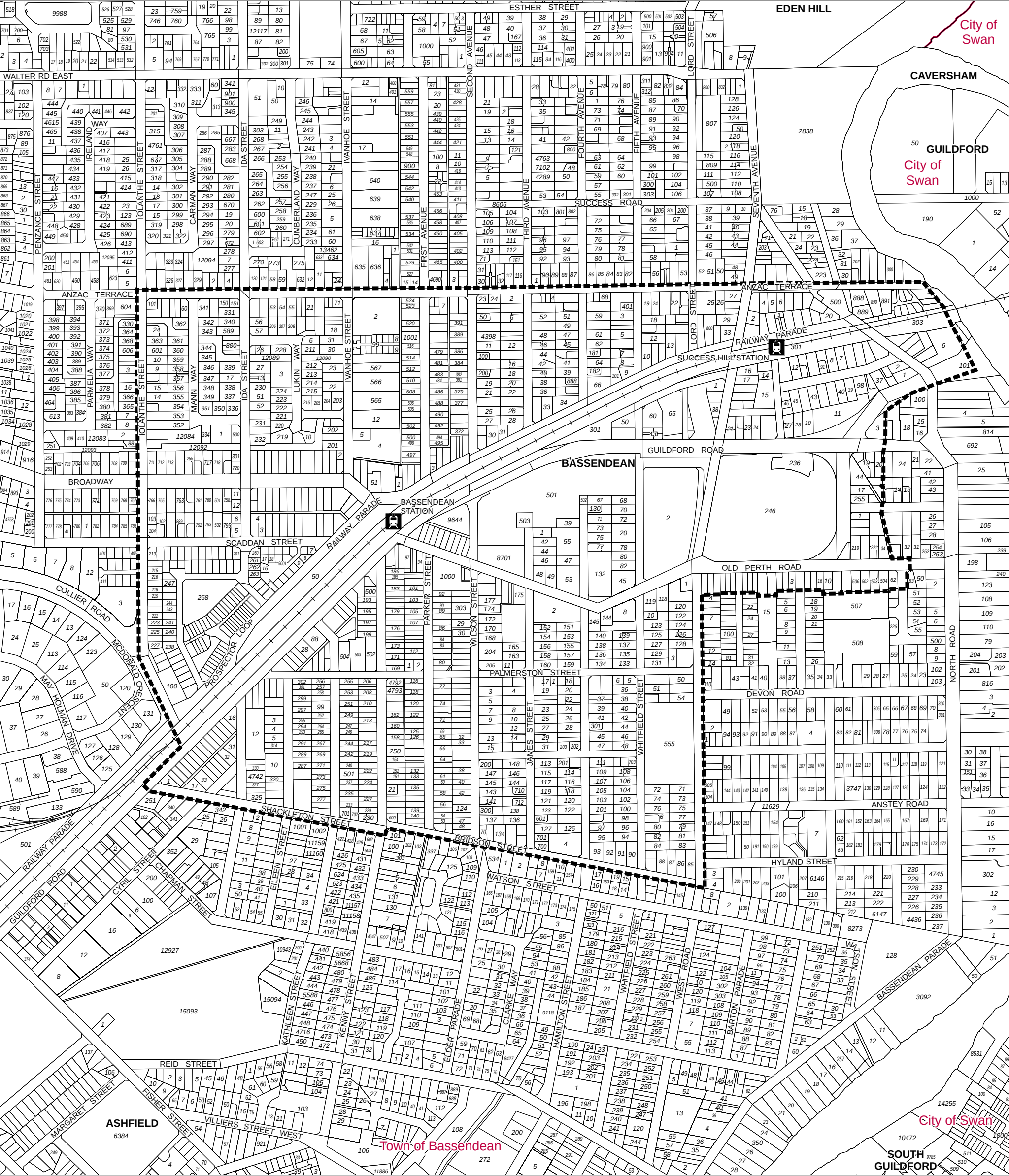
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Improvement Plan
No. 65

IMPROVEMENT PLAN NO. 65 - BASSENIDEAN STATION PRECINCT

 Improvement plan

Project Manager: A. Cagnana

Geospatial Officer: K. Rampellini

Examined: T. Servaas

Revised:

Version No: 5

Date: WAPC/4.2 17 June 2026

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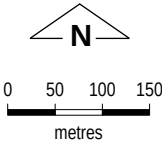
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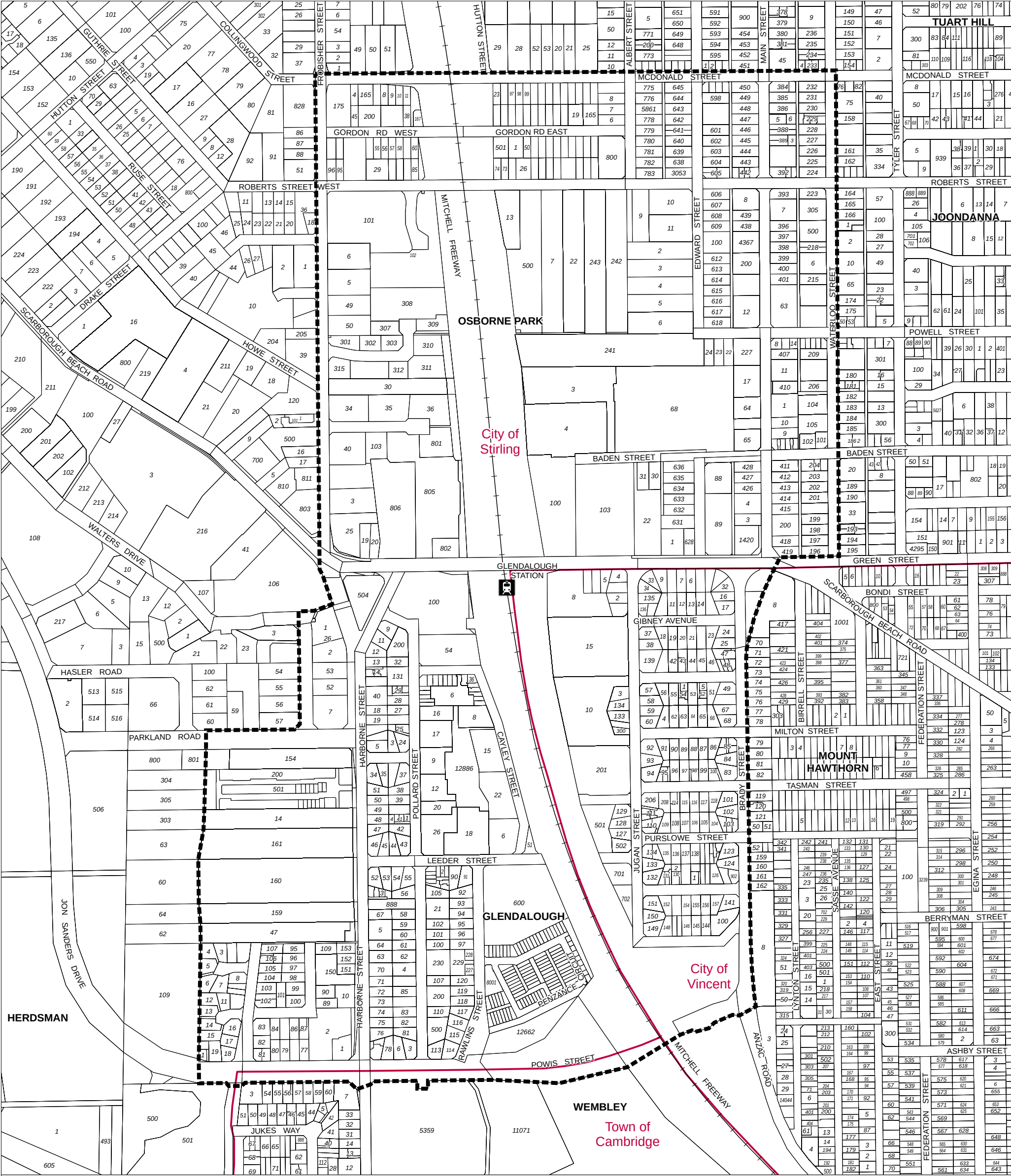


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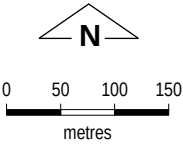


Improvement Plan
No. 65

IMPROVEMENT PLAN NO. 65 - GLENDALOUGH STATION PRECINCT

 Improvement plan

Project Manager: A. Cagnana
Geospatial Officer: K. Rampellini
Examined: T. Servaas
Revised:
Version No: 5
Date: WAPC/4.2 17 June 2026



Plan Number:

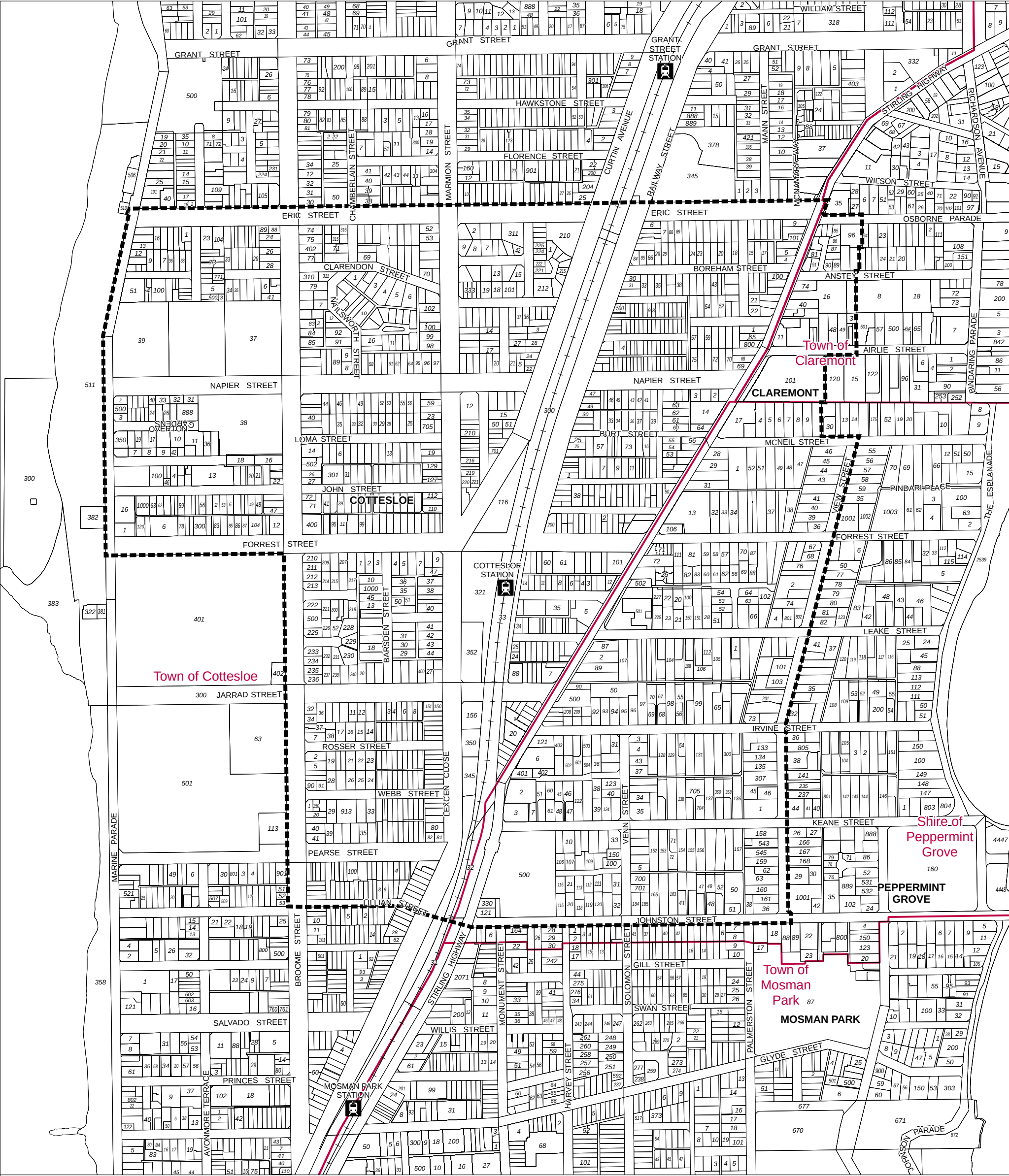
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Improvement Plan
No. 65

IMPROVEMENT PLAN NO. 65 - COTTESLOE STATION PRECINCT

 Improvement plan

Project Manager: A. Cagnana

Geospatial Officer: K. Rampellini

Examined: T. Servaas

Revised:

Version No: 5

Date: WAPC/4.2 17 June 2026

Plan Number:

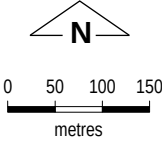
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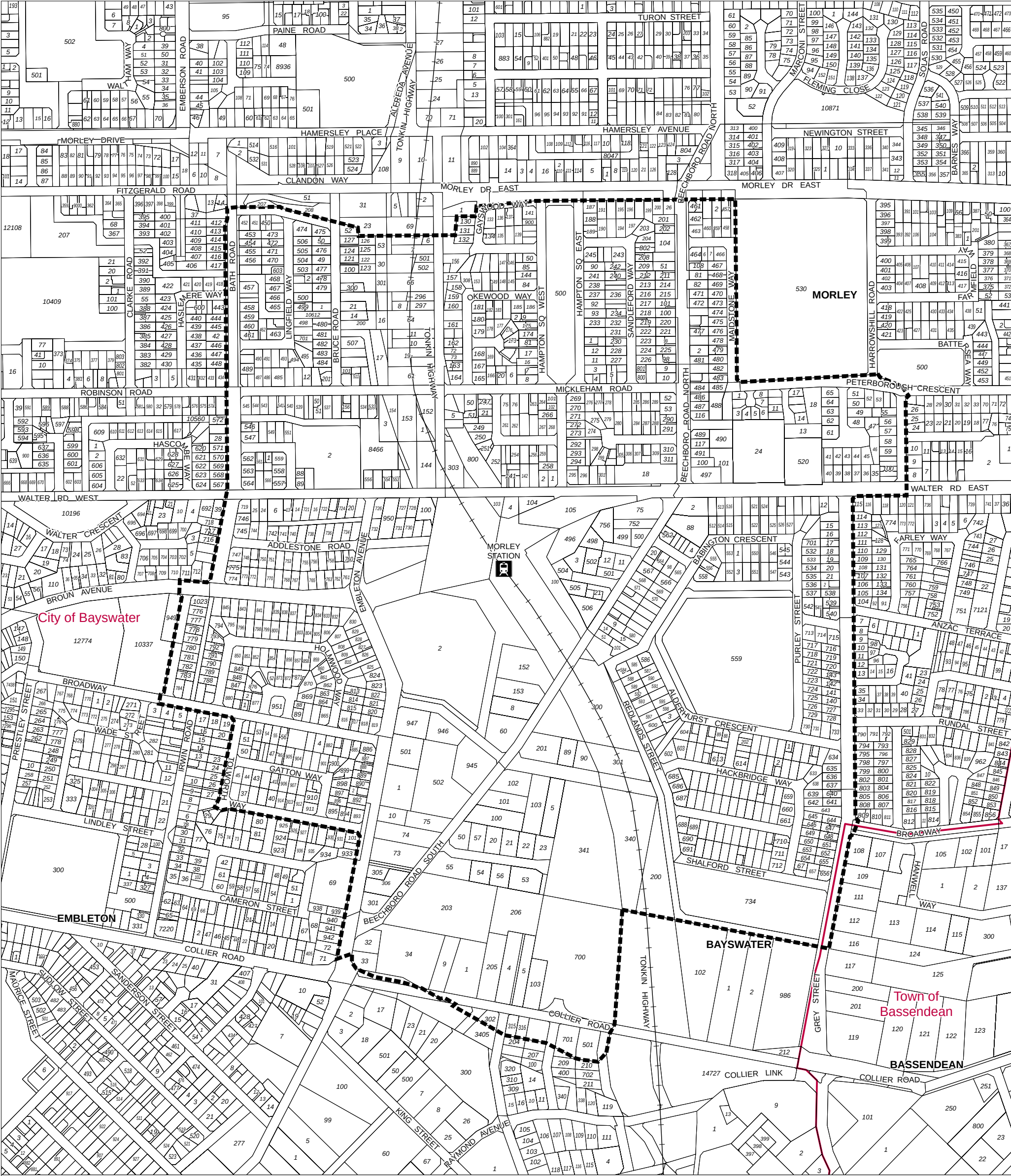


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Improvement Plan
No. 65

IMPROVEMENT PLAN NO. 65 - MORLEY STATION PRECINCT

 Improvement plan

Project Manager: A. Cagnana

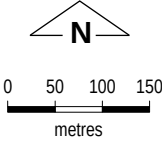
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Geospatial Officer: K. Rampellini

Plan reference:

Examined: T. Servaas



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Revised:

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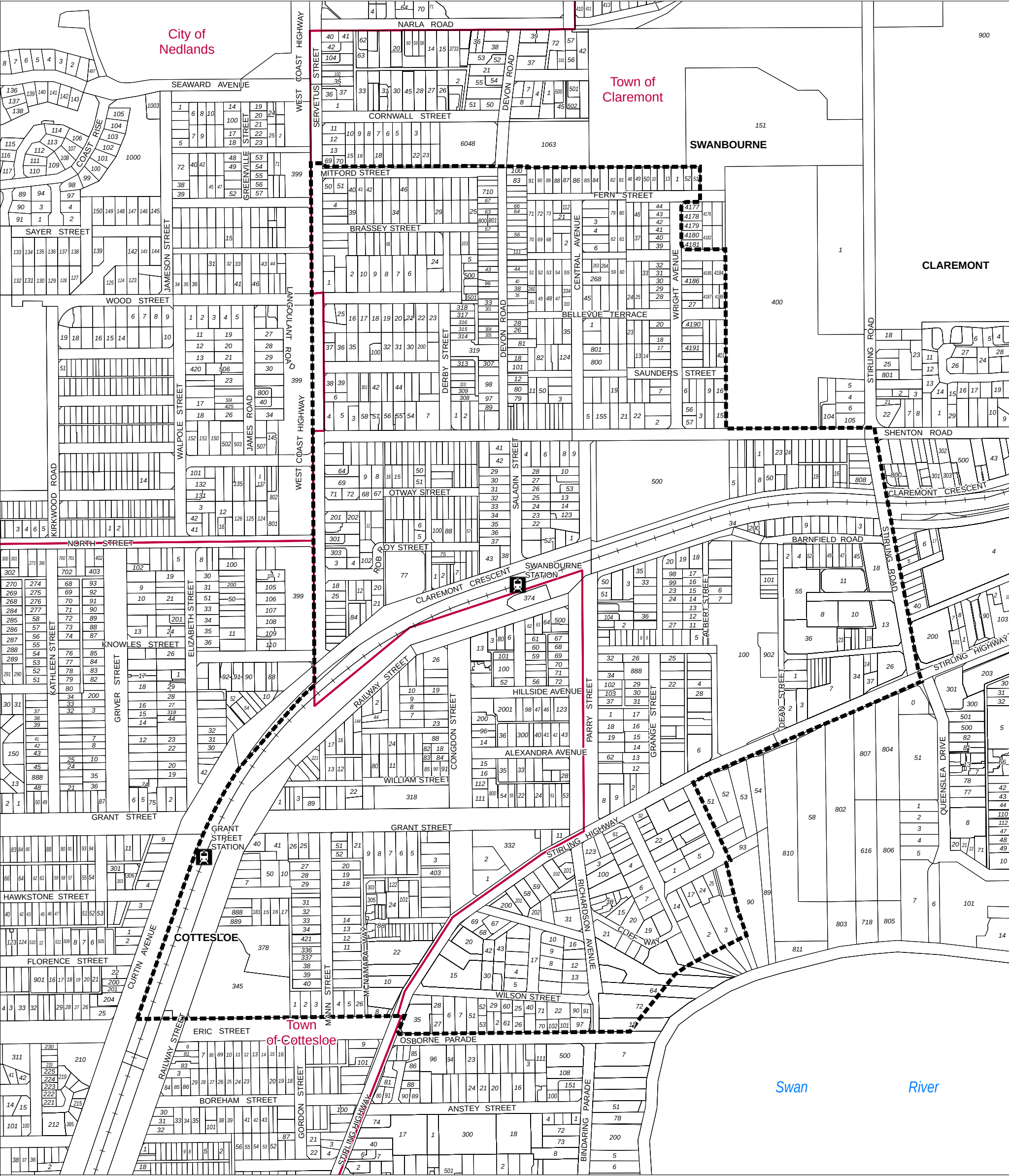
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Improvement Plan
No. 65

IMPROVEMENT PLAN NO. 65 - SWANBOURNE STATION PRECINCT



Improvement plan

Project Manager: A. Cagnana

Geospatial Officer: K. Rampellini

Examined: T. Servaas

Revised:

Version No: 5

Date: WAPC/4.2 17 June 2026

Plan Number:

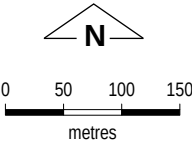
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