

# IMPROVEMENT PLAN

## No. 14



## IMPROVEMENT PLAN NO. 14

### STATE PLANNING COMMISSION

#### 1. INTRODUCTION

- 1.1 Under the provisions of Section 37A of the Metropolitan Region Town Planning Scheme Act 1959 (as amended), the State Planning Commission is authorised to certify and recommend to the Minister for Planning that an Improvement Plan should be prepared for the purpose of advancing the planning, development and use of any land within the Metropolitan Region.
- 1.2 Section 37A provides that land which is the subject of an Improvement Plan may be planned, replanned, designed, redesigned, consolidated, resubdivided, cleared, developed, reconstructed or rehabilitated, with provisions being made for the land to be used for purposes appropriate or necessary to fulfill the intent of the Improvement Plan.
- 1.3 Where the Commission recommends to the Minister that the land should be made the subject of an Improvement Plan the Minister shall upon acceptance of the recommendation forward it as soon as practicable to the Governor.
- 1.4 If the Governor accepts the recommendation, the Commission may then proceed with the implementation of the Improvement Plan and may purchase or acquire any land included in the Improvement Plan by agreement with the landowners or failing agreement, the Commission may compulsorily acquire land under the Public Works Act 1902 (as amended).
- 1.5 Having acquired the land the Commission may, for the purpose of advancing the development of the land in accordance with the Improvement Plan with the approval of the Governor, return, sell, lease, exchange or otherwise dispose of, improve or rehabilitate any buildings, facilities and land as it sees fit.
- 1.6 In respect of land included in the Improvement Plan but not acquired or held by the Commission, the Commission may enter into an agreement with the landowner to do any acts, matter of things which may be necessary to give effect to the Improvement Plan.
- 1.7 Improvement Plan No. 14 covers vacant industrial land lying generally east of the Co-operative Bulk Handling and Western Mining facilities at Rockingham.

## 2. BACKGROUND

- 2.1 A broad planning framework has been established for the Kwinana Industrial Area since the 1950's. The 1955 Stephenson Hepburn Report, the 1961 "Premiers Committee for the Development of Cockburn Sound and Kwinana" and the 1963 Metropolitan Region Scheme formulated early guidelines.
- 2.2 Land at Kwinana Beach was earmarked by the Government in 1972 for future large industrial developments associated with port facilities. For this reason the land was zoned Special Industry under the Metropolitan Region Scheme. The adjoining hinterland to the east is owned by the Industrial Lands Development Authority and a number of private landholders. Its significance as a land resource associated with the Kwinana Beach industrial area was recognised in the Metropolitan Region Scheme, however the land had a number of constraints to development. Two separate but related problems affecting the locality were the lack of structure planning and the complicated ownership/management of the land.
- 2.3 Recognition of these difficulties led to the formulation of a concept plan in 1976. The plan, revised in 1978 was adopted by the Metropolitan Region Planning Authority and generally accepted as the guide for industrial development. Whilst the concept plan went some way towards providing solutions to the problems being experienced it underlined the need for a more comprehensive approach in dealing with development of the Industrial Area and its infrastructure.
- 2.4 In 1981 the former Town Planning Department in consultation with other Government Departments produced a report and Concept Plan entitled "Study for the Future Development of East Rockingham and Kwinana Beach". The former Metropolitan Region Planning Authority agreed at its meeting of February 27, 1985 to initiate Improvement Plan No. 14. It also agreed that a working group consisting of representatives of Government Departments and Local Authorities be convened to review their Department's/Authority's inputs into the 1981 Study and update their requirements where necessary. As a result of these discussions a final concept plan has been prepared to co-ordinate the provision of the service infrastructure to enable a phased programme of industrial development and expansion in the Kwinana-East Rockingham Industrial Area.

### 3. OBJECTIVES

- 3.1 The land the subject of Improvement Plan No. 14 represents the remaining land resource available for heavy industry within the Perth Region and is unique in its relationship to existing and future port and rail infrastructure. The aim of the Plan therefore is to ensure that the area is developed in a manner which has regard to potential industries and their infrastructure needs in addition to their pollution and hazard influences on neighbouring urban areas.
- 3.2 The Working Group will continue to meet as required to oversee the implementation of the Plan having regard to:
- (i) the co-ordination of the provision of the service infrastructure required;
  - (ii) the likely demand over time for industrial land as a basis for a phased programme of development;
  - (iii) the needs of port-related industry and manufacturing industry enabling the provision of the service infrastructure on a rational and economic basis;
  - (iv) the provision of rail served industry with access to roads and the port waterfront facilities where required;
  - (v) the formulation of guidelines for development in relation to water quality, air quality, site layout, car parking etc.; and
  - (vi) the integration of land uses within the Improvement Plan area with adjacent areas so as to optimise their compatibility and environmental amenity.

### 4. IMPROVEMENT PLAN AREA

The text is supported by a number of plans, the details of which are as follows:

(i) Improvement Plan Area

Plan No. 1 defines the land covered by the Improvement Plan Area totalling approximately 1336 hectares.

(ii) Locality

Plan No. 2 shows the location of the Improvement Plan Area in relation to the townsites of Rockingham and Kwinana.

(iii) Metropolitan Region Scheme

Plan No. 3 reflects the zones and reserves of the Metropolitan Region Scheme in and around the Improvement Plan Area. The land is zoned Industrial and reserved Railways.

(iv) Land Ownership

Plan No. 4 reflects the existing ownership of the land. The private landowners within Improvement Plan No. 14 are as follows:

<u>Owner</u>	<u>Area (ha)</u>
1. Maitland Estates Pty Ltd	8.90
2. G.S. Wade	6.62
3. G.E.C. English Electric Pty Ltd	11.46
4. L.J. and M.E. Pike	18.40
5. R.A. White and P. May (Executors)	11.79
6. Soil ain't Soils Ltd	18.10
7. R.M. Sharp, M.J. Oversby, G.R. Yagmich and R.W. Mead	27.61
8. Pure Steel Holdings Pty Ltd	8.20
9. R.M. Sharp, M.J. Oversby, G.R. Yagmich and R.W. Mead	18.60
10. F.E. Whitton	7.51
11. C.S.B.P. & Farmers Ltd	37.04
12. R.M. Sharp, M.J. Oversby, G.R. Yagmich and R.W. Mead	3.23
13. R.M. Sharp, M.J. Oversby, G.R. Yagmich and R.W. Mead	3.05

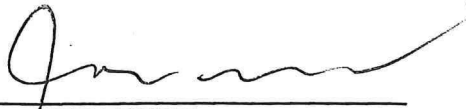

(v) Improvement Plan No. 14

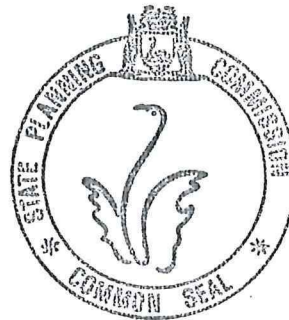
Plan No. 5 reflects the proposals contained within Improvement Plan No. 14.

5. **CERTIFICATE**

This Improvement Plan is accompanied by a certificate given in accordance with Section 37A of the Metropolitan Region Town Planning Scheme Act, 1959 (as amended). It has been endorsed by the Commission for submission to the Minister for Planning.

THE COMMON SEAL OF THE STATE PLANNING COMMISSION WAS HEREUNTO AFFIXED IN THE PRESENCE OF:

  
\_\_\_\_\_  
CHAIRMAN  
  
\_\_\_\_\_  
SECRETARY



12 FEB 1988

\_\_\_\_\_  
DATE

APPROVED

  
\_\_\_\_\_  
GOVERNOR

29 MAR 1988

\_\_\_\_\_  
DATE

**THE STATE PLANNING COMMISSION**

**IMPROVEMENT PLAN NO. 14**

**CERTIFICATE AND RECOMMENDATION**

IN TERMS OF SECTION 37A OF THE METROPOLITAN REGION TOWN PLANNING SCHEME ACT 1959 (AS AMENDED)

IT IS HEREBY CERTIFIED AND RECOMMENDED

THAT, FOR THE PURPOSE OF ADVANCING THE PLANNING, DEVELOPMENT AND USE OF CERTAIN LAND WITHIN THE METROPOLITAN REGION THE SAID LAND SHOULD BE PLANNED, REPLANNED, DESIGNED, REDESIGNED, CONSOLIDATED, RESUBDIVIDED, CLEARED, DEVELOPED, RECONSTRUCTED OR REHABILITATED, AND PROVISION SHOULD BE MADE FOR THE SAID LAND TO BE USED FOR INDUSTRIAL PURPOSES, PARKS AND RECREATION, PUBLIC PURPOSES, RAILWAYS AND OTHER ANCILLARY USES AS MAY BE APPROPRIATE OR NECESSARY, ALL AS DETAILED IN IMPROVEMENT PLAN NO. 14 ACCOMPANYING THIS CERTIFICATE; AND

THAT, IN ORDER THAT THE SAID LAND SHALL BE SO DEALT WITH OR USED FOR THE SAID PURPOSE, WHERE APPROPRIATE, IT SHOULD BE ACQUIRED BY THE STATE PLANNING COMMISSION, OR THE SUBJECT OF AGREEMENTS BETWEEN THE COMMISSION AND THE OWNERS.

**DESCRIPTION:**

ALL THE LAND, INCLUDING THAT ALREADY OWNED BY THE CROWN AND ITS INSTRUMENTALITIES, WITHIN THE IMPROVEMENT PLAN AREA SHOWN ON PLAN NO. 1 WHICH FORMS PART OF IMPROVEMENT PLAN NO. 14 ACCOMPANYING THIS CERTIFICATE.

THIS CERTIFICATE AND RECOMMENDATION IS GIVEN IN ACCORDANCE WITH RESOLUTION OF THE STATE PLANNING COMMISSION PASSED ON THE SECOND DAY OF FEBRUARY, 1988.

THE COMMON SEAL OF THE STATE PLANNING COMMISSION WAS HEREUNTO AFFIXED IN THE PRESENCE OF:

  
\_\_\_\_\_  
CHAIRMAN

  
\_\_\_\_\_  
SECRETARY



**12 FEB 1988**

\_\_\_\_\_  
DATE





Plan No. 2

# LOCALITY PLAN

LEGEND

— IMPROVEMENT PLAN BOUNDARY



NORTH



FILE REF

PLAN REF

PLAN NO

4.0942

DRAFTSMAN / JMBURG

EXAMINED

AUTHORISED

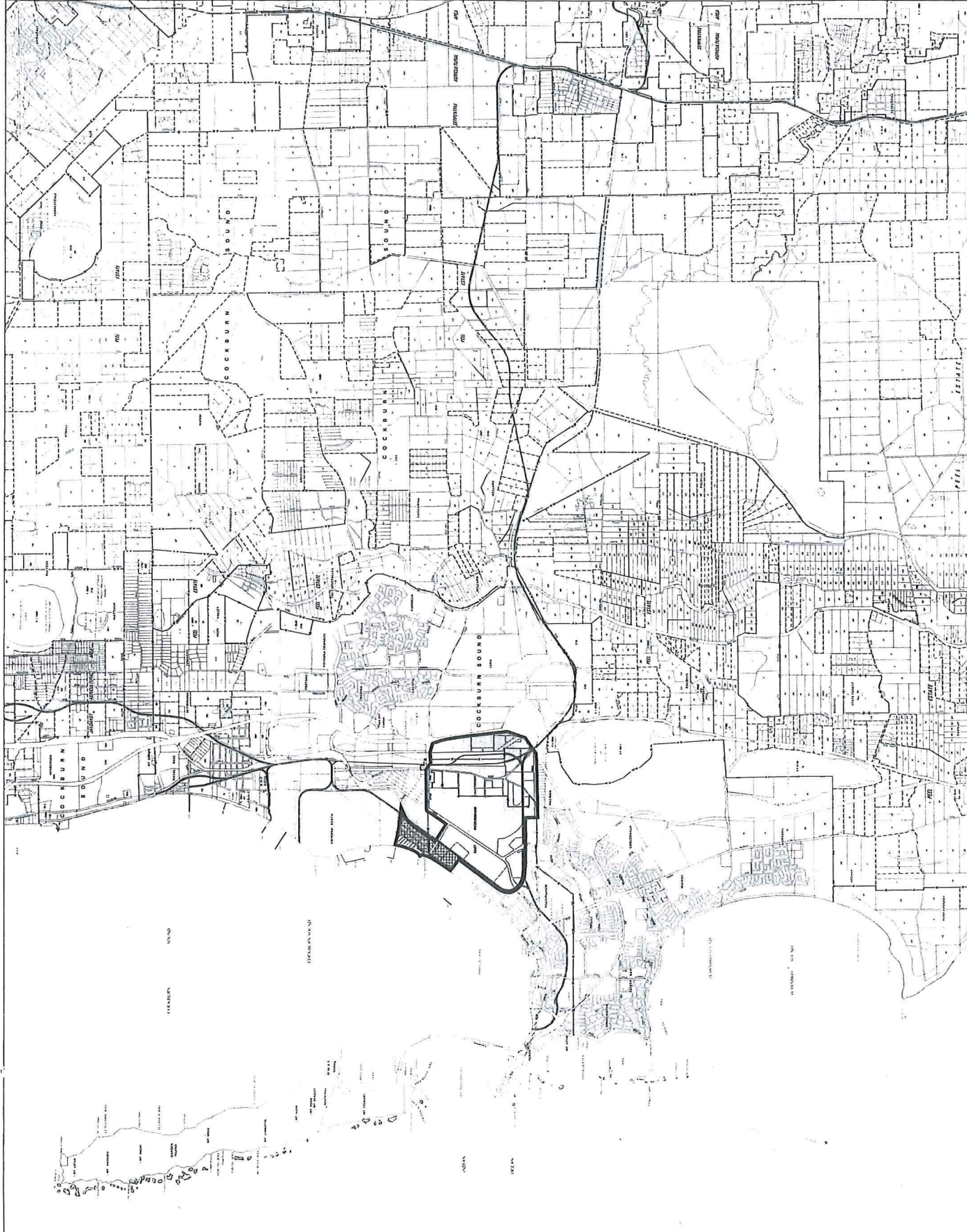
EXAMINED

APPROVED

DATE 1974/12

## IMPROVEMENT PLAN No. 14

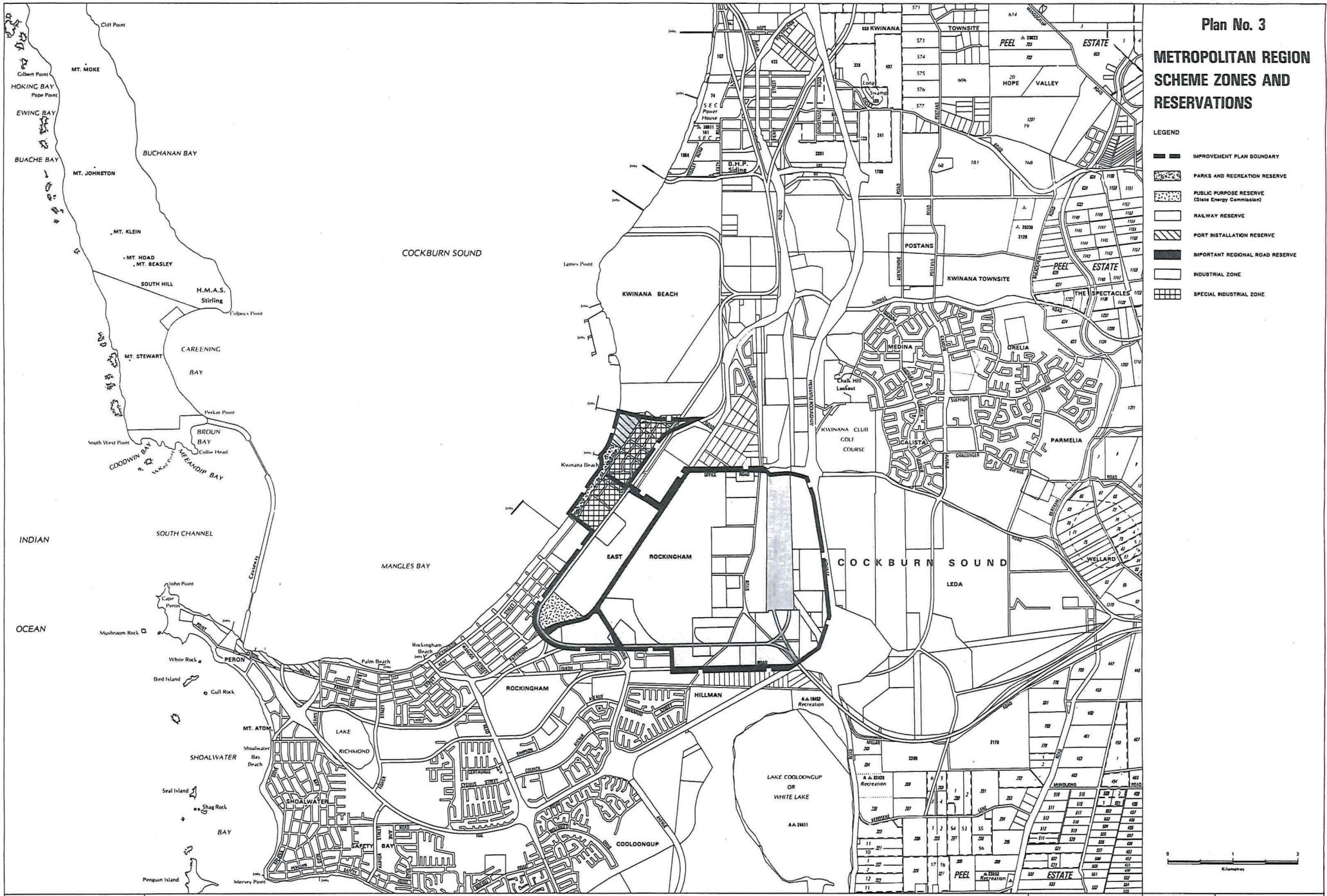
## KWINANA INDUSTRIAL AREA



STATE  
PLANNING  
COMMISSION  
WESTERN  
AUSTRALIA



Copyright © 1974



Plan No. 3

**METROPOLITAN REGION  
SCHEME ZONES AND  
RESERVATIONS**

- LEGEND**
- IMPROVEMENT PLAN BOUNDARY
  - PARKS AND RECREATION RESERVE
  - PUBLIC PURPOSE RESERVE (State Energy Commission)
  - RAILWAY RESERVE
  - PORT INSTALLATION RESERVE
  - IMPORTANT REGIONAL ROAD RESERVE
  - INDUSTRIAL ZONE
  - SPECIAL INDUSTRIAL ZONE



**KWINANA INDUSTRIAL AREA**

**IMPROVEMENT PLAN No. 14**

DRAFTSMAN J. HARBARD  
EXAMINED  
REVISED  
AUTHORISED  
EXAMINED  
APPROVED  
1975/81



FILE REF  
PLAN REF  
PLAN No.  
**4.0943**

Plan No. 4  
LAND OWNERSHIP

LEGEND

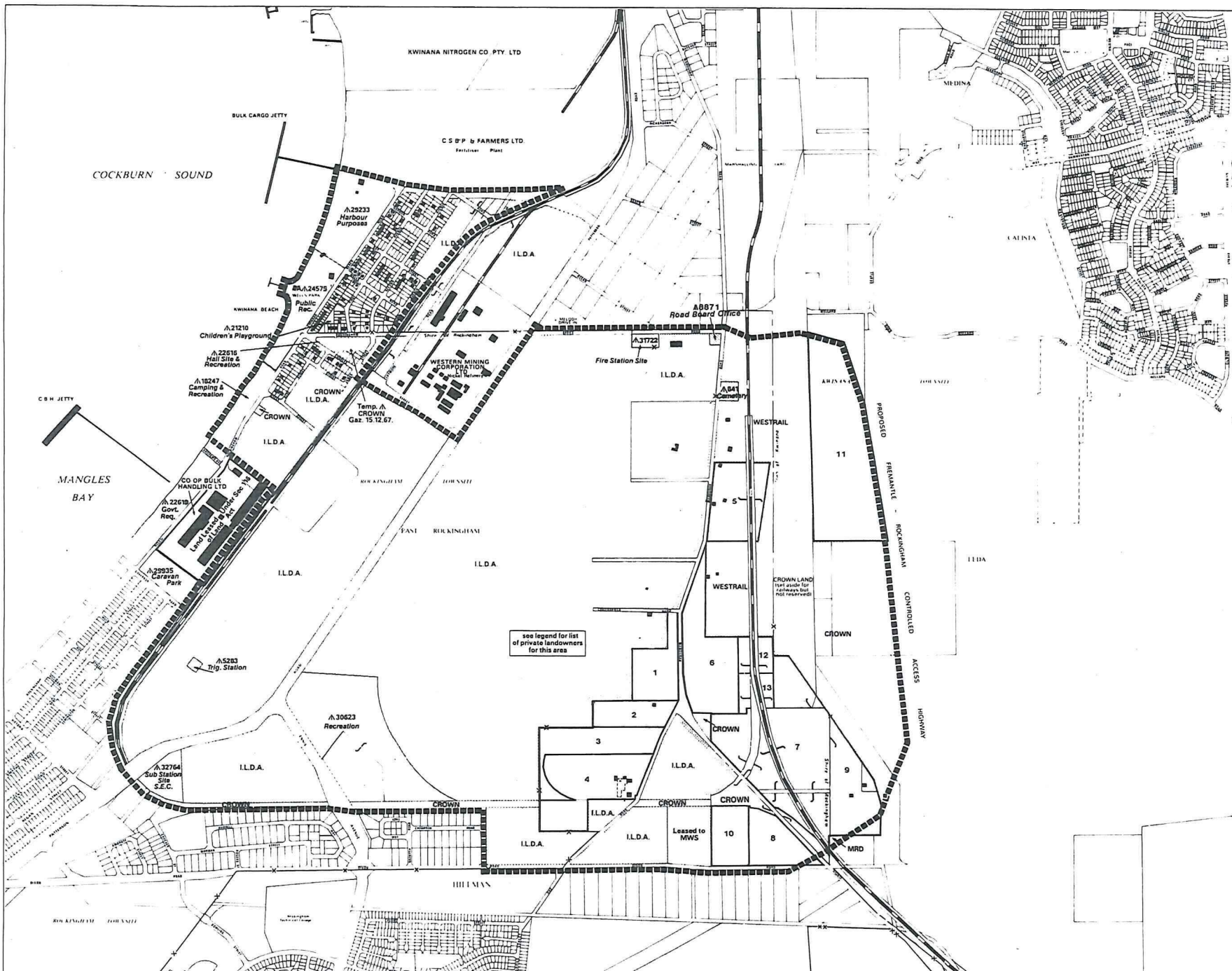
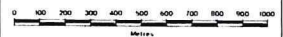
- IMPROVEMENT PLAN BOUNDARY
- △ No CROWN RESERVE
- LAND HELD IN PRIVATE OWNERSHIP
- OWNER LAND HELD IN PUBLIC OWNERSHIP
- ILDA INDUSTRIAL LANDS DEVELOPMENT AUTHORITY
- DID DEPARTMENT OF INDUSTRIAL DEVELOPMENT
- MRD MAIN ROADS DEPARTMENT
- S.E.C. STATE ENERGY COMMISSION
- WESTRAIL WESTRAIL
- W.A.N.G. WEST AUSTRALIAN NATURAL GAS

PRIVATE LAND HOLDINGS WITHIN IMPROVEMENT PLAN AREA  
EAST OF PATTERSON ROAD

No.	C/T No.	OWNER	AREA(ha)
1	1549/230	Maitland Estates Pty. Ltd	8.90
2	1010/486	G.S. Wade	6.82
3	254/29A	G.E.C. English Electric Pty. Ltd.	11.48
4	254/20A 1542/404	L.J. & M.E. Pike	18.40
5	1188/646 1298/808	R.A. White & P. May (Executors)	11.79
6	1712/793	Selle 4M7 Sells Ltd.	16.10
7	1001/204	R.M. Sharp, M.J. Oversby, G.R. Yagnich & R.W. Mead	27.61
8	1741/405	Pure Steel Holdings Pty. Ltd.	8.20
9	1578/505	R.M. Sharp, M.J. Oversby, G.R. Yagnich & R.W. Mead	18.80
10	1570/505	F.E. Whitton	7.51
11	1744/107	C.S.D.P. & Farmers Ltd	37.04
12	1661/896	R.M. Sharp, M.J. Oversby, G.R. Yagnich & R.W. Mead	3.23
13	1661/895	R.M. Sharp, M.J. Oversby, G.R. Yagnich & R.W. Mead	3.05

CROWN RESERVES WITHIN IMPROVEMENT PLAN AREA

No	VESTED AUTHORITY	AREA(ha)
A841	Vest Trustees	1.0
A5283	Not Vested	0.4
A30623	Shire of Rockingham	34.4
A31722	Not Vested	1.2
A32764	State Energy Commission	4.0
A8871	Shire of Rockingham	0.4
A18247	Shire of Rockingham	4.8
A22616	Shire of Rockingham	0.5
A21210	Town of Kwinana	0.4
A24676	Town of Kwinana	11.3
A20223	Fraserias Port Authority	14.5



see legend for list of private landowners for this area



KWINANA INDUSTRIAL AREA

IMPROVEMENT PLAN No.14

DRAFTSMAN : S.YAJAS  
 AUTHORIZED : P.GLEED  
 EXAMINED : *Martamp*  
 DATE : 24.4.86  
 REVISED : 12.VARADO 12/1987

NORTH

FILE REF  
PLAN REF 7039

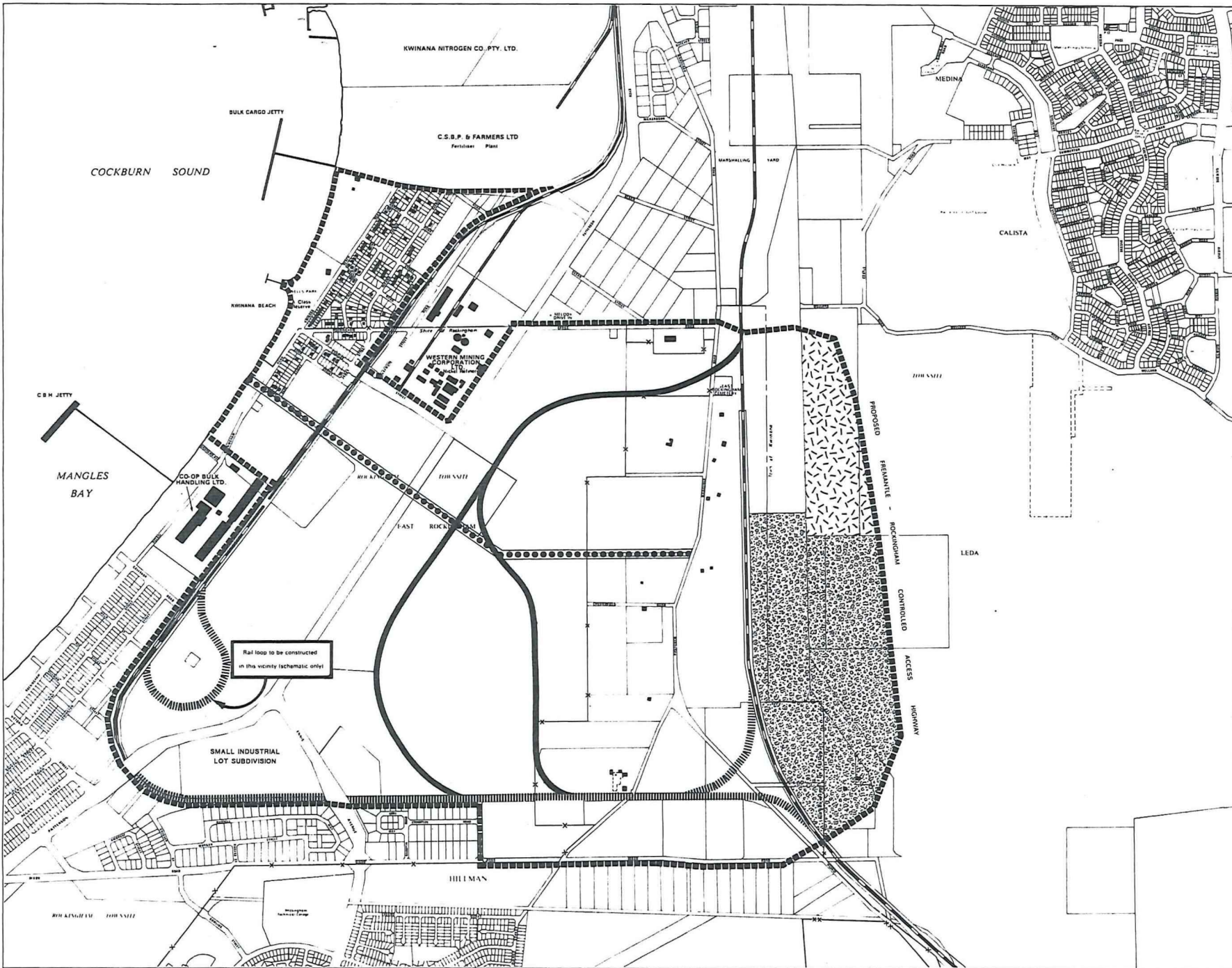
PLAN NO  
**4.0944**

Plan No. 5

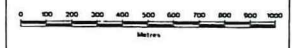
# IMPROVEMENT PLAN No. 14

### LEGEND

-  IMPROVEMENT PLAN BOUNDARY
-  RAILWAY
-  PARKS AND RECREATION RESERVE
-  PUBLIC PURPOSE RESERVE
-  SERVICE CORRIDOR



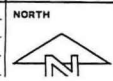
Rail loop to be constructed  
in this vicinity (schematic only)



## KWINANA INDUSTRIAL AREA

## IMPROVEMENT PLAN No.14

DRAFTSMAN : T. HUTCHINGS  
 AUTHORIZED : E. ROBERTS  
 EXAMINED :  
 DATE : 5/8/85



NORTH  
 FILE REF :  
 PLAN REF : 2293  
 PLAN NO : 10015