

# **IMPROVEMENT PLAN**

**NO.27**

**JANUARY 1995**

**STATE PLANNING COMMISSION  
PERTH WESTERN AUSTRALIA**

## IMPROVEMENT PLAN NO.27 - ELLENBROOK

### STATE PLANNING COMMISSION

**AREA GENERALLY BOUNDED BY THE PROPOSED PERTH-DARWIN HIGHWAY, STATE FOREST, MARALLA ROAD, THE VINES RESORT AND HENLEY BROOK, IN THE SHIRE OF SWAN.**

#### **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 (SPC) 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 Under the provisions of the Act the powers of the SPC are designed for the purpose of advancing the planning objectives for the metropolitan region.
- 1.3 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, and provision may be made for its use for the purposes appropriate or necessary to the intent of the Improvement Plan.
- 1.4 If the Minister accepts the recommendation of the SPC (which shall be accompanied by an Improvement Plan) he shall forward it as soon as practicable to the Governor.
- 1.5 If the Governor accepts the recommendation, the SPC may proceed with the implementation of the Improvement Plan, and may purchase any land in its area by agreement with the owner, or, failing agreement, may acquire the land compulsorily under the Public Works Act, 1902 (as amended).
- 1.6 Having acquired the land, the SPC may return, sell, lease, exchange or otherwise dispose of it to any person or body on such terms as the Commission, with the approval of the Governor, thinks fit.
- 1.7 As an alternative to acquisition, in respect of land included in the Improvement Plan area but not acquired or held by the Commission, the Commission may enter into an agreement with the owner to implement the Improvement Plan; including the sale, purchase, exchange, surrender, vesting, allocation or other disposal of the land, the adjustment or alteration of the boundaries of the land, the pooling of the land of several owners, the adjustment of rights between owners of the land or other persons interested in the land whether by payments of money or transfers or exchanges of land or otherwise, the valuation of the land, and the provision of land for any public open space, public work as defined by the Public Works Act or any other public purpose; the payment, satisfaction or recovery of costs incurred in implementing the agreement; and any other matter as may be necessary to give effect to the Improvement Plan.

## **2. BACKGROUND**

- 2.1 The Ellenbrook Development Project area comprises about 1900ha and is located approximately 20 kilometres from the Perth CBD and within 10-12 kilometres of the major regional centres of Midland and Morley.
- 2.2 The Project involves the creation of a modern community designed to provide housing and associated education, recreation, retail and community facilities for up to 35,000 residents. The project will be the largest single urban development project being undertaken in the Perth metropolitan region.
- 2.3 The development will comprise a range of housing opportunities varying from the retention of some existing rural, rural residential adjacent to the conservation areas, single detached dwellings to cluster housing units. It is anticipated that the project will yield about 12,000 dwellings to accommodate the expected population.
- 2.4 The project area comprises an area of wetland of high conservation value, situated in the north-west and extending across the northern portion of the site. This conservation area is to be acquired from the Ellenbrook Joint Venture and be reserved by the Crown. Similarly, further land is to be acquired and reserved for Controlled Access Highway and Public Transit Corridor purposes. Approximately 280 ha of State Forest land will be released for inclusion in the development project. These land transfers are to be completed on the basis of exchange between the Crown and the Ellenbrook Joint Venture.
- 2.5 In October 1994 State Cabinet approved the land exchange proposals required as a pre-requisite to the Ellenbrook Development Project. The State Planning Commission, in November 1994, agreed to participate in implementation of the required land exchanges. This Improvement Plan provides the statutory planning instrument to enable the State Planning Commission to effect the land exchange proposals.
- 2.6 While the project proponent has produced a development concept plan for the whole of the project area, the plan does not necessarily represent the final design. In view of the lengthy development period associated with such a large development the plan will continue to be the subject of ongoing negotiation and review between the Government approval authorities and the proponents.

## **3. IMPROVEMENT PLAN AREA**

- 3.1 The Improvement Plan area is defined on the attached State Planning Commission plan number 3.0871.

#### 4. 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  
HERETO AFFIXED IN THE PRESENCE OF:

-----  
CHAIRMAN

-----  
SECRETARY

-----  
DATE

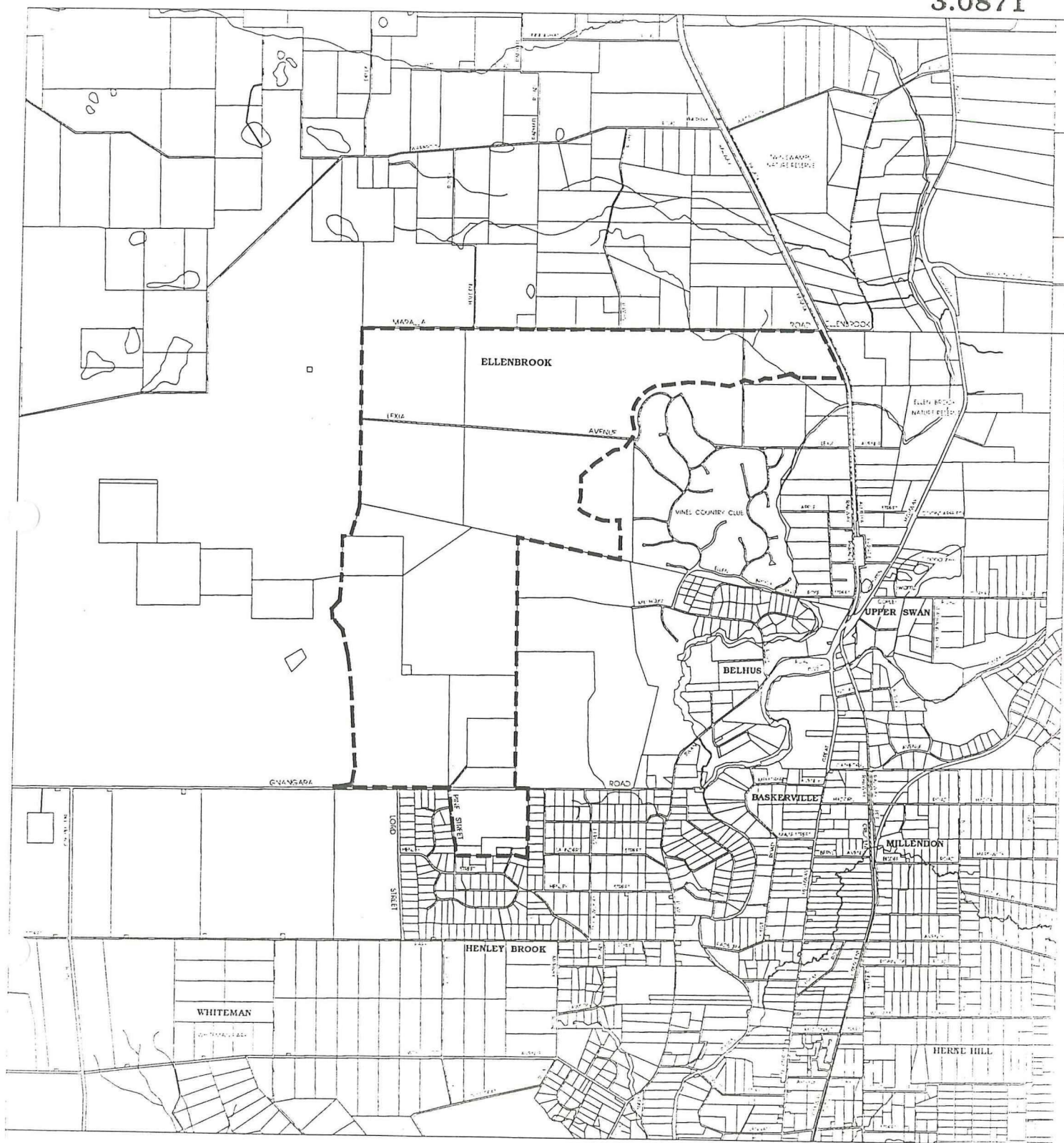
NOTED:

-----  
MINISTER FOR PLANNING

APPROVED:

-----  
GOVERNOR

-----  
DATE



## IMPROVEMENT PLAN No. 27

### IMPROVEMENT PLAN AREA



IMPROVEMENT PLAN AREA



STATE  
PLANNING  
COMMISSION  
WESTERN  
AUSTRALIA

C/O DEPARTMENT OF PLANNING  
AND URBAN DEVELOPMENT

AUTHORISED: G.McKEOWN  
DRAFTSPERSON: D.CLIFFORD  
EXAMINED: \_\_\_\_\_  
REVISED: \_\_\_\_\_  
DATE: SPC/1672 15-11-1994

NORTH



SCALE 1:50000

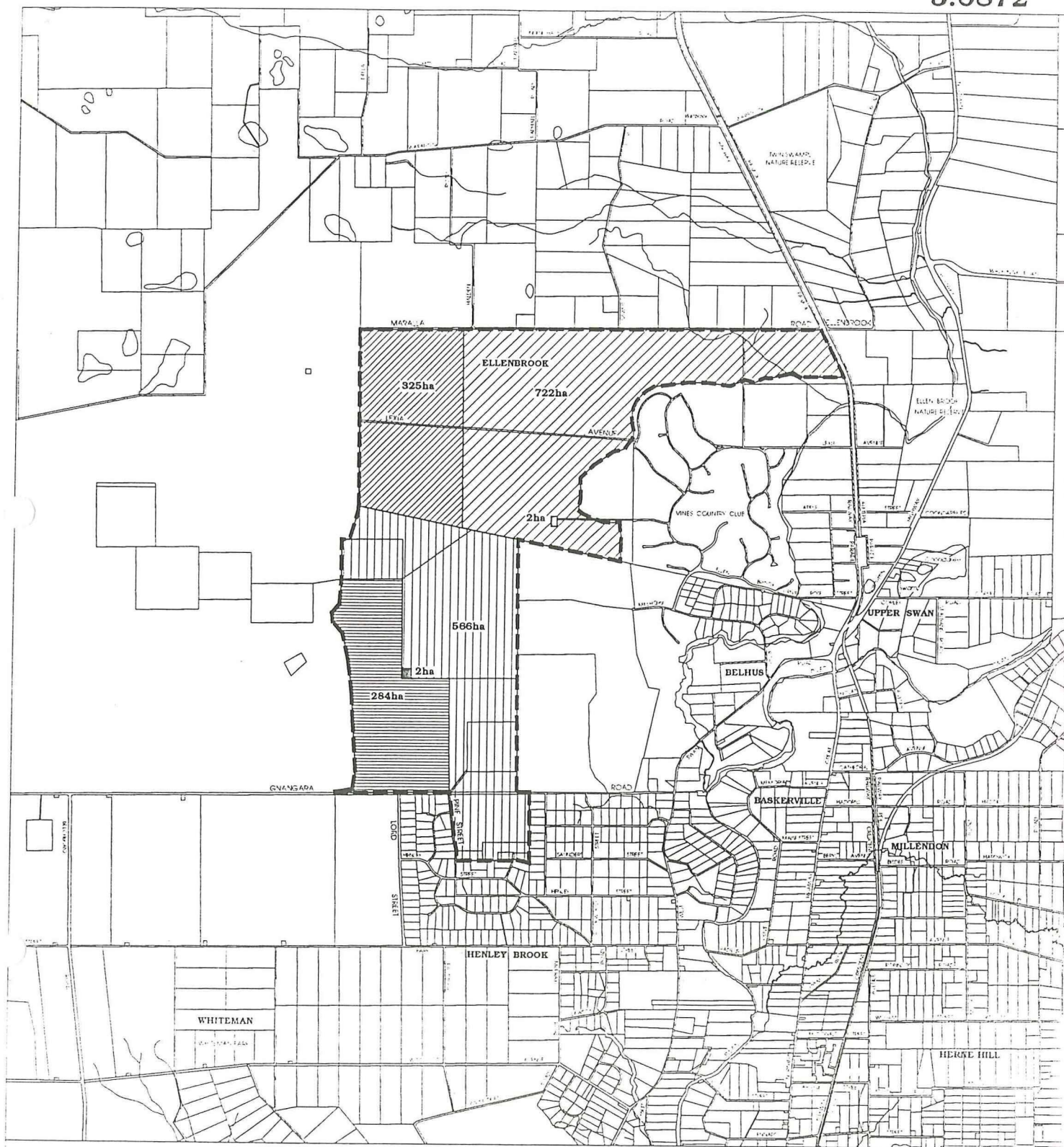
PLAN No

3.0871

FILE REF: B192216

PLAN REF: SWAN 41425 1E 2  
MPS 12500 5-175 4 10

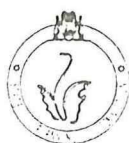
BAR CODE



	CROWN LAND 284ha		SANWA VINES Pty Ltd 722ha
	S.E.C.W.A. 2ha		HOMESWEST 566ha
	W.A.W.A. 2ha		MT. LAWLEY Pty Ltd 325ha

NOTE : ALL AREAS ARE APPROXIMATE ONLY

## IMPROVEMENT PLAN No. 27 LAND OWNERSHIP AND AREAS



STATE  
PLANNING  
COMMISSION  
WESTERN  
AUSTRALIA

C/O DEPARTMENT OF PLANNING  
AND URBAN DEVELOPMENT



AUTHORISED: G. McKEOWN  
DRAFTSPERSON: D. CLIFFORD  
EXAMINED: \_\_\_\_\_  
REVISED: \_\_\_\_\_  
DATE: SPC/1672\_15-11-1993

NORTH



SCALE 1:50'000

PLAN No

3.0872

FILE REF: E197212

PLAN REF: SWAN 41426112  
MPS 12500 SWAN 112

BAR CODE

