

IMPROVEMENT PLAN NO. 31

WATTLEUP AND HOPE VALLEY TOWNSITES



**WESTERN AUSTRALIAN PLANNING COMMISSION
PERTH, WESTERN AUSTRALIA
MAY 1999**



IMPROVEMENT PLAN NO. 31

WATTLEUP AND HOPE VALLEY TOWNSITES

Introduction

1. Under the provisions of section 37A of the Metropolitan Region Town Planning Scheme Act, 1959 (as amended), the Western Australian 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.

Background to Improvement Plan No.31

2. The Fremantle Rockingham Industrial Area Regional Strategy (FRIARS) proposes options for changing land use in the Wattleup and Hope Valley townsites, in the City of Cockburn and the Town of Kwinana. The strategy has recognised the advantages of these areas with respect to future industrial use in the long-term expansion of the Kwinana Industrial Area.
3. The FRIARS Report (published by the Western Australian Planning Commission, for public comment March 1999) is available from the Ministry for Planning, Perth.
4. The land in the Wattleup townsite is current zoned Urban in the Metropolitan Region Scheme and the land at Hope Valley townsite is currently zoned Rural under the Metropolitan Region Scheme.
5. There is a need to provide for the future long-term land uses in the area and the Improvement Plan will enable arrangements to be made for people who are adversely affected by some of the options in the FRIARS proposal.
6. Improvement Plan No. 31, as shown on Western Australian Planning Commission Plans numbered 3.1237 and 3.1238, is intended to facilitate the acquisition of lots within the Wattleup and Hope Valley townsites and will provide for the long-term orderly and proper planning of the area.



The Commission's actions under Improvement Plan No.31

7. 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.
8. If the Minister for Planning accepts the recommendation of the Commission (which shall be accompanied by an Improvement Plan) he shall forward it as soon as practicable to the Governor.
9. If the Governor accepts the recommendation, the Commission may proceed with the implementation of the Improvement Plan, and may purchase any land within the area by agreement with the owner, or, failing agreement, may acquire the land compulsorily under the Land Administration Act. Having acquired the land, the Commission 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.
10. It is intended, and stressed, that private landowners in an Improvement Plan area are paid fair market values for their land if it is purchased. The ordinary and long-standing land acquisition provisions of the Land Administration Act are not upset in any material respect by the legislative requirements for Improvement Plans.
11. As an alternative, 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 works as defined by the Land Administration 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.

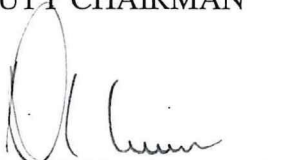


Certificate

12. 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 Western Australian Planning Commission for submission to the Minister for Planning.

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

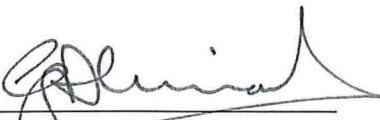

DEPUTY CHAIRMAN


SECRETARY



27.5.99
DATE

THIS RECOMMENDATION IS ACCEPTED:


MINISTER FOR PLANNING

8-6-99
DATE

THIS RECOMMENDATION IS ACCEPTED:


GOVERNOR

15 JUN 1999
DATE



**WESTERN AUSTRALIAN PLANNING COMMISSION
IMPROVEMENT PLAN NO. 31
CERTIFICATE AND RECOMMENDATION**

PURSUANT TO SECTION 37A OF THE METROPOLITAN REGION TOWN PLANNING SCHEME ACT 1959 IT IS HEREBY

CERTIFIED THAT FOR THE PURPOSE OF ADVANCING THE PLANNING, DEVELOPMENT AND USE OF ALL THAT LAND WITHIN THE METROPOLITAN REGION WHICH COMPRISES THE TOWNSITES OF WATTLEUP AND HOPE VALLEY ("THE LAND"). THE LAND SHOULD BE CLEARED, REHABILITATED, CONSOLIDATED, REPLANNED, REDESIGNED, DEVELOPED AND RESUBDIVIDED AND PROVISION SHOULD BE MADE FOR IT TO BE USED FOR SUCH PURPOSES AS MAY BE APPROPRIATE; AND


RECOMMENDED TO THE HON. MINISTER FOR PLANNING AND HIS EXCELLENCY THE GOVERNOR THAT THE LAND SHOULD BE SO DEALT WITH AND USED AND MADE THE SUBJECT OF IMPROVEMENT PLAN NO. 31, AS DEPICTED ON WESTERN AUSTRALIAN PLANNING COMMISSION PLANS NUMBERED 3.1237 AND 3.1238 ANNEXED HERETO.

THIS CERTIFICATE AND RECOMMENDATION IS GIVEN IN ACCORDANCE WITH A RESOLUTION OF THE WESTERN AUSTRALIAN PLANNING COMMISSION PASSED ON THE TWENTIETH DAY OF APRIL 1999.

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



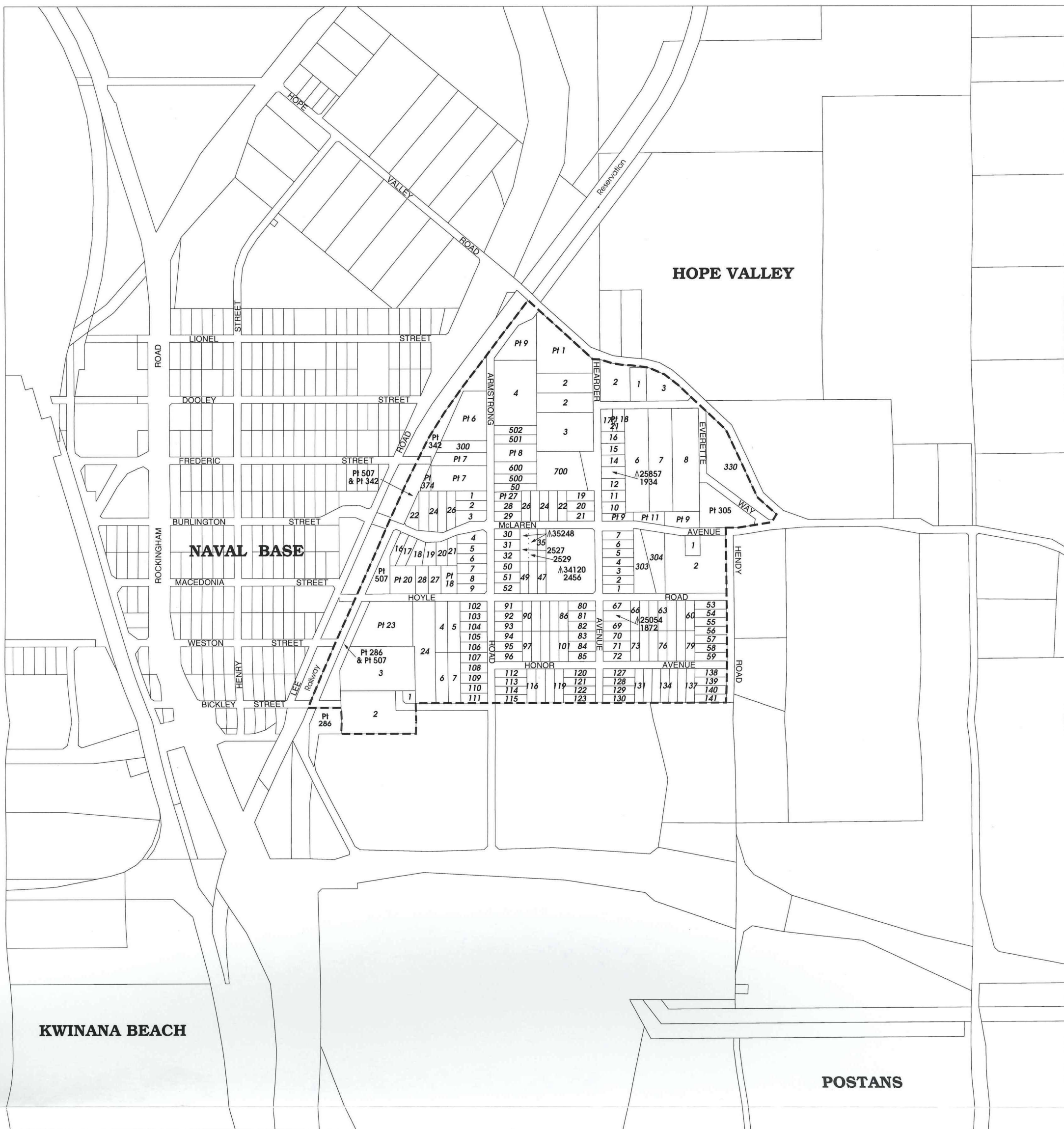
DEPUTY CHAIRMAN



SECRETARY

27.5.99
DATE





 IMPROVEMENT PLAN AREA



IMPROVEMENT PLAN No. 31

HOPE VALLEY



WESTERN
AUSTRALIAN
PLANNING
COMMISSION



AUTHORISED: P. FREWER

DRAFTSPERSON: T. LYNCH

EXAMINED:

REVISÉD:

DATE: EFPC/1763 20/4/1999

NORTH



SCALE 1:10000

PLAN No

3.1238

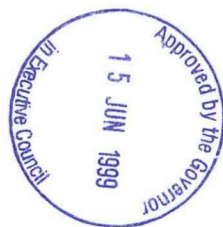
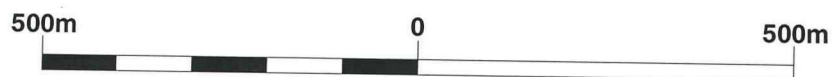
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 IMPROVEMENT PLAN AREA



IMPROVEMENT PLAN No. 31

WATTLEUP



WESTERN
AUSTRALIAN
PLANNING
COMMISSION



AUTHORISED: P. FREWER
DRAFTSPERSON: T. LYNCH
EXAMINED:
REVISED:
DATE: EFPC/1763 20/4/1999

NORTH



SCALE 1:10000

PLAN No

3.1237

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