

IMPROVEMENT PLAN 52

WEST ELLENBROOK



JULY 2019

EXHIBITION COPY

IMPROVEMENT PLAN 52

WEST ELLENBROOK

Introduction

1. Under section 119 of the *Planning and Development Act 2005* (PD 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 purpose of advancing the planning, development and use of any land within the Perth metropolitan region.
2. The Improvement Plan provisions of the PD Act, provides for the WAPC, with the approval of the Governor, to:
 - Plan, re-plan, design, re-design, consolidate, re-subdivide, clear, develop, reconstruct or rehabilitate land held by it under the Act or enter into agreement with any owner of land not held by it within the Improvement Plan area;
 - Provide for the land to be used for such purposes as may be appropriate or necessary;
 - Make necessary changes to land acquired or held by it under the PD Act;
 - Manage the tenure or ownership of the land or any improvements to that land held by it under the PD Act or enter into agreement with other owners of land within the Improvement Plan area for the same purposes;
 - Enter into agreement for the purchase, surrender, exchange, vesting, allocation or other disposal of land, including the adjustment of boundaries;
 - Recover costs in implementing the agreement with any owner of land within the Improvement Plan area; and
 - Do any act, matter or thing for the purpose of carrying out any agreement entered into with other land owners.
3. Improvement Plan No. 52 is prepared pursuant to Section 119 of the PD ACT to advance planning for the site referred to as West Ellenbrook conferring on the WAPC the authority to undertake the necessary tasks to plan for and progress the project on behalf of the Western Australian State Government.

Background

4. The site is located within the City of Swan and comprises approximately 370ha Crown land. It is former pine plantation land adjacent to the proposed METRONET Morley to Ellenbrook rail line and bounded by Northlink to the northwest. West Ellenbrook (the site) is currently within State Forest Reserve under the Metropolitan Region Scheme, with approximately 30 per cent of the site subject to an operational mining lease.
5. West Ellenbrook is identified as Urban Investigation under the North-East Sub-regional Planning Framework (WAPC, 2018), being a logical extension of the urban area, readily able to be serviced and with site conditions capable of supporting future residential development subject to appropriate planning and technical investigations. Considerations for the site's urban expansion include the protection of Bush Forever areas, protection of Carnaby's Cockatoo

roosting habitat, management of a Priority 1 Water Source Protection Area, bushfire risk and protection of basic raw materials located within the site.

6. West Ellenbrook is a strategic land asset in the context of the METRONET initiative which involves the substantial extension of Perth's metropolitan rail network. The proposed Morley Ellenbrook Line passenger rail will skirt the site to the east and serve a future West Ellenbrook community. Proximity to the rail will add social and economic value to the land, which is to be harnessed by the State Government.
7. The importance of the site in supporting METRONET objectives, combined with the site complexities, warrants the early identification of strategic objectives and effective, streamlined planning processes as provided for by the Improvement Plan. In this context, the Improvement Plan makes provision for the future establishment of an Improvement Scheme, applying the objectives outlined below.
8. The Improvement Scheme process will incorporate provisions to address and facilitate sequential land use enabling the continuation of basic raw materials extraction in conjunction with a staged urban expansion program.

Purpose

10. The purpose of Improvement Plan 52 is to:
 - a) Enable the WAPC or its delegates to undertake all necessary steps to advance planning and development of the site as provided for under Part 8 of the Planning and Development Act 2005;
 - b) Establish the strategic planning and development intent for the site;
 - c) Provide guidance for the preparation of statutory plans and statutory referrals, documentation and policy instruments;
 - d) Authorise the preparation of an Improvement Scheme for the site;
 - e) Provide the objectives of the Improvement Scheme; and
 - f) Provide for a strategic planning framework endorsed by the WAPC, Minister for Planning and the Governor.

Improvement Scheme

11. Section 122A of the PD Act enables the WAPC to introduce an Improvement Scheme in areas where an Improvement Plan is in place. Where applied, the provisions of an Improvement Scheme will prevail over applicable region and local planning schemes.
12. This Improvement Plan authorises the making of an Improvement Scheme, by resolution of the WAPC and approval of the Minister for Planning.
13. The Improvement Scheme made under this Improvement Plan will be informed by the following objectives:
 - a) Progress planning and delivery of urban development identified as Urban Investigation under the North-East Sub-Regional Planning Framework;
 - b) Plan for the West Ellenbrook site in a coordinated manner, accounting for various land uses and transport and environmental considerations affecting the land;

- c) Optimise housing outcomes in proximity to the planned rail line extension to Ellenbrook;
- d) Facilitate sequential land use activities that respond to the planned extraction of basic raw materials;
- e) Provide an urban expansion precinct that is expected to make a significant contribution to the long-term provision of affordable housing in Perth;
- f) Encourage a sustainable master planned development incorporating best practice in water sensitive design and management; and
- g) To establish a residential precinct that will be developed in accordance with applicable planning policy and support an effective transport system.

Improvement Plan Area

- 14. Improvement Plan No. 52 incorporates the subject area depicted on the attached Plan No. 3.2739.

Affected Local Governments

- 15. The City of Swan will be affected by Improvement Plan 52.
- 16. Consultation on this Improvement Plan has occurred with local government as required under Section 119(3B) of the PD Act.

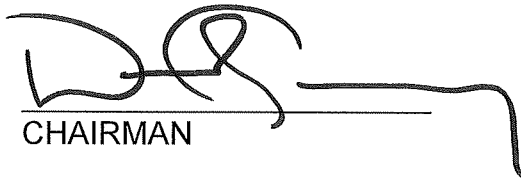
IMPROVEMENT PLAN 52

WEST ELLENBROOK

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:



CHAIRMAN


SECRETARY

27.08.19
DATE

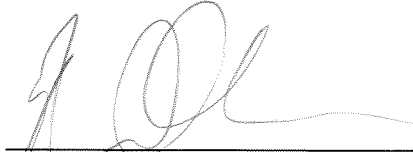


THIS RECOMMENDATION IS ACCEPTED:


MINISTER FOR PLANNING

30 AUG 2019
DATE

THIS RECOMMENDATION IS ACCEPTED:


GOVERNOR
deputy of the Governor

17 SEP 2019
DATE

EXHIBITION COPY

WESTERN AUSTRALIAN PLANNING COMMISSION

IMPROVEMENT PLAN 52

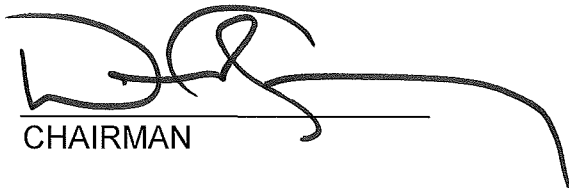
CERTIFICATE AND RECOMMENDATION

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 NUMBER 3.2739 ANNEXURED HERETO SHOULD FOR THE PURPOSE OF ADVANCING THE PLANNING, DEVELOPMENT AND USE, BE MADE THE SUBJECT OF IMPROVEMENT PLAN NUMBER 52: WEST ELLENBROOK.
2. RECOMMENDED TO THE MINISTER FOR PLANNING AND THE GOVERNOR THAT THE IDENTIFIED LAND AREA BE SUBJECT OF IMPROVEMENT PLAN NUMBER 52: WEST ELLENBROOK.

THIS CERTIFICATE AND RECOMMENDATION IS GIVEN IN ACCORDANCE WITH A RESOLUTION OF THE WESTERN AUSTRALIAN PLANNING COMMISSION PASSED ON THE 24 JULY 2019.

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


CHAIRMAN


SECRETARY

27.08.19
DATE




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Improvement plan
No. 52

IMPROVEMENT PLAN NO. 52 - WEST ELLENBROOK
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 Improvement plan



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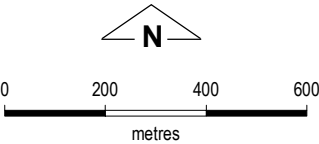
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1:25000 sheet 12