

IMPROVEMENT PLAN 56

MALAGA STATION PRECINCT

COPY



WESTERN AUSTRALIAN PLANNING COMMISSION

JULY 2022

IMPROVEMENT PLAN 56

MALAGA STATION PRECINCT

Introduction

1. Under section 119 of the *Planning and Development Act 2005* (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. The improvement plan provisions of the Act provide for the WAPC, with the approval of His Excellency the Governor, to:
 - Plan, replan, design, redesign, consolidate, re-subdivide, clear, develop, reconstruct or rehabilitate land held by the State 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 Act.
 - Manage the tenure of ownership of the land or any improvements to that land held by it under the 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.
 - Do any act, matter or thing for the purposes of carrying out any agreement entered into with other landowners.
3. Improvement Plan No. 56 is prepared under section 119 of the Act to advance planning for the Malaga Station Precinct, conferring on the WAPC the authority to undertake the necessary tasks to plan for and progress the project on behalf of the Western Australian Government.
4. The Malaga Station Precinct comprises the land as shown on the Improvement Plan which includes land to be replanned for the purposes of urban development in proximity to the proposed Malaga Station.

Background

5. METRONET is a key State Government initiative to deliver approximately 72 kilometres of new passenger rail and up to 22 new stations, which will act as a catalyst for development and redevelopment of over 8,000 hectares of land in surrounding station precincts.

6. The Morley-Ellenbrook Line is a METRONET Stage 1 project that includes a 21-kilometre extension of the metropolitan passenger rail network from Ellenbrook town centre to Bayswater Station on the Midland Line.
7. Stations will be built in Ellenbrook, Whiteman Park, Malaga, Noranda and Morley with a station planned at Bennett Springs East once the surrounding area is redeveloped and population densities increase.
8. The Malaga Station Precinct is approximately 70 hectares and is planned for future urban development, which will include a mix of housing, employment and community uses.
9. The Malaga Station Precinct area has been identified for future urban development in the North-East Sub-regional Planning Framework.
10. The METRONET Office is currently preparing a Precinct Structure Plan (PSP) for the Malaga Station Precinct in collaboration with the Department of Planning, Lands and Heritage, relevant state government agencies and the City of Swan, and in consultation with relevant stakeholders and landowners.
11. The PSP is expected to be finalised in mid-2022.
12. The Improvement Plan has been prepared following consultation with the City of Swan.

Purpose

13. The purpose of Improvement Plan No. 56 is to:
 - a. Enable the WAPC to undertake all steps to advance the planning and development of the Malaga Station Precinct as provided for under Part 8 of the Act.
 - b. Establish the strategic planning and development intent for the Malaga Station Precinct.
 - c. Provide for a strategic planning framework endorsed by the WAPC, Minister for Planning and His Excellency the Governor.
 - d. Authorise the preparation of an Improvement Scheme for the Malaga Station Precinct.
 - e. Provide the objectives of the Improvement Scheme.
 - f. Provide guidance to the preparation of statutory plans, statutory referral documentation and policy instruments.

Improvement Scheme

14. Section 122A of the 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 the applicable local and region planning schemes.
15. This Improvement Plan authorises the making of an Improvement Scheme, by resolution of the WAPC and approval of the Minister for Planning.

16. The Improvement Scheme made under this Improvement Plan will be informed by the following objectives:
- a) To integrate development of the Malaga Station with the scheme area.
 - b) To plan for the establishment of a contemporary transit oriented development that includes an appropriate mix of uses including residential, commercial and retail.
 - c) To facilitate the provision of safe, integrated and efficient transport network which provides for the needs of public transport users, pedestrians, cyclists and motorists.
 - d) To facilitate co-ordinated infrastructure planning and delivery.
 - e) To achieve high quality built form and public place design across the scheme area.
 - f) To encourage the implementation of best practice sustainability, water sensitive urban design, energy efficiency and bush fire safety initiatives within the scheme area.
 - g) Facilitate sequential land use activities that respond to the planned development of the scheme area over time.
 - h) To facilitate opportunities for investment by, and partnership with, the private sector.
 - i) To facilitate the environmental approvals process required to de-risk the site for future development.

Improvement Plan Area

17. Improvement Plan No. 56 incorporates the subject area depicted on the attached WAPC Plan No. 3.2790.

Affected Local Governments

18. Consultation on this improvement plan has occurred with the City of Swan, as required under section 119(3B).

IMPROVEMENT PLAN NO. 56

MALAGA STATION PRECINCT

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 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:



CHAIRMAN



SECRETARY

15 July 2022

DATE



THIS RECOMMENDATION IS ACCEPTED:



MINISTER FOR PLANNING

27/7/2022
DATE

THIS RECOMMENDATION IS ACCEPTED:



GOVERNOR

9 AUG 2022
DATE

WESTERN AUSTRALIAN PLANNING COMMISSION

IMPROVEMENT PLAN NO. 56

CERTIFICATE AND RECOMMENDATION

PURSUANT TO PART 8 OF THE *PLANNING AND DEVELOPMENT ACT 2005* IT IS HEREBY:

1. CERTIFIED THAT FOR THE PURPOSE OF ADVANCING THE PLANNING, DEVELOPMENT AND USE OF THE LAND IN THE MALAGA STATION PRECINCT AREA, AS DEPICTED ON WESTERN AUSTRALIAN PLANNING COMMISSION PLAN NUMBERED 3.2790 ANNEXED HERETO, PROVISION SHOULD BE MADE FOR THE LAND TO BE USED FOR SUCH PURPOSES AS MAY BE APPROPRIATE OR NECESSARY FOR THE REDEVELOPMENT OF THE AREA FOR URBAN USES; AND
2. RECOMMENDED TO THE MINISTER FOR PLANNING AND HIS EXCELLENCY THE GOVERNOR THAT THE LAND AT THE MALAGA STATION PRECINCT AREA SHOULD BE USED FOR THIS PURPOSE AND BE MADE THE SUBJECT OF IMPROVEMENT PLAN NO. 56 AS DEPICTED ON THE PLAN ANNEXED HERETO.

THIS CERTIFICATE AND RECOMMENDATION IS GIVEN IN ACCORDANCE WITH A RESOLUTION OF THE WESTERN AUSTRALIAN PLANNING COMMISSION PASSED ON 29 JUNE 2022.

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



CHAIRMAN

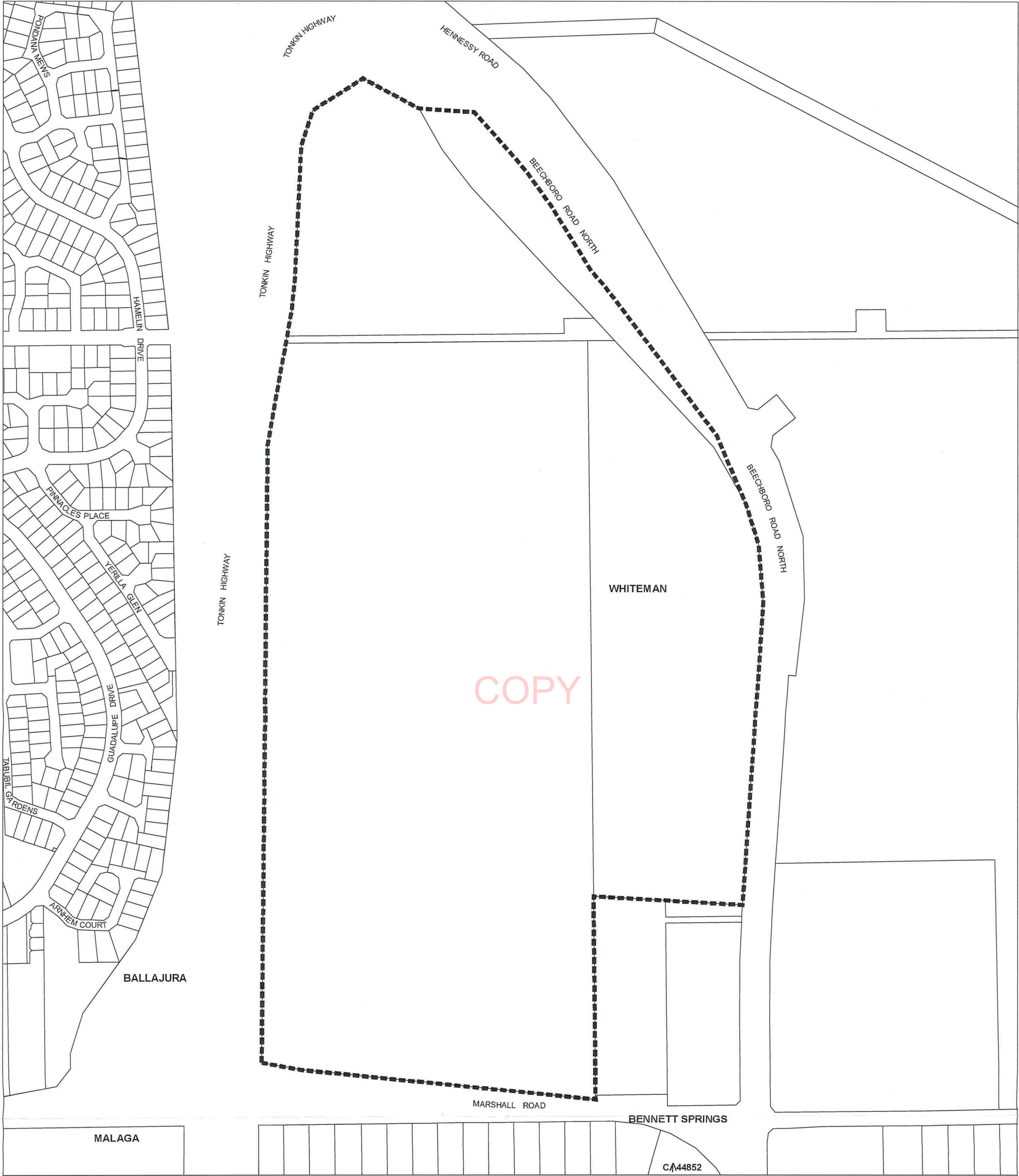


SECRETARY

15 July 2022

DATE





Improvement plan
No. 56

IMPROVEMENT PLAN NO. 56 - MALAGA STATION PRECINCT

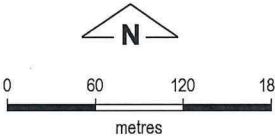


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