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IMPROVEMENT PLAN 57

CLAREMONT SHOWGROUND



WESTERN AUSTRALIAN PLANNING COMMISSION

NOVEMBER 2022

IMPROVEMENT PLAN NO. 57

CLAREMONT SHOWGROUND

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:
 - a. 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.
 - b. Provide for the land to be used for such purposes as may be appropriate or necessary.
 - c. Make necessary changes to land acquired or held by it under the PD Act.
 - d. 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.
 - e. Enter into agreement for the purchase, surrender, exchange, vesting, allocation or other disposal of land, including the adjustment of boundaries.
 - f. Recover costs in implementing the agreement with any owner of land within the Improvement Plan area.
 - g. Do any act, matter or thing for the purpose of carrying out any agreement entered into with other land owners.
3. Improvement Plan 57 is enacted under section 119 of the PD Act to advance planning for the Claremont Showground, conferring on the WAPC the authority to undertake the necessary tasks to plan for and facilitate the implementation of the project on behalf of the State Government.

Background

4. The first agricultural society in Western Australia was established in 1831 and received a Royal warrant in 1890 becoming The Royal Agricultural Society of Western Australia. The Royal Agricultural Society of Western Australia, a not-

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- for-profit organisation, has operated continuously from its Claremont landholdings since 1903 after moving from East Guildford.
5. The Claremont Showground site is 29.4 hectares in area comprising the Claremont Showground at 28.88 hectares, plus a small, detached portion of land known as Ashton Triangle at 0.52 hectares. The land is owned by the Royal Agricultural Society of WA with 15.24 hectares owned in Freehold and 14.16 hectares as Crown Grant in Trust which is to be used for the purposes of an Agricultural Show in connection with the Royal Agricultural Society of WA.
 6. The Claremont Showground site represents one of the most significant contiguous landholdings in the Perth's inner metropolitan area and is strategically located approximately 8 km west of the Perth Central Business District and 1 km from the Claremont town centre. The Southern edge of the Claremont Showground is bounded by the Perth-to-Fremantle rail line which includes an existing event only train station directly adjacent to the site, its western boundary is 400 m from Claremont train station and its eastern boundary is 400 m from Loch Street train station.
 7. The Claremont Showground site is home to the Perth Royal Show, which attracts more than 300,000 visitors over an eight-day period, plus other events, promotions, and exhibitions. It contains the Royal Agricultural Society of WA's head office within the Grandstand adjacent to the Arena with other buildings across the site leased or licensed to tenants for a range of commercial, sporting and community uses. Despite these uses, the site is heavily underutilised given its size and strategic location.
 8. The Claremont Showground site is cleared and has been subject to ad-hoc and opportunistic development since 1903, with a focus on facilitating the Perth Royal Show each year. The site includes grandstands, pavilions, miscellaneous buildings, roads, drainage and services infrastructure. The last major investment was when the speedway moved out of the site in 2000 and many of the structures and infrastructure are now in need of reinvestment or renewal.
 9. The Royal Agricultural Society of WA has identified an opportunity to safeguard its future by investigating a reduction to its operational footprint on the Claremont Showground site to enable development of portions of the landholdings. Through reinvestment, the Society's objective will be to deliver a facility for every Western Australian, focused on renewal of infrastructure that enables year-round use and new uses, ensuring its continued tenure at the site, maintaining its ongoing commitments to the agricultural industry and the broader community, and continuation of the Perth Royal Show.
 10. In 2019 the State Government endorsed a Management Plan which has a fundamental purpose to support, maintain, and enhance the Perth Royal Show whilst providing strategic guidance in relation to long term development opportunities to provide for a state asset for the promotion of the agricultural sector in Western Australia. The Management Plan identifies opportunities for further investigation into:

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- a. Rezoning the land to allow a wider variety of uses.
 - b. More intensive land uses generally to the southern portion of the site with initial stages of development in the south-west of the site.
 - c. Changes to the Crown Grant in Trust land through lifting and reapplying the conditions to another portion of land owned by RASWA.
 - d. Redevelopment of the lots and road reserve east of Ashton Avenue.
11. The Improvement Plan shall be progressed concurrently with resolution of land tenure matters associated with the Crown Grant in Trust land, required to optimise strategic planning outcomes. Any subsequent statutory planning process facilitated by creation of this Improvement Plan, including an improvement scheme, will require certainty of the expected outcomes from the land tenure process.

Purpose

12. The purpose of Improvement Plan 57 is to:
- a. enable the WAPC to undertake all necessary steps to advance the planning and development of the Claremont Showground site as provided for under Part 8 of the PD Act;
 - b. establish the strategic planning and development intent for the Claremont Showground site;
 - c. facilitate the preparation of a strategic planning framework and development intent for the Claremont Showground site, endorsed by the WAPC, Minister for Planning, and the Governor;
 - d. provide guidance for the preparation of statutory plans, statutory referral documentation and other subsidiary policy (as may be required) to facilitate the orderly and proper planning of the area; and
 - e. authorise the preparation of an Improvement Scheme for the Claremont Showground site and to establish its objectives.

Improvement Scheme

13. 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.
14. This Improvement Plan authorises the making of an Improvement Scheme, by resolution of the WAPC and approval of the Minister for Planning.
15. The Improvement Scheme made under this Improvement Plan will be informed by the following objectives:
- a. to plan and develop the Claremont Showground site in a co-ordinated manner;

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- b. to ensure the continued use and access for the Royal Agricultural Society of WA's continued operation at the Claremont Showground site;
- c. to deliver development in a strategic, well serviced inner metropolitan location in accordance with the State government's strategic framework;
- d. to achieve high quality built form and public place design across the scheme area that reflects the Claremont Showground site's strategic location;
- e. to create a vibrant new development featuring a variety of land uses, including residential, mixed use and commercial, and public open space and community uses that will provide significant recreational amenity and recognise the continued operations of the Royal Agricultural Society of WA at the Claremont Showground site;
- f. to deliver a site that is more accessible to the whole community, supporting agriculture, food services, light industry and business, education and engagement with the community relating to health, food and agriculture;
- g. to provide opportunities for diverse housing choices and densities that maximise opportunities for people to live in a high-quality residential development;
- h. to create a legible network of streets, laneways and public spaces that provide high quality linkages to car parking, activity nodes and public transport within the surrounding walkable catchment;
- i. to facilitate staged development over time with appropriate regard to market conditions and in coordination with relocation and renewal of existing infrastructure by the Royal Agriculture Society of WA; and
- j. to facilitate the Royal Agricultural Society of WA reconfiguring and renewing its infrastructure through changes to the planning and tenure framework.

Improvement Plan Area

- 16. Improvement Plan No. 57 incorporates the subject area depicted on the attached plan no. 3.2795.

Affected Local Governments

- 17. The Town of Claremont will be affected by Improvement Plan 3.2795.
- 18. Consultation on this Improvement Plan has occurred with the local government as required under section 119(3B) of the PD Act.

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IMPROVEMENT PLAN 57
CLAREMONT SHOWGROUND
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

DATE 30/11/22



THIS RECOMMENDATION IS ACCEPTED:

MINISTER FOR PLANNING

13-12-22
DATE

THIS RECOMMENDATION IS ACCEPTED:

GOVERNOR

20/12/2022
DATE

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WESTERN AUSTRALIA PLANNING COMMISSION
IMPROVEMENT PLAN 57: CLAREMONT SHOWGROUND
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 3.2795 ANNEXURED HERETO SHOULD FOR THE PURPOSE OF ADVANCING THE PLANNING, DEVELOPMENT AND USE, BE MADE THE SUBJECT OF IMPROVEMENT PLAN NUMBER 57: CLAREMONT SHOWGROUND.
2. RECOMMENDED TO THE MINISTER FOR PLANNING AND THE GOVERNOR THAT THE IDENTIFIED LAND AREA BE SUBJECT OF IMPROVEMENT PLAN NUMBER 57: CLAREMONT SHOWGROUND.

THIS CERTIFICATE AND RECOMMENDATION IS GIVEN IN ACCORDANCE WITH A RESOLUTION OF THE WESTERN AUSTRALIAN PLANNING COMMISSION PASSED ON 26 OCTOBER 2022.

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

CHAIRMAN



SECRETARY

30/11/22

DATE

Planning and Development Act 2005
Improvement Plan 57: Claremont Showground

File: 819-2-1-5 (RLS/1040)

It is hereby notified for public information that the Western Australian Planning Commission, acting pursuant to part 8 of the *Planning and Development Act 2005*, has certified and recommended that, for the purpose of advancing the planning, development and use of the land described below, it should be made the subject of Improvement Plan 57: Claremont Showground.

The Improvement Plan 57 area comprises the land depicted on Western Australian Planning Commission plan numbered 3.2795.

The purpose of this Improvement Plan is to enable a coordinated approach to planning and development at Claremont Showground.

The recommendation has been accepted by the Minister for Planning and the Governor.

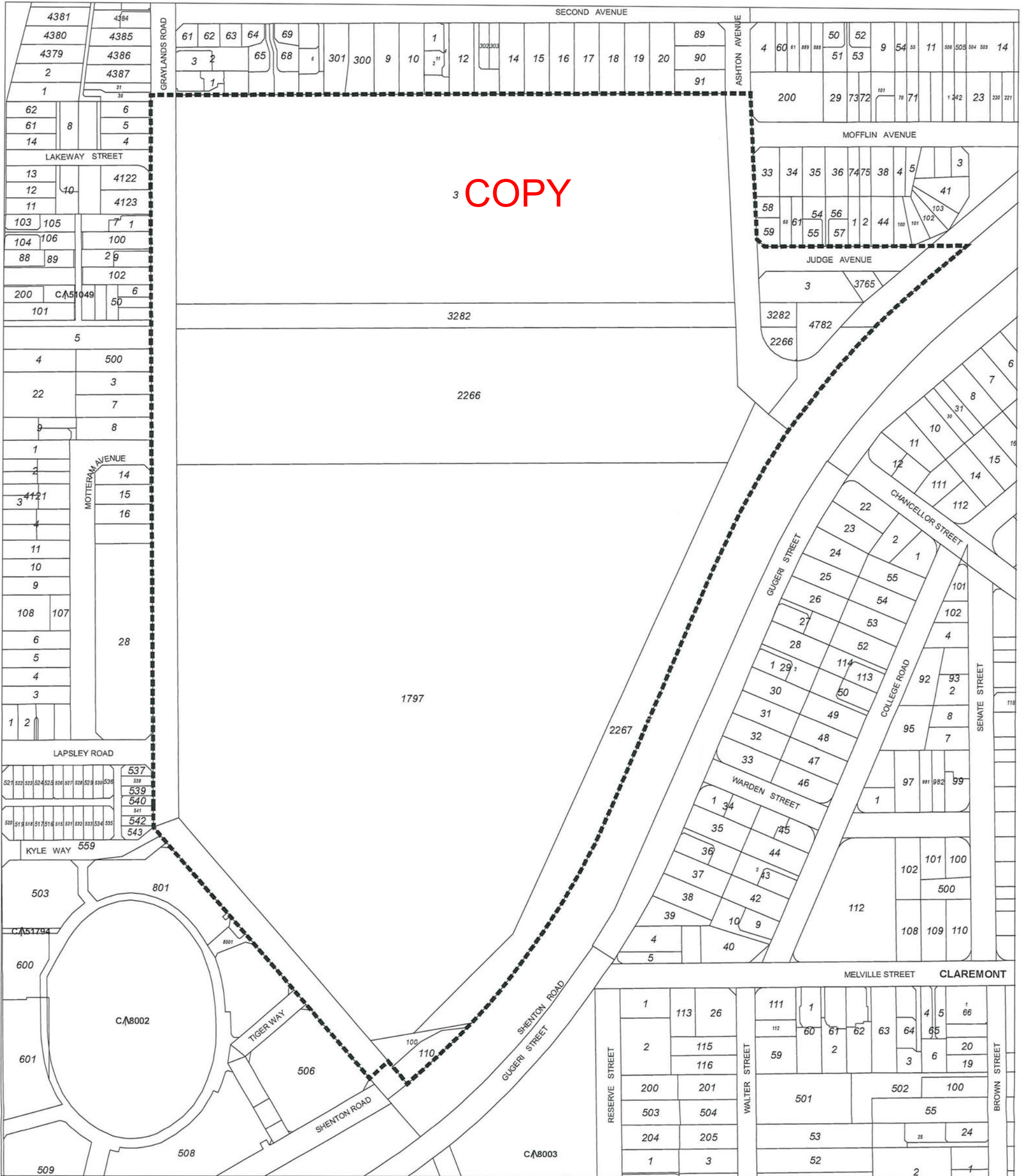
Improvement Plan 57: Claremont Showground is effective on and from the date of this gazettal.

A copy of Improvement Plan 57 can be viewed at:

1. Western Australian Planning Commission, 140 William Street, Perth
2. Town of Claremont
3. J S Battye Library, Alexander Library building, Francis Street, Northbridge.


Documents can also be viewed online at the Department of Planning, Lands and Heritage website at www.dplh.wa.gov.au/improvement-plans-schemes.

Ms Sam Fagan
Secretary
Western Australian Planning Commission

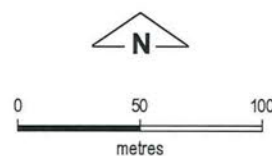


Improvement plan
No. 57

IMPROVEMENT PLAN NO. 57 - CLAREMONT SHOWGROUND

 Improvement plan

Project Manager: R. Cull
Geospatial Officer: D. Smadu
Examined: A. Power
Revised:
Version No: 1
Date: WAPC/319.10.4
26 October 2022



Plan Number:

3.2795

Ref: 4054

RLS File number: RLS/1040
Plan reference:
Metropolitan Region Scheme
1:25000 sheet 16



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