

IMPROVEMENT PLAN NO. 62

LOT 1001 NO. 120 CLAUSEBROOK ROAD, PERTH



WESTERN AUSTRALIAN PLANNING COMMISSION

May 2024

IMPROVEMENT PLAN NO. 62

LOT 1001 NO. 120 CLAISEBROOK ROAD, PERTH

Introduction

1. Under section 119 of the *Planning and Development Act 2005* (the 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 in Western Australia.
2. The improvement plan provisions of the Act enable 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 Act;
 - manage the tenure or 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; and
 - do any act, matter, or thing for the purpose of carrying out any agreement entered into with other landowners.
3. Improvement Plan No. 62 is prepared pursuant to section 119 of the Act to advance planning for Lot 1001 No. 120 Claisebrook Road, Perth (the site) 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 Improvement Plan area is located within the City of Vincent and comprises approximately 0.5 hectares of privately owned land. It is generally bound by Claisebrook Road, Caversham Street, and the Graham Farmer Freeway.

Background

5. The Improvement Plan area is zoned 'Urban' under the Metropolitan Region Scheme (MRS). It adjoins a Railways reservation along its southern boundary and is in close proximity to the Graham Farmer Freeway, reserved Primary Regional Roads under the MRS.

6. Under the relevant local planning scheme, the City of Vincent Local Planning Scheme No. 2 (LPS 2), the Improvement Plan area is zoned 'Mixed Use R160' with an additional use of 'Concrete Batching Plant'.
7. The Holcim concrete batching plant has operated from the site for over 25 years and has supplied concrete for building construction and other development in the Perth Central Business District (CBD) and inner metropolitan Perth.
8. The *Perth and Peel@3.5million* and the *Central Sub-regional Planning Framework* seeks to improve current density infill through existing undeveloped land to manage urban sprawl, increase housing diversity and affordability, and achieve a city that is connected by public transport.
9. The continued use of the site for a concrete batching plant represents an underutilisation of existing land which is adjacent to the Perth Capital City and within an Urban Corridor, which is intended to accommodate higher density residential development along transit corridors and in proximity to public transport.
10. The Improvement Plan area is currently covered by the North Claisebrook Planning Framework (NCPF), which guides the redevelopment of the site and the surrounding area following the cessation of operations by Holcim. The vision as set out in the NCPF is, in part, to create a high-quality, medium to high-density, mixed-use precinct that capitalises on its proximity to public transport, the Perth CBD and the Swan River.
11. Realising the development potential of the site necessitates a planning framework that streamlines the planning approval process and facilitates development from the outset. Together with the Improvement Plan, an Improvement Scheme could further assist in delivering such a framework.

Purpose

12. The purpose of Improvement Plan No. 62 is to:
 - a) enable the WAPC or its delegates to assist the City of Vincent to undertake all necessary steps to advance planning and development of the site as provided for under Part 8 of the Act;
 - b) provide for the WAPC or its delegates and the City of Vincent to work collaboratively in order to facilitate the revitalisation of the site in line with the relevant planning framework;
 - c) assist in facilitating the cessation of the concrete batching plant and the transition of existing operations to a suitable alternative location in consultation with key state agencies and stakeholders;
 - d) enable the purchase of the site by the WAPC (if required), as funded by appropriate Local and/or State government agencies, to facilitate development in accordance with the relevant planning framework;
 - e) authorise the preparation of an Improvement Scheme for the Improvement Plan area; and
 - f) specify the objectives of the Improvement Scheme.

Improvement Scheme

13. This Improvement Plan authorises the making of an Improvement Scheme, by resolution of the WAPC and approval of the Minister for Planning.
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 applicable region and local planning schemes.
15. Any improvement scheme to be made under this Improvement Plan will have the following objectives:
 - a) to integrate development of the scheme area with the surrounding locality;
 - b) to encourage high-quality built form and public realm design to create a pedestrian friendly environment;
 - c) to facilitate landmark transit orientated developments, capitalising on the proximity of the Claisebrook station;
 - d) to establish a residential precinct that will be developed in accordance with applicable planning policy and support an effective transport system;
 - e) to plan for delivery of a mix of housing, employment and community uses;
 - f) to encourage the implementation of best-practice sustainability, water-sensitive urban design and energy efficiency initiatives; and
 - g) to enable the preparation of planning instruments such as Improvement Scheme Policies, Design Guidelines and Local Development Plans.

Improvement Plan Area

16. Improvement Plan No. 62 incorporates the subject area depicted on the attached Plan No. 3.2835.

Affected Local Governments

17. Consultation on this Improvement Plan has occurred with the City of Vincent as required under section 119(3B) of the Act.

**WESTERN AUSTRALIAN PLANNING COMMISSION
IMPROVEMENT PLAN NO. 62**

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 No. 3.2835, annexed hereto for the purpose of advancing the planning, development, and use, be made the subject of Improvement Plan No. 62 - Lot 1001 No. 120 Claisebrook Road, Perth.
2. Recommended to the Minister for Planning and His Excellency the Governor that the identified land area be subject of Improvement Plan No. 62 - Lot 1001 No. 120 Claisebrook Road, Perth.

This certificate and recommendation is given in accordance with a resolution of the Western Australian Planning Commission passed on the 29 May 2024.

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



CHAIRMAN



SECRETARY



18 June 2024

DATE

IMPROVEMENT PLAN NO. 62
LOT 1001 NO. 120 CLAISEBROOK ROAD, PERTH

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

18 June 2024

DATE

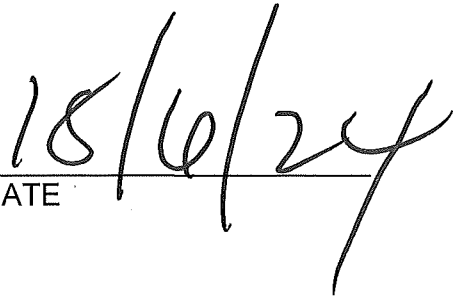


THIS RECOMMENDATION IS ACCEPTED:



MINISTER FOR PLANNING

DATE



THIS RECOMMENDATION IS ACCEPTED:




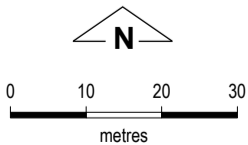
GOVERNOR

DATE





Improvement Plan No. 62 **IMPROVEMENT PLAN NO. 62 - LOT 1001 NO. 120 CLAISEBROOK ROAD, PERTH**

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