

IMPROVEMENT PLAN

NO. 28

**NORTHBRIDGE URBAN RENEWAL
STRATEGY AREA**

FEBRUARY 1996

**WESTERN AUSTRALIAN PLANNING COMMISSION
PERTH WESTERN AUSTRALIA**

IMPROVEMENT PLAN NO.28

NORTHBRIDGE URBAN RENEWAL STRATEGY AREA

WESTERN AUSTRALIAN PLANNING COMMISSION

AREA BOUNDED GENERALLY BY PARRY STREET, FITZGERALD STREET, ABERDEEN STREET AND LORD STREET, CITY OF PERTH

1. INTRODUCTION

- 1.1 Under the provisions of Section 37A of the Metropolitan Region Town Planning Scheme Act, 1959 (as amended), 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 metropolitan region.
- 1.2 Under the provisions of the Act the powers of the WAPC are for the purpose of advancing the planning objectives for the metropolitan region.
- 1.3 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.
- 1.4 If the Minister accepts the recommendation of the WAPC (which shall be accompanied by an Improvement Plan) he shall forward it as soon as practicable to the Governor.
- 1.5 If the Governor accepts the recommendation, the WAPC may proceed with the implementation of the Improvement Plan, and may purchase any land in its area by agreement with the owner, or, failing agreement, may acquire the land compulsorily under the Public Works Act, 1902 (as amended).
- 1.6 Having acquired the land, the WAPC 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.
- 1.7 As an alternative to acquisition, 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 work as defined by the Public Works 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.

2. NORTHBRIDGE URBAN RENEWAL STRATEGY

- 2.1 The Government has endorsed the Western Australian Planning Commission's Northbridge Urban Renewal Strategy, which provides a strong planning framework and urban design guidelines for the future use and development of the land affected by the City Northern Bypass construction.
- 2.2 The Strategy does not, however, specifically recommend agency responsibility for pro-actively achieving the urban renewal of the Northbridge land or put in place a planning process or mechanism to best achieve the preferred land development concept in the short, medium and longer terms.
- 2.3 In January 1996, the Commission resolved to bring down an Improvement Plan over the Northbridge Urban Renewal Strategy Area, pursuant to Section 37A of the Metropolitan Region Town Planning Scheme Act. The Improvement Plan is the statutory planning mechanism which will enable the Commission to carry out works in that area, based upon the recommendations of the Northbridge Urban Renewal Strategy.

Specifically, the Improvement Plan will allow the Commission to:

- * purchase and acquire land;
 - * construct and rehabilitate buildings, works or facilities on such land;
 - * lease or dispose of its properties; and
 - * with regard to land not owned by the Commission, make an agreement with the landowner relating to planning, subdividing, developing and rehabilitating land, construction and rehabilitating any buildings or works, selling, purchasing or vesting land and anything else required to implement the Improvement Plan.
- 2.4 With respect to the Northbridge land, the powers afforded by the Improvement Plan will, for example, allow the Commission to purchase privately owned land to facilitate the introduction or extension of such things as sewerage services, vehicular and/or pedestrian access, and landscaping.

3. IMPROVEMENT PLAN AREA

3.1 The Improvement Plan area is defined by the attached Plan 3.0950.

4. CERTIFICATE

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 Commission for submission to the Minister for Planning.

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

Frank Hartmann

CHAIRMAN

Al Gunn

SECRETARY



20 February 1996

DATE

NOTED:

Richard [Signature]

MINISTER FOR PLANNING

APPROVED:

Michael Tiffney

GOVERNOR

23 April 1996

DATE

WESTERN AUSTRALIAN PLANNING COMMISSION

IMPROVEMENT PLAN NO.28 - NORTHBRIDGE URBAN RENEWAL STRATEGY AREA

CERTIFICATE AND RECOMMENDATION

IN TERMS OF SECTION 37A OF THE METROPOLITAN REGION TOWN PLANNING SCHEME ACT 1959 (AS AMENDED)

IT IS HEREBY CERTIFIED AND RECOMMENDED

THAT, FOR THE PURPOSE OF ADVANCING THE PLANNING, DEVELOPMENT AND USE OF CERTAIN LAND WITHIN THE METROPOLITAN REGION THE SAID LAND SHOULD BE PLANNED, REPLANNED, DESIGNED, REDESIGNED, CONSOLIDATED, RESUBDIVIDED, CLEARED, DEVELOPED, RECONSTRUCTED OR REHABILITATED, AND PROVISION SHOULD BE MADE FOR THE SAID LAND TO BE USED FOR RESIDENTIAL, COMMERCIAL, INDUSTRIAL, PUBLIC RECREATIONAL, INSTITUTIONAL OR OTHER USES AS MAY BE APPROPRIATE OR NECESSARY TO FACILITATE THE PROPOSED DEVELOPMENT WITHIN THE AREA OF IMPROVEMENT PLAN NO. 28 ACCOMPANYING THIS CERTIFICATE.

THAT, IN ORDER THAT THE SAID LAND SHALL BE SO DEALT WITH OR USED FOR THE SAID PURPOSE, WHERE APPROPRIATE, IT SHOULD BE ACQUIRED BY THE WESTERN AUSTRALIAN PLANNING COMMISSION, OR THE SUBJECT OF AGREEMENTS BETWEEN THE COMMISSION AND THE OWNERS.

DESCRIPTION:

ALL THE LAND, INCLUDING THAT ALREADY OWNED BY THE CROWN AND ITS INSTRUMENTALITIES, WITHIN THE IMPROVEMENT PLAN AREA SHOWN ON WESTERN AUSTRALIAN PLANNING COMMISSION PLAN NUMBER 3.0950 WHICH FORMS PART OF IMPROVEMENT PLAN NO. 28 ACCOMPANYING THIS CERTIFICATE.

THIS CERTIFICATE AND RECOMMENDATION IS GIVEN IN ACCORDANCE WITH THE RESOLUTION OF THE WESTERN AUSTRALIAN PLANNING COMMISSION PASSED ON THE TWENTY-THIRD DAY OF JANUARY, 1995.

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

[Handwritten signature]

CHAIRMAN

[Handwritten signature]

SECRETARY

20 February 1996

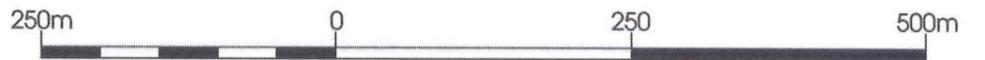
DATE





IMPROVEMENT PLAN No. 28
IMPROVEMENT PLAN AREA

 IMPROVEMENT PLAN AREA



**WESTERN
 AUSTRALIAN
 PLANNING
 COMMISSION**

AUTHORISED: F.VIEIRA
 DRAFTSPERSON: D.CLIFFORD
 EXAMINED:
 REVISED:
 DATE:

NORTH



SCALE 1:6000

PLAN No

3.0950

FILE REF: 819/2/10/6

PLAN REF: PTH.12.24-26.13.24-26
 MRS 1:25000 SHT.15 & 16

BAR CODE