

WESTERN AUSTRALIAN PLANNING COMMISSION

IMPROVEMENT PLAN 29

HUNTINGDALE

JUNE 1996



## WESTERN AUSTRALIAN PLANNING COMMISSION

### IMPROVEMENT PLAN NO.29 - HUNTINGDALE

#### AREA COMPRISING PORTIONS OF CANNING LOCATION 16 BEING PART OF LOT 100 AND PART OF LOT 1677 BALFOUR STREET, HUNTINGDALE

#### 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 designed 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, 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 public authority on such terms as the Commission, with the approval of the Governor, thinks fit.

#### 2. BACKGROUND

- 2.1 Part Lots 100 and 1677 comprise an area of 3.3422 Ha and are located approximately 19 kilometres from the Perth CBD.
- 2.2 Constructed on the land are a residence and poultry farm adjacent to the Southern River. The poultry farm operates from 6 poultry sheds under a licence to supply some 113,500 chickens, six times per annum.

- 2.3 The land is zoned residential R17.5 under the City of Gosnells Town Planning Scheme No.1 and "Urban" and "Parks and Recreation" in the Metropolitan Region Scheme.
- 2.4 The poultry farm has operated on a non-conforming use basis since 1979.
- 2.5 Subdivision of adjoining property under TPS17 for residential purposes, in close proximity to the poultry sheds, has created a continuing land use conflict in terms of dust and odours associated with the operations of the poultry farm.
- 2.6 The City of Gosnells has considered the options for overcoming the land use conflict including the powers under TPS17. However, Scheme funds are insufficient to purchase the poultry farm.
- 2.7 The Western Australian Planning Commission (WAPC) has resolved to assist with the settlement of the land use conflict by joining with the City of Gosnells in purchasing Part Lots 100 and 1677.
- 2.8 Improvement Plan 29 is intended to facilitate the acquisition of Part Lots 100 and 1677 without derogating otherwise from the provisions of TPS17 and will provide for the orderly and proper planning and protection of the amenity of the locality.

### **3. IMPROVEMENT PLAN AREA**

- 3.1 The Improvement Plan area is defined on the attached WAPC plan number 3.1003

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:

*Jim Hartman*

CHAIRMAN

*[Signature]*

SECRETARY



*26 JUNE 1996*

DATE

NOTED:

*[Signature]*

MINISTER FOR PLANNING

APPROVED:

*Michael Tiffney*

GOVERNOR

*16 July 1996*

DATE

WESTERN AUSTRALIAN PLANNING COMMISSION

IMPROVEMENT PLAN 29 - HUNTINGDALE

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, PUBLIC RECREATIONAL OR OTHER USES, AS MAY BE APPROPRIATE OR NECESSARY TO FACILITATE THE PROPOSED DEVELOPMENT WITHIN THE AREA OF IMPROVEMENT PLAN NO.29 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, WITHIN THE IMPROVEMENT PLAN AREA SHOWN ON WESTERN AUSTRALIAN PLANNING COMMISSION PLAN NUMBER 3.1003 WHICH FORMS PART OF IMPROVEMENT PLAN NO.29 ACCOMPANYING THIS CERTIFICATE.

THIS CERTIFICATE AND RECOMMENDATION IS GIVEN IN ACCORDANCE WITH THE RESOLUTION OF THE WESTERN AUSTRALIAN PLANNING COMMISSION PASSED ON THE TWENTY FIFTH DAY OF JUNE, 1996.

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

*Jim Hartman*  
.....

CHAIRMAN

*M. L. ...*  
.....

SECRETARY

*26 JUNE 1996*  
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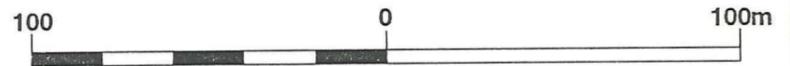
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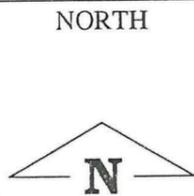
**IMPROVEMENT PLAN No 29**  
**IMPROVEMENT PLAN AREA**

 IMPROVEMENT PLAN AREA



**WESTERN  
 AUSTRALIAN  
 PLANNING  
 COMMISSION**

AUTHORISED: T.HILLYARD  
 DRAFTSPERSON: L.P.CLIFFORD  
 EXAMINED: .....  
 REVISED: .....  
 DATE: .....



SCALE 1:2000

PLAN No

**3.1003**

2175

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