

# **IMPROVEMENT PLAN NO. 55**

## **BENNETT SPRINGS EAST**



**WESTERN AUSTRALIAN PLANNING COMMISSION**

**October 2020**

**COPY**

# IMPROVEMENT PLAN NO. 55

## BENNETT SPRINGS EAST

### Introduction

1. Under section 119 of the *Planning and Development Act 2005*, 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 *Planning and Development Act 2005* (Act) provide for the WAPC, with the approval of 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; and
  - Do any act, matter or thing for the purposes of carrying out any agreement entered into with other land owners.
3. Improvement Plan No. 55 is prepared under section 119 of the *Planning and Development Act 2005* to advance planning for the Bennett Springs East area, conferring on the WAPC the authority to undertake the necessary tasks to plan for and progress the project on behalf of the Western Australian State Government.
4. The Bennett Springs East area 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 Bennett Springs Station.
5. Bennett Springs Station is planned to be constructed as part of the METRONET Morley- Ellenbrook Line when surrounding population densities increase to a level that would support a dedicated passenger rail station.

### Background

6. METRONET is a key State Government initiative to deliver approximately 72 kilometres of new passenger rail and up to 18 new stations, which will act as a catalyst for development and redevelopment of over 5,000 hectares of land in surrounding station precincts.

7. The Morley-Ellenbrook Line is a METRONET Stage 1 project that includes a 21 km extension of the metropolitan passenger rail network from Ellenbrook town centre to Bayswater Station on the Midland Line.
8. 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.
9. The Bennett Springs East area comprises approximately 100 hectares and is planned for future urban development, which will include a mix of housing, employment and community uses.
10. The Bennett Springs East area has been identified for future urban development in the North-East Sub-regional Planning Framework and the Swan Urban Growth Corridor Sub-regional Structure Plan.
11. The METRONET Office is currently preparing a Local Structure Plan (LSP) for the Bennett Springs East area in collaboration with the Department of Planning, Lands and Heritage, relevant state government agencies and the City of Swan, and in consultation with the local community.
12. The LSP is expected to be finalised by December 2021.
13. The Improvement Plan has been prepared following consultation with the City of Swan.

## **Purpose**

14. The purpose of Improvement Plan No. 55 is to:
  - a. Enable the Western Australian Planning Commission to undertake all steps to advance the planning and development of the Bennett Springs East Area as provided for under Part 8 of the *Planning and Development Act 2005*;
  - b. Establish the strategic planning and development intent for Bennett Springs East;
  - c. Provide for a strategic planning framework endorsed by the WAPC, Minister for Planning and the Governor;
  - d. Authorise the preparation of an Improvement Scheme for Bennett Springs East;
  - e. Provide the objectives of the Improvement Scheme; and
  - f. Provide guidance to the preparation of statutory plans, statutory referral documentation and policy instruments.

## **Improvement Scheme**

15. Section 122A of the *Planning and Development Act 2005* 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.
16. This Improvement Plan authorises the making of an Improvement Scheme, by resolution of the WAPC and approval of the Minister for Planning.
17. The Improvement Scheme made under this Improvement Plan will be informed by the following objectives:

- a) To integrate development of the future Bennett Springs train 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 a safe, integrated and efficient transport network which provides for the needs of public transport users, pedestrians, cyclists and motorists;
- d) To facilitate coordinated 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; and
- h) To facilitate opportunities for investment by, and partnership with, the private sector.

### **Improvement Plan Area**

- 18. Improvement Plan No. 55 incorporates the subject area depicted on the attached WAPC Plan No. 3.2773

### **Affected Local Governments**

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

# WESTERN AUSTRALIAN PLANNING COMMISSION

## IMPROVEMENT PLAN NO. 55

### 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 BENNETT SPRINGS EAST AREA, AS DEPICTED ON WESTERN AUSTRALIAN PLANNING COMMISSION PLAN NUMBERED 3.2773 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.
2. RECOMMENDED TO THE MINISTER FOR PLANNING AND THE GOVERNOR THAT THE LAND AT THE BENNETT SPRINGS EAST AREA SHOULD BE USED FOR THIS PURPOSE AND BE MADE THE SUBJECT OF IMPROVEMENT PLAN NO. 55 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 23 SEPTEMBER 2020.

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

  
CHAIRMAN

  
SECRETARY

9/11/2020  
DATE



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## IMPROVEMENT PLAN NO. 55

### BENNETT SPRINGS EAST AREA

#### 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

9/11/2020  
DATE



THIS RECOMMENDATION IS ACCEPTED:

  
MINISTER FOR PLANNING

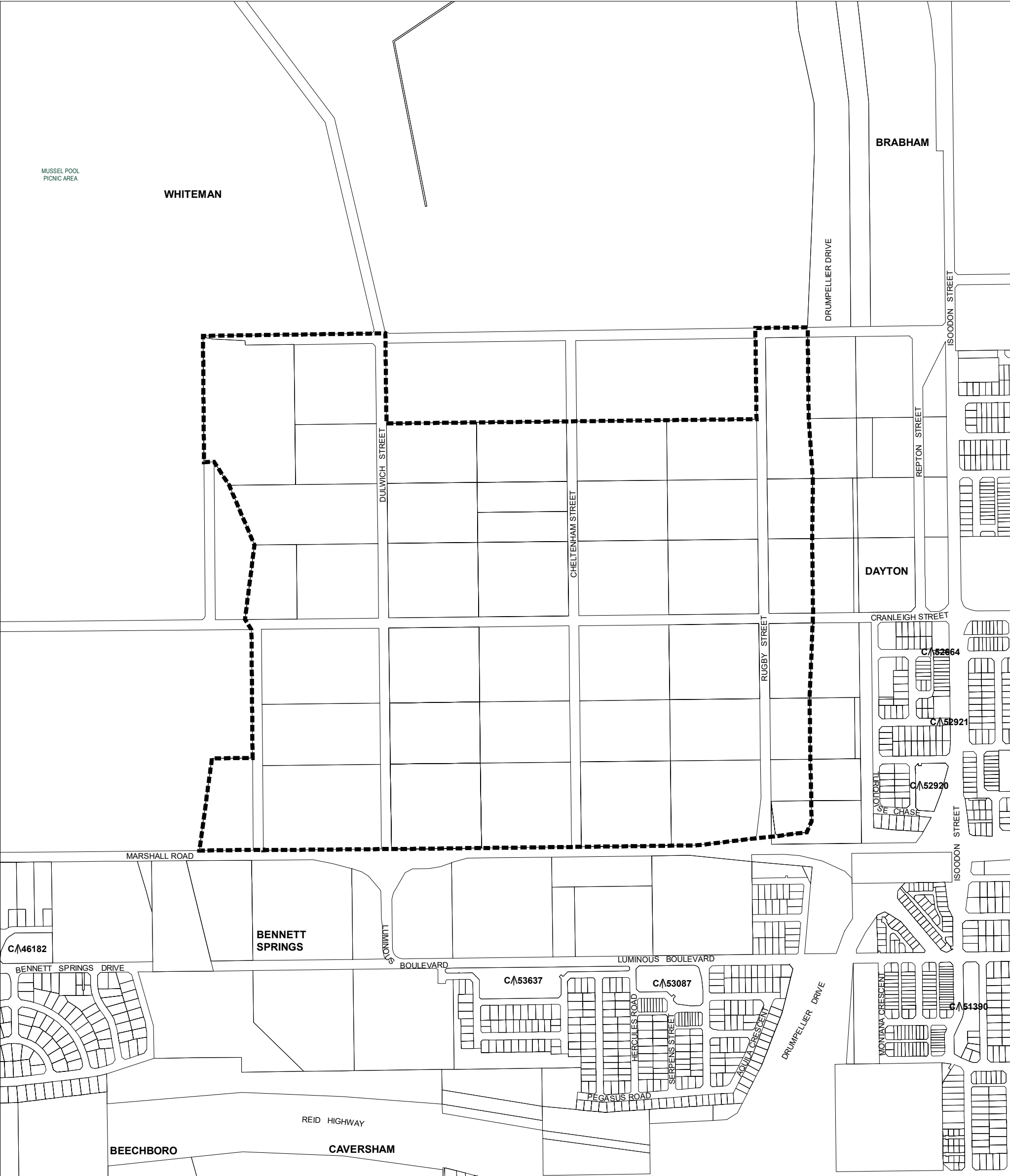
16/11/2020  
DATE

THIS RECOMMENDATION IS ACCEPTED:

  
GOVERNOR


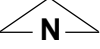
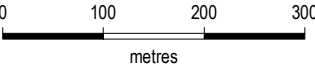

1 DEC 2020  
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Improvement plan  
No. 55

IMPROVEMENT PLAN NO. 55 - BENNETT SPRINGS EAST

<div> Improvement plan</div>	<div>Project Manager: P. Elliott</div> <div>Geospatial Officer: J. Ballarotta</div> <div>Examined: A. Power</div> <div>Revised:</div> <div>Version No: 2</div> <div>Date: WAPC/294.9.3 23 September 2020</div>	<div> </div> <div>COPY</div>	<div>Plan Number:</div> <div>3.2773</div> <div>3052</div>	<div>File number: 819/02/21/0013</div> <div>Plan reference: Metropolitan Region Scheme 1:25000 sheet 12</div>
<div> <div>Created on date: Wednesday, 7 October 2020 Document Name: BennettSprings_ip55_3052_v2</div><div>Produced by Data Analytics, Department of Planning, Perth WA Base information supplied by Western Australian Land Information Authority SLIP 1096-2018-1</div></div>				