

IMPROVEMENT PLAN 58

KOONDOOLA NEIGHBOURHOOD CENTRE



WESTERN AUSTRALIAN PLANNING COMMISSION

APRIL 2023

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IMPROVEMENT PLAN 58

KOONDoola NEIGHBOURHOOD CENTRE

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:
 - 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 PD Act.
 - 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.
 - 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.
 - Do any act, matter or thing for the purpose of carrying out any agreement entered into with other land owners.
3. Improvement Plan 58 is prepared pursuant to Section 119 of the PD Act to advance planning for the site referred to as Koondoola Neighbourhood Centre conferring on the WAPC the authority to work collaboratively with the City of Wanneroo on behalf of the Western Australian State Government to undertake the necessary tasks to progress the project.

Background

4. The Koondoola Neighbourhood Centre is located on the corner of Koondoola Avenue and Burr ridge Avenue in the suburb of Koondoola and comprises of five separate land parcels namely Lot 252 (the Koondoola Plaza Shopping Centre), Lot 253 (a Service Station), Lot 252 (a Tavern), Lot 155 (a Church) and local government owned land (Lot 250).

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5. The Koondoola Plaza shopping centre was constructed in the 1970s and the original buildings were designed to orient to a central plaza. Since then the centre has gradually declined and is now affected by urban blight, particularly at the side and rear car parking areas.
6. The City of Wanneroo has consulted with the strata owners of Koondoola Plaza (Lot 252) over many years to facilitate revitalisation of the centre, without success. More recently, the City of Wanneroo has amended its planning framework for the Koondoola Neighbourhood Centre in an effort to encourage investment, which includes a Local Development Plan to guide the redesign and development of the Koondoola Neighbourhood Centre.
7. The City of Wanneroo has written to the WAPC requesting the State Government's assistance with the redevelopment of the Koondoola Neighbourhood Centre through the Improvement Plan process.
8. The City of Wanneroo intends to facilitate the redevelopment of the Koondoola Shopping Plaza, into a lively local hub that also offers a mix of retail, food and beverage, commercial, community and apartment style uses where the community could feel safe to visit. Given the community expectations and the deteriorating situation at the site, special planning is now needed, and for the State Government to become involved.
9. The WAPC in conjunction with the City of Wanneroo aims to provide a long-term solution through Improvement Plan 58 to achieve community expectations through the coordination of redevelopment at this Neighbourhood Centre in line with the endorsed Local Development Plan.
10. An Improvement Plan can facilitate the redevelopment of land within the Koondoola Neighbourhood Centre as it provides a mechanism whereby the WAPC can compulsorily acquire land under Part 11 of the PD Act, or enter into an agreement with relevant landowners.

Purpose

11. The purpose of Improvement Plan 58 is:
 - a) to enable the WAPC or its delegates to assist the City of Wanneroo to undertake all necessary steps to advance planning and development of the site as provided for under Part 8 of the PD Act;
 - b) to enable the purchase of private landholdings by the WAPC, as funded by appropriate Local and/or State government agencies, to facilitate development of land in accordance with the Local Development Plan as approved under clause 50 of the Deemed Provisions of the City of Wanneroo District Planning Scheme No. 2;
 - c) to assist the City of Wanneroo to facilitate the transfer of landholdings and/or land exchanges and/or joint ventures between government agencies (state and/or local) and/or private land developers as required;
 - d) for the WAPC or its delegates and the City of Wanneroo to work collaboratively in order to facilitate the future revitalisation of Koondoola Neighbourhood Centre in line with the endorsed Local Development Plan; and
 - e) to authorise the preparation of an Improvement Scheme within the Improvement Plan area and to establish Scheme objectives.

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Scheme Provisions

12. 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.
13. This Improvement Plan authorises the making of an Improvement Scheme, by resolution of the WAPC and approval of the Minister for Planning.

Improvement Plan Area

14. Improvement Plan 58 incorporates the subject area depicted on the attached Plan No. 3.2804.

Affected Local Governments

15. The City of Wanneroo will be affected by Improvement Plan 58.
16. Consultation on this Improvement Plan has occurred with City of Wanneroo as required under Section 119(3B) of the PD Act.

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WESTERN AUSTRALIAN PLANNING COMMISSION

IMPROVEMENT PLAN 58

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 3.2804 ANNEXURED HERETO SHOULD FOR THE PURPOSE OF ADVANCING THE PLANNING, DEVELOPMENT AND USE, BE MADE THE SUBJECT OF IMPROVEMENT PLAN NUMBER 58: KOONDOOLA NEIGHBOURHOOD CENTRE.
2. RECOMMENDED TO THE MINISTER FOR PLANNING AND THE GOVERNOR THAT THE IDENTIFIED LAND AREA BE SUBJECT OF IMPROVEMENT PLAN NUMBER 58: KOONDOOLA NEIGHBOURHOOD CENTRE.

THIS CERTIFICATE AND RECOMMENDATION IS GIVEN IN ACCORDANCE WITH A RESOLUTION OF THE WESTERN AUSTRALIAN PLANNING COMMISSION PASSED ON THE 29 MARCH 2023.

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

CHAIRMAN _____

SECRETARY _____

DATE _____



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IMPROVEMENT PLAN 58

KOONDOOLA NEIGHBOURHOOD CENTRE

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 _____

DATE _____



THIS RECOMMENDATION IS ACCEPTED:

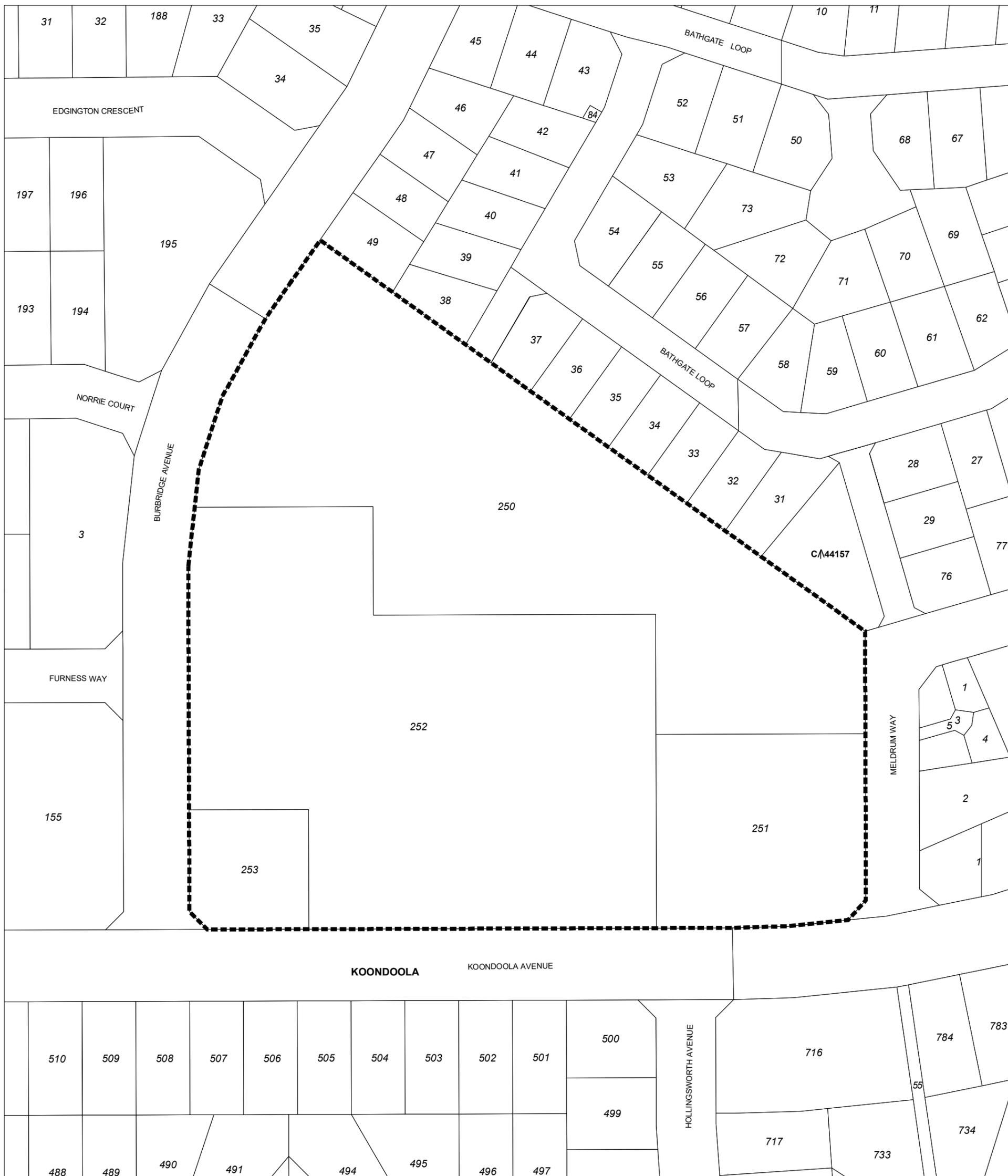
MINISTER FOR PLANNING

DATE

THIS RECOMMENDATION IS ACCEPTED:

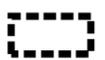
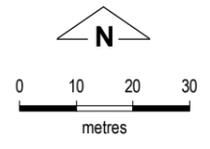
GOVERNOR

COPY _____
DATE



Improvement plan
No. 58

IMPROVEMENT PLAN NO. 58 - KOONDOOLA NEIGHBOURHOOD CENTRE

 Improvement plan	Project Manager: J. Gildenhuis	Plan Number:	File number: RLS/1022 Plan reference: Metropolitan Region Scheme 1:25000 sheet 12
 <p>Created on date: Wednesday, 5 April 2023 Document Name: IP_58_MRS_3813_v2</p> <p>Produced by Data Analytics, Department of Planning, Perth WA Base Information supplied by Western Australian Land Information Authority SLIP 1180-2020-1</p>	Geospatial Officer: A. Power Examined: Revised: Version No: 2 Date: WAPC/325.9.2 29 Mar 2023	<div style="text-align: center;">  <p>COPY</p> </div>	<p style="text-align: center; font-size: 24pt;">3.2804</p> <p>3813</p>