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IMPROVEMENT PLAN 59

ELLENBROOK STATION PRECINCT



AUGUST 2023

IMPROVEMENT PLAN 59

ELLENBROOK STATION PRECINCT

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* 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 landowners.
3. Improvement Plan No. 59 is prepared under section 119 of the *Planning and Development Act 2005* to advance planning for the Ellenbrook Station Precinct 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 Government.
4. The Ellenbrook Station Precinct 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 Ellenbrook Station.
5. Ellenbrook Station is under construction as part of the METRONET Morley-Ellenbrook Line.

Background

6. METRONET is a key State Government initiative to deliver approximately 72 kilometres of new passenger rail and up to 23 new stations, which will act as a catalyst for development and redevelopment of over 8,000 hectares of land in surrounding station precincts.

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7. The Morley-Ellenbrook Line is a METRONET Stage 1 project that includes a 21 kilometre 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 Ellenbrook Station Precinct comprises 5.9 hectares of land (in two separate lots) and is planned for future urban development, which will include a mix of housing, employment and community uses.
10. The Ellenbrook Station Precinct 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 Ellenbrook Town Centre Development Plan No. 5 identifies the Ellenbrook Station Precinct as a 'mixed use' and suitable for urban development.
12. Improvement Plan No. 59 has been prepared following consultation with the City of Swan.

Purpose

13. The purpose of Improvement Plan No. 59 is to:
 - a. enable the Western Australian Planning Commission to undertake all steps to advance the planning and development of the Ellenbrook Station Precinct area as provided for under Part 8 of the *Planning and Development Act 2005*;
 - b. establish the strategic planning and development intent for Ellenbrook Station Precinct;
 - c. provide for a strategic planning framework endorsed by the WAPC, the Minister for Planning and the Governor;
 - d. authorise the preparation of an improvement scheme for the Ellenbrook Station Precinct;
 - 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

14. 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.
15. Improvement Plan No. 59 authorises the making of an improvement scheme, by resolution of the WAPC and approval of the Minister for Planning.
16. The improvement scheme made under Improvement Plan No. 59 will be informed by the following objectives:

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- a) integrate development of the Ellenbrook station with the scheme area;
- b) plan for delivery of a mix of housing, employment and community uses;
- c) maximise development opportunities associated with Ellenbrook station;
- d) facilitate co-ordinated infrastructure planning and delivery;
- e) achieve high quality built form and public place design across the scheme area;
- f) encourage the implementation of best practice sustainability, water sensitive urban design and energy efficiency initiatives in the scheme area; and
- g) facilitate sequential land use activities that respond to the planned development of the scheme area.

Improvement Plan Area

17. Improvement Plan No. 59 incorporates the subject area depicted on the attached Western Australian Planning Commission Plan No. 3.2810.

Affected Local Governments

18. Consultation on this improvement plan has occurred with the City of Swan, as required under section 119(3B) of the *Planning and Development Act 2005*.

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IMPROVEMENT PLAN 59

ELLENBROOK STATION PRECINCT 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

DATE



THIS RECOMMENDATION IS ACCEPTED:

MINISTER FOR PLANNING

DATE

THIS RECOMMENDATION IS ACCEPTED:

GOVERNOR

DATE

COPY

WESTERN AUSTRALIAN PLANNING COMMISSION

IMPROVEMENT PLAN NO. 59

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 ELLENBROOK STATION PRECINCT AREA, AS DEPICTED ON WESTERN AUSTRALIAN PLANNING COMMISSION PLAN NUMBERED 3.2810 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; AND
2. RECOMMENDED TO THE MINISTER FOR PLANNING AND HIS EXCELLENCY THE GOVERNOR THAT THE LAND AT THE ELLENBROOK STATION PRECINCT AREA SHOULD BE USED FOR THIS PURPOSE AND BE MADE THE SUBJECT OF IMPROVEMENT PLAN NO. 59 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 31 MAY 2023.

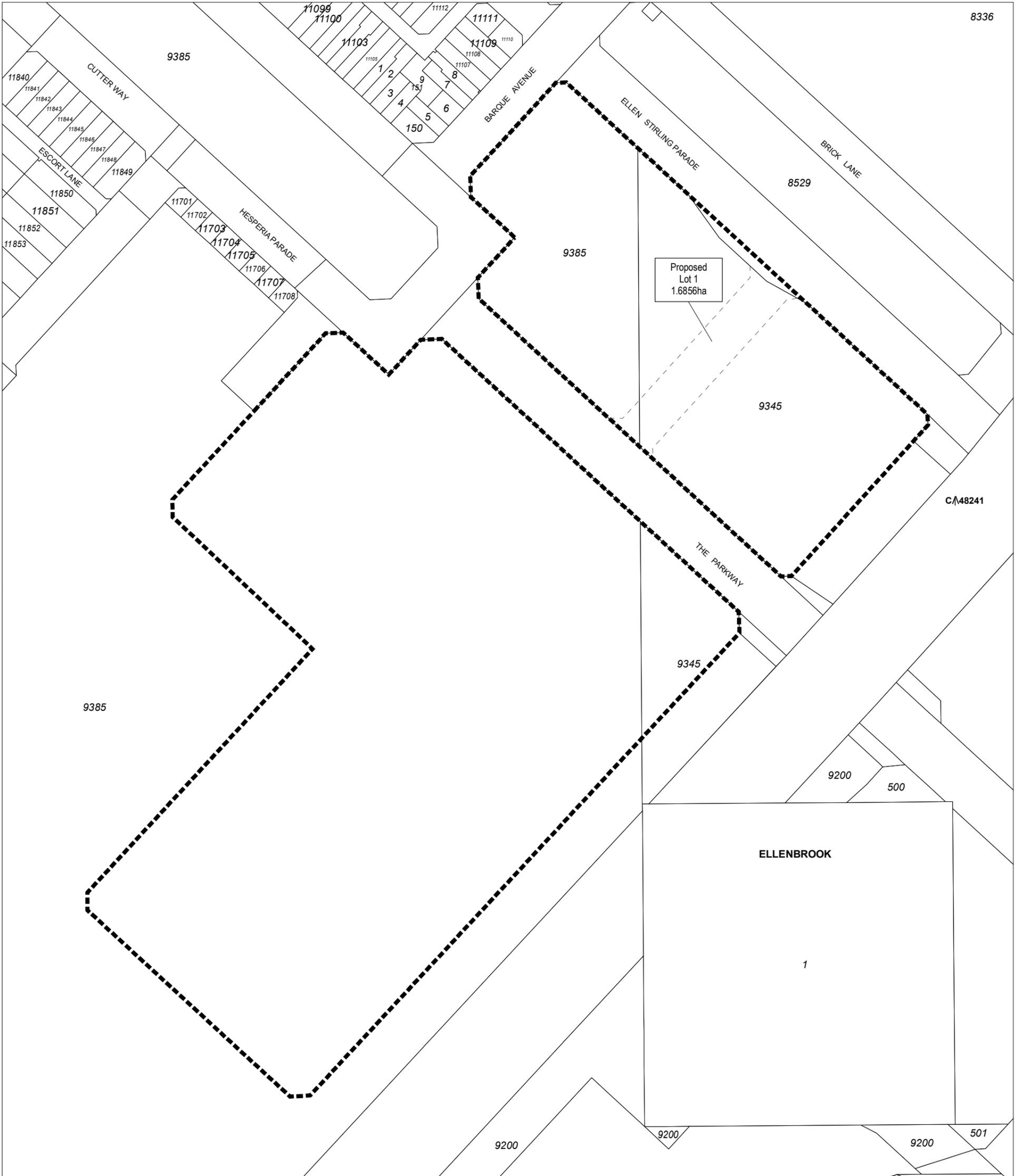
THE COMMON SEAL OF THE WESTERN AUSTRALIAN PLANNING COMMISSION WAS HEREUNTO AFFIXED IN THE PRESENCE OF:

CHAIRMAN

SECRETARY

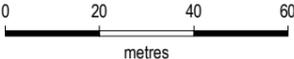
DATE





Improvement plan
No. 59

IMPROVEMENT PLAN NO. 59 - ELLENBROOK STATION PRECINCT

 Improvement plan	Project Manager: P. Elliott	Plan Number:	File number: RLS/1067 Plan reference:
 Created on date: Thursday, 1 June 2023 Document Name: IP_59_MRS_4336_v1 Produced by Data Analytics, Department of Planning, Perth WA Base Information supplied by Western Australian Land Information Authority SLIP 1180-2020-1	Geospatial Officer: A. Power Examined: Revised: Version No: 1 Date: WAPC/327.9.1 31 May 2023	<div style="text-align: center;">   <p style="font-size: 2em; color: red; font-weight: bold;">COPY</p> </div>	<div style="text-align: center; font-size: 2em; font-weight: bold;">3.2810</div> <p style="text-align: right;">4336</p>