

COPY

IMPROVEMENT PLAN 45

REDCLIFFE STATION PRECINCT



WESTERN AUSTRALIAN PLANNING COMMISSION

OCTOBER 2022

IMPROVEMENT PLAN 45

REDCLIFFE STATION PRECINCT

Introduction

1. Under section 119 of the *Planning and Development Act 2005* (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 State of Western Australia.
2. The improvement plan provisions of the Act state the WAPC, with the approval of the Governor, may:
 - 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 an 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;
 - 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 purpose of carrying out any agreement entered into with other landowners.
3. Improvement Plan 45 is prepared pursuant to section 119 of the Act to advance planning for the Redcliffe Station Precinct, conferring on the WAPC the authority to undertake the necessary tasks to plan for and facilitate future development on behalf of the Western Australian State Government

Background

4. The Improvement Plan area comprises approximately 49 hectares of land in the City of Belmont (City) and is generally bound by Tonkin Highway, Great Eastern Highway, Coolgardie Avenue and the western boundary of the Perth Airport Estate. The area is adjacent to the METRONET Forrestfield-Airport Link and includes approximately nine hectares of strategically located State owned land and the Redcliffe train station.
5. The Improvement Plan excludes the area under planning control of the Commonwealth under the *Commonwealth Airports Act 1996*.

6. The area represents an opportunity to deliver transit oriented development in close proximity to Perth's CBD and the airport. Redevelopment of the area has the potential to contribute to Perth & Peel @3.5 million urban consolidation objectives and City of Belmont housing targets.
7. In February 2013 the City endorsed the *Vision Plan and Implementation Strategy* that set out a high level vision for the precinct. This formed the basis of the draft Redcliffe Station Precinct Activity Centre Plan (draft Redcliffe ACP) prepared by the City. In 2020, the City informally advertised and amended this draft in response to submissions. In March 2021 the City of Belmont resolved to advertise an updated draft Redcliffe ACP and initiate (Complex) Amendment 15 to LPS15 to establish an Urban Development zone and Development Control Area with a Development Contribution Plan.
8. In July 2022, the State government, with agreement from the City, concluded an improvement plan (and scheme) is required to advance planning and development of the precinct. The Improvement Plan has been prepared following consultation with the City.
9. The purpose of Improvement Plan 45 is to:
 - a) enable the WAPC to undertake all necessary steps to advance the planning and development of the Redcliffe Station Precinct as provided for under Part 8 of the Act;
 - b) establish the strategic planning and development intent for the Redcliffe Station Precinct;
 - 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 the Redcliffe 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

10. Section 122A of the 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 the applicable local planning scheme.
11. This Improvement Plan authorises the making of an Improvement Scheme, by resolution of the WAPC and approval of the Minister for Planning.
12. The Improvement Scheme made under this Improvement Plan will be informed by the following objectives:
 - a. to plan for the establishment of a contemporary transit oriented development that includes an appropriate mix of uses;
 - b. to provide for a range of non-residential uses in appropriate locations and which include retail and commercial uses to support the convenience and employment needs of the local community;
 - c. to provide the community with employment opportunities and equitable access to goods and services;

- d. to provide public open space for local amenity and recreational needs of the community;
- e. to achieve high quality built form and public place design;
- f. to provide for a diverse range of housing to meet the needs of the community;
- g. to manage interface between future development and future development within the adjacent Perth Airport;
- h. to facilitate co-ordinated infrastructure planning and delivery; and
- i. to facilitate land use activities that can respond to the planned development of the scheme area over time.

Improvement Plan Area

- 15. Improvement Plan 45 incorporates the subject area depicted on the attached WAPC Plan Number 3.2798.

Affected Local Governments

- 16. The City of Belmont will be affected by Improvement Plan 45.

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IMPROVEMENT PLAN 45

REDCLIFFE STATION PRECINCT

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 45
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 AT THE REDCLIFFE STATION PRECINCT, AS DEPICTED ON WESTERN AUSTRALIAN PLANNING COMMISSION PLAN NUMBERED 3.2798 ANNEXED HERETO, PROVISION SHOULD BE MADE FOR THE LAND TO BE USED FOR SUCH PURPOSES AS MAY BE APPROPRIATE OR NECESSARY FOR THE DEVELOPMENT OF A MIXED USE TRANSIT ORIENTED DEVELOPMENT; AND
2. RECOMMENDED TO THE MINISTER FOR PLANNING AND THE GOVERNOR THAT THE LAND AT THE REDCLIFFE STATION PRECINCT SHOULD BE USED FOR THIS PURPOSE AND BE MADE THE SUBJECT OF IMPROVEMENT PLAN 45: REDCLIFFE STATION PRECINCT.

THIS CERTIFICATE AND RECOMMENDATION IS GIVEN IN ACCORDANCE WITH A RESOLUTION OF THE WESTERN AUSTRALIAN PLANNING COMMISSION PASSED ON THE 31 AUGUST 2022.

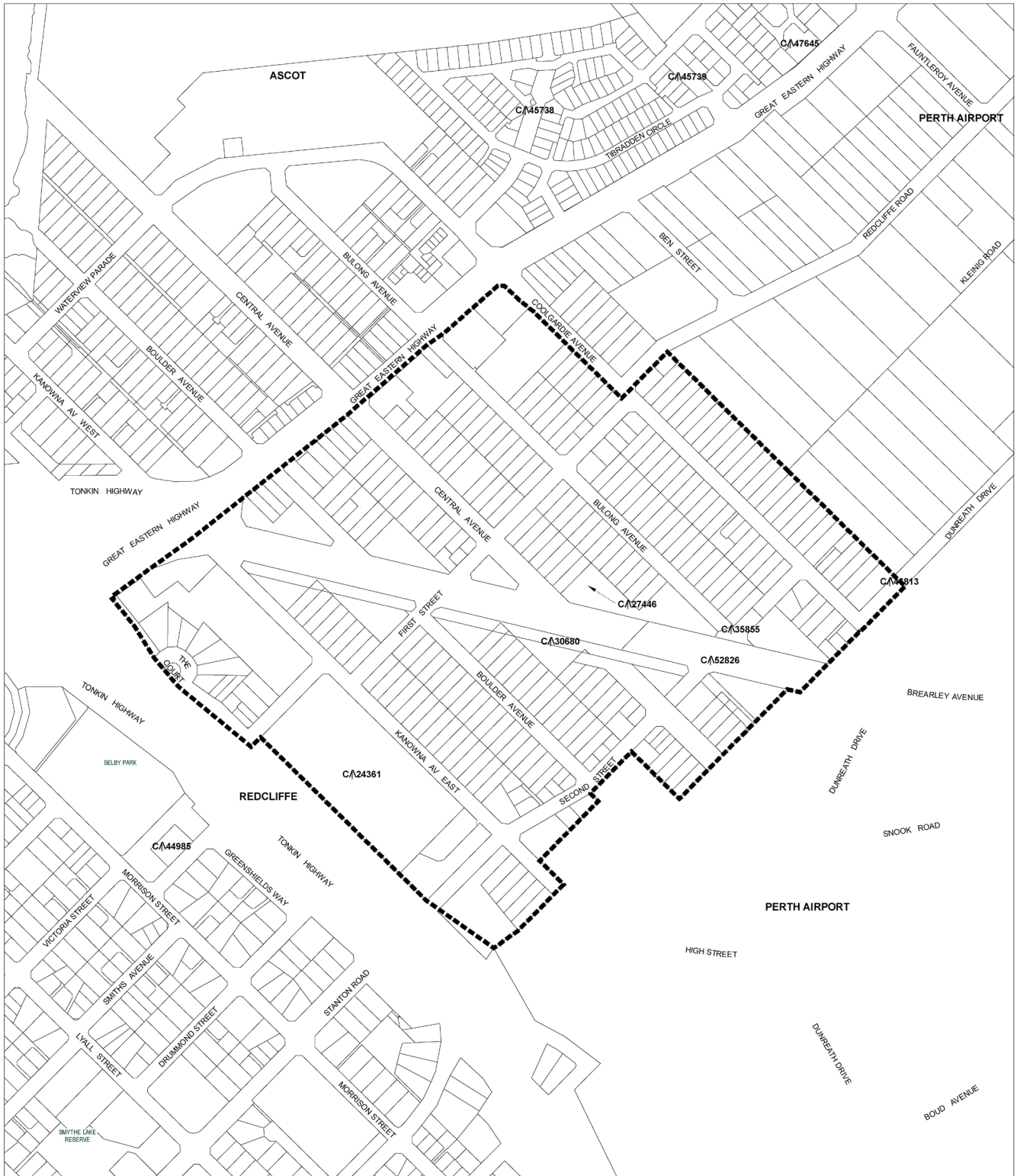
THE COMMON SEAL OF THE WESTERN AUSTRALIAN PLANNING COMMISSION WAS HEREUNTO AFFIXED IN THE PRESENCE OF:

CHAIRMAN

SECRETARY

DATE





Improvement plan
No. 45

IMPROVEMENT PLAN NO. 45 - REDCLIFFE STATION PRECINCT



Improvement plan



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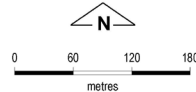
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31 August 2022



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