

IMPROVEMENT PLAN 47

MANDOGALUP



WESTERN AUSTRALIAN PLANNING COMMISSION

NOVEMBER 2018

IMPROVEMENT PLAN 47

MANDOGALUP

1.0 Introduction

- 1.1 Under section 119 of the *Planning and Development Act 2005* (the "*PD Act*"), the Western Australian Planning Commission (WAPC) is authorised to certify and recommend to the Minister for Planning that an improvement plan be prepared for the purpose of advancing the planning, development and use of any land within the State of Western Australia.
- 1.2 The improvement plan provisions of the *PD Act* state that the WAPC, with the approval of the Governor, may:
- a) plan, replan, design, redesign, consolidate, resubdivide, clear, develop, reconstruct or rehabilitate land held by the State under the *PD Act* or enter into agreement with an owner of land not held by it within the improvement plan area;
 - b) provide for the land to be used for such purposes as may be appropriate or necessary;
 - c) make necessary changes to land acquired or held by it under the *PD Act*;
 - d) manage the tenure of 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;
 - e) recover costs in implementing the agreement with any owner of land within the improvement plan area; and
 - f) do any act, matter or thing for the purpose of carrying out any agreement entered into with other landowners.
- 1.3 Improvement Plan 47: Mandogalup (IP 47) confers upon the WAPC the authority to undertake the necessary tasks to plan for and facilitate the implementation of an improvement scheme (the "Scheme") on behalf of the Western Australian State Government.

2.0 Background

- 2.1 The improvement plan is located in the Mandogalup area which is within the City of Kwinana. The area is bounded by the Kwinana Freeway to the east, Rowley Road to the north, Anketell Road to the south, and the Kwinana Industrial Area (KIA) to the west. Land within the IP 47 area is zoned Rural under the Metropolitan Region Scheme (MRS) and uses include agriculture, horticulture and associated residential dwellings. The land to the east and north east is zoned Urban and Urban Deferred under the MRS. Other land use in the area include extraction of sand and the Alcoa residue disposal area to the west.
- 2.2 Future options for this area have been considered as part of land use planning investigations over the last 10 years (as outlined below), which have emphasised the need for further investigations:

- Jandakot Structure Plan (WAPC, 2007)
- Kwinana Industrial (including Air Quality) Buffer (WAPC, 2008)
- Environmental Protection Authority s16(e) advice (EPA, 2017)
- South Metropolitan Peel Sub-regional Planning Framework (WAPC, 2018)

3.0 Purpose

The purpose of IP 47 is to:

- enable the WAPC to undertake all necessary steps to advance the planning and development within the plan area as provided for under Part 8 of the *PD Act*;
- establish the strategic planning and development intent within the subject area;
- provide for a strategic planning framework endorsed by the WAPC, Minister for Planning and the Governor;
- authorise the preparation of an improvement scheme;
- provide the objectives of the improvement scheme; and
- provide guidance to the preparation of statutory plans, statutory referral documentation and policy instruments.

4.0 Improvement scheme

- 4.1 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, an improvement scheme will prevail over the applicable region and local planning scheme.
- 4.2 IP 47 authorises the making of an improvement scheme, by resolution of the WAPC and approval of the Minister for Planning. The following objectives will guide preparation of the improvement scheme:
 - to provide for a strategic land use land use analysis that takes into consideration physical, economic and environment factors;
 - to provide a strategic planning framework to determine future land use considering all land use options (rural, urban and/ or industrial);
 - to provide a statutory planning instrument through which to implement the strategic planning framework;
 - to provide a statutory land use planning instrument to effectively guide the preparation of statutory plans, statutory referral documentation and policy (as may be required) to facilitate orderly and proper planning of the area; and
 - to facilitate the provision of an effective, efficient, integrated and safe transport network.
- 4.3 Preparing the improvement scheme will require detailed technical investigations, including assessment of future land use options, examination of area characteristics/capability, and identification of strategies to mitigate any significant health and amenity impacts such as transition land use. This work will feed into the preparation of a structure plan and, ultimately, preparation of the improvement scheme documentation.

- 4.4 Once gazetted the improvement scheme will replace the Metropolitan Region Scheme and the City of Kwinana's Local Planning Scheme No. 2. The WAPC will be responsible for determining land use planning matters in the improvement scheme area

5.0 Improvement plan area

The area that is subject to this plan is depicted on WAPC Plan Number 3.2715.

6.0 Affected local government

The City of Kwinana will be affected by IP 47.

WESTERN AUSTRALIAN PLANNING COMMISSION

IMPROVEMENT PLAN 47 – MANDOGALUP

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 3.2715 ANNEXURED HERETO SHOULD FOR THE PURPOSE OF ADVANCING THE PLANNING, DEVELOPMENT AND USE, BE MADE THE SUBJECT OF IMPROVEMENT PLAN NUMBER 47: MANDOGALUP.
2. RECOMMENDED TO THE MINISTER FOR PLANNING AND THE GOVERNOR THAT THE IDENTIFIED LAND AREA BE SUBJECT OF IMPROVEMENT PLAN NUMBER 47: MANDOGALUP.

THIS CERTIFICATE AND RECOMMENDATION IS GIVEN IN ACCORDANCE WITH A RESOLUTION OF THE WESTERN AUSTRALIAN PLANNING COMMISSION PASSED ON THE 24 OCTOBER 2018.

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


CHAIRMAN


SECRETARY


DATE



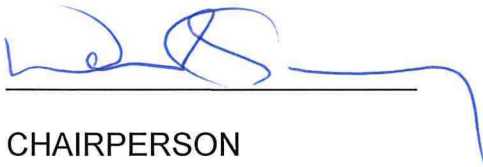
IMPROVEMENT PLAN No. 47

MANDOGALUP

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:



CHAIRPERSON



SECRETARY



13-11-2018

DATE

THIS RECOMMENDATION IS ACCEPTED:

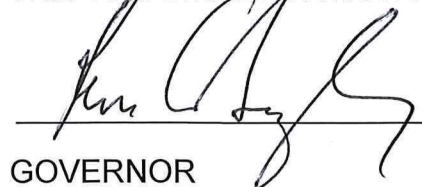


MINISTER FOR PLANNING

28 - January - 2019

DATE

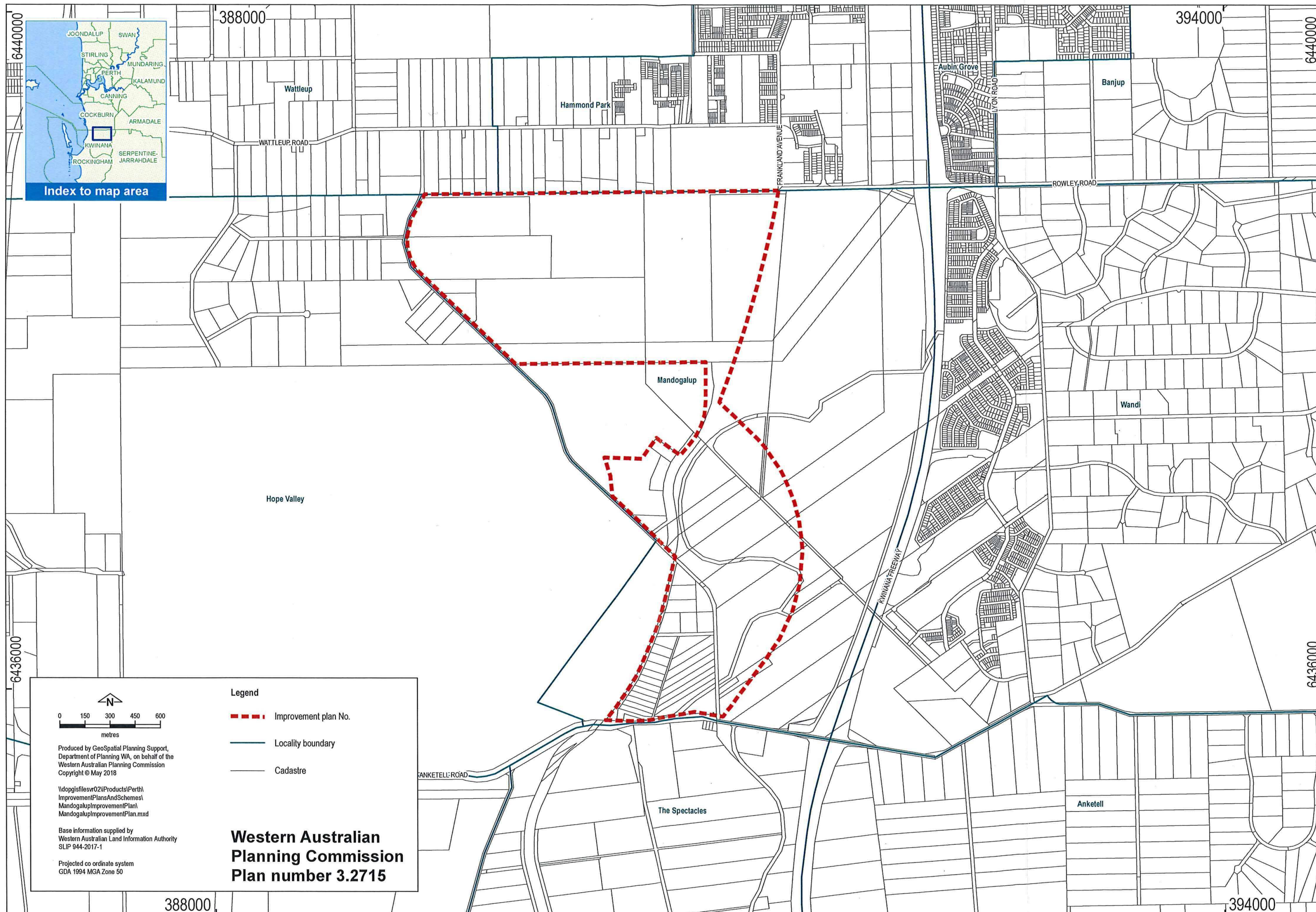
THIS RECOMMENDATION IS ACCEPTED:



GOVERNOR

4/2/2019

DATE



Improvement Plan No. 47 Mandogalup