

PLANNING — REDEVELOPMENT

863. Mr P. ABETZ to the Minister for Planning:

We hear a lot about the revitalisation projects that the Metropolitan Redevelopment Authority is undertaking. Can the minister advise what other planning tools are in place to see redevelopment in areas outside of the MRA's boundaries?

Mr J.H.D. DAY replied:

I thank the member for the question. Quite understandably, there is a lot of focus on the major redevelopment projects in the Perth CBD that are transforming Perth as the capital of the state. However, we are also keen to ensure that revitalisation of other parts of the state, whether they be in regional areas or other parts of the Perth metropolitan area, can occur. Use of the Metropolitan Redevelopment Authority is one mechanism by which this can be achieved, but there are other mechanisms within the planning system in Western Australia. An important one of those is the use of improvement plans under the Planning and Development Act. I was pleased to ensure this morning that there was the tabling of an improvement plan that will see the state take control of a parcel of land in the interests of ensuring that the development potential of the area in question is realised. I am referring to the Lissiman Street precinct in the Gosnells locality, within the City of Gosnells, it, of course, being local government authority.

Mr C.J. Tallentire interjected.

The SPEAKER: Member for Gosnells!

Mr J.H.D. DAY: The City of Gosnells has been very keen for this to occur.

Mr C.J. Tallentire: So has the local member.

Mr J.H.D. DAY: Of course, the member for Gosnells has taken up the interests of the City of Gosnells. This would have happened anyway, but I appreciate that he has been advocating for his electorate.

Several members interjected.

The SPEAKER: Member for Armadale, I call you now to order for the second time; you can congratulate the member for Gosnells outside.

Mr J.H.D. DAY: I just make the point that this is an issue that I have discussed with the City of Gosnells on many occasions going back now a number of years. I have been pleased to be able to be in the position of ensuring that the outcome it has been seeking is achieved—that is, the establishment of an improvement plan over the Lissiman Street precinct. It means that the state, through the Western Australian Planning Commission, will have the ability to intervene, and this is generally the case, where the private market has failed to take advantage of development opportunities. In this case, the improvement plan will provide for a planning framework in accordance with the City of Gosnells town planning scheme, namely to consolidate and enhance the Gosnells built form and to encourage new private sector development. A total of about \$30 million has been invested in the Gosnells area by state and commonwealth governments since 1999, together with the City of Gosnells itself, of course. Although that occurred, the landowners in this precinct, which is adjacent to the Gosnells station, have not taken advantage of the opportunities available and therefore there has been the necessity to intervene in this way. The process was initiated at the beginning of last year. There was a public advertising consultation period and a public workshop was held in May this year. Only nine submissions were received and all of those supported the proposal. One of the key objectives of improvement plan 39, as it is, is to facilitate the development of the Lissiman Street precinct in a coordinated manner, recognising its significance as a transit-oriented development and facilitating development for the creation of a safe, vibrant mixed-use centre.

The plan will enable the purchase of private landholdings via the WA Planning Commission as funded by local government or state government agencies and the private sector, and that will facilitate the development of land in accordance with the City of Gosnells planning scheme. We have now provided the opportunity for this process to be taken further and for land to be acquired. If the private landowners do not take advantage of the development opportunities—the preferable outcome is that they do take advantage of them—there is now the ability to intervene and we have been very keen to work with City of Gosnells to ensure that there will be a substantial improvement in the Lissiman Street precinct.