

IMPROVEMENT PLAN NO. 43

SHENTON PARK REHABILITATION HOSPITAL



WESTERN AUSTRALIAN PLANNING COMMISSION

APRIL 2015

IMPROVEMENT PLAN NO. 43

SHENTON PARK REHABILITATION HOSPITAL

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 purpose 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* provides 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 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 Act.
 - Manage the tenure or 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 purpose.
 - Enter into agreement for the purpose, 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 43 is enacted under Section 119 of the *Planning and Development Act 2005* to advance planning for the former Shenton Park Rehabilitation Hospital (SPRH) site, conferring on the WAPC the authority to undertake the necessary tasks to plan for and facilitate the implementation of the project on behalf of the Western Australian State Government.

Background

4. LandCorp is the lead agency for the planning for the SPRH site. The redevelopment of the site will focus on residential development across a range of typologies (single dwelling, grouped dwelling, multiple dwellings). A range of compatible non-residential uses will be provided, in manner that is secondary to the primary residential use.
5. The SPRH site is located approximately 5 km west of the Perth Central Business District within the suburb of Shenton Park, in the City of Nedlands and adjacent to the boundary of the City of Subiaco. The site is strategically located in proximity to the Shenton Park Train Station which forms part of the

Perth to Fremantle railway line. The SPRH site is approximately 16 hectares in size and is bounded by Selby Street to the east and Lemnos Street to the south. Private freehold land adjoins the site to the west and north. The improvement plan area includes adjoining road reserves and the Shenton Park Train Station Precinct to enable the upgrade and improvement of this area in a manner commensurate with the redevelopment of the SPRH site.

6. The State Government has identified the assessment of surplus Government land, including the SPRH site, as a key priority within the 2014 State budget, highlighting the need to progress the development of the site in a timely and efficient manner. In order to fulfil the objective of the State, there is a need to establish an appropriate statutory planning framework.
7. The SPRH site represents a significant opportunity to develop a strategic landholding in close proximity to Perth's CBD and leverage from the site's locational characteristics to provide a new community precinct with a high provision of transport options and urban amenities that will complement the existing community in the locality.
8. The Improvement Plan has been prepared following direction of a Steering Committee with representation of City of Nedlands, City of Subiaco and Town of Cambridge.

Purpose

9. The purpose of Improvement Plan 43 is to:
 - a. Enable the WAPC to undertake all necessary steps to advance the planning and development of the SPRH site as provided for under Part 8 of the *Planning and Development Act 2005*.
 - b. Establish the strategic planning and development intent for the SPRH site.
 - c. Provide guidance for the preparation of statutory plans, statutory referral documentation and other subsidiary policy instruments.
 - d. Provide for a strategic planning framework endorsed by the WAPC, Minister for Planning and the Governor; and
 - e. To authorise the preparation of an Improvement Scheme for the Shenton Park Rehabilitation Hospital site and to establish its objectives.

Improvement Scheme

10. 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 applicable region and local planning schemes.
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 develop the SPRH site in a co-ordinated manner;
- b. To achieve high quality built form and public place design across the scheme area to establish a new benchmark for urban redevelopment within a Perth Metropolitan context;
- c. To enhance and integrate key attributes of the SPRH site in a manner consistent with the overall redevelopment objective;
- d. To integrate development of the public and private realm and to establish a safe and vibrant precinct, that permits a range of local facilities, restaurants, cafes, shops, aged and medical accommodation, together with a range of permanent residential dwelling types and uses which will enhance housing diversity and choice within the broad locality;
- e. To facilitate the provision of effective, efficient, integrated and safe transport networks which provides for the needs of pedestrians, cyclists, public transport users and motorists;
- f. To encourage development to incorporate sustainable technologies and design including best practices with regard to energy efficiency, water sensitive urban design and bush fire safety requirements;
- g. Enable the delivery of land at a controlled rate over an appropriate period of time; and
- h. To facilitate opportunities for investment by, and partnership with, the private sector.

Improvement Plan Area

- 13. Improvement Plan No 43 incorporates the subject area depicted on the attached Plan No. 3.2622.

Affected Local Governments

- 14. The City of Nedlands and the City of Subiaco will be affected by Improvement Plan 43.
- 15. Consultation on this Improvement Plan has occurred with local government as required under Section 119(3B).

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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:



CHAIRPERSON




SECRETARY



22/04/15
DATE

THIS RECOMMENDATION IS ACCEPTED:



MINISTER FOR PLANNING

10.6.2015.
DATE

THIS RECOMMENDATION IS ACCEPTED:



GOVERNOR

deputy of the Governor

23 JUN 2015
DATE

**WESTERN AUSTRALIAN PLANNING COMMISSION
IMPROVEMENT PLAN NO. 43**

CERTIFICATE OF RECOMMENDATION

PURSUANT TO PART 8 OF THE *PLANNING AND DEVELOPMENT ACT 2005*, IT IS HEREBY:

CERTIFIED THAT FOR THE PURPOSES OF ADVANCING THE PLANNING, DEVELOPMENT AND USE OF ALL THAT LAND WITHIN THE SHENTON PARK REHABILITATION HOSPITAL ('THE LAND') SHOULD BE PLANNED, REPLANNED, DESIGNED, REDESIGNED, CONSOLIDATED, RESUBDIVIDED, CLEARED, DEVELOPED, RECONSTRUCTED OR REHABILITATED AND PROVISION MADE FOR IT TO BE USED FOR SUCH PURPOSES AS MAY BE APPROPRIATE; AND

RECOMMEND TO THE MINISTER FOR PLANNING AND HER EXCELLENCY THE GOVERNOR THAT THE LAND SHOULD BE SO DEALT WITH AND USED AND MADE THE SUBJECT OF IMPROVEMENT PLAN NO. 43 AS DEPICTED ON WAPC PLAN NUMBERED 3.2622 ANNEXED HERETO.

THIS CERTIFICATE AND RECOMMENDATION IS GIVEN IN ACCORDANCE WITH A RESOLUTION OF THE WESTERN AUSTRALIAN PLANNING COMMISSION PASSED ON 24 FEBRUARY 2015.

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



CHAIRPERSON



SECRETARY

22/04/15

DATE





Improvement plan

No. 43

Shenton Park Rehabilitation Hospital

Improvement plan

Project Manager: T Servaas

File number: 819/02/08/0002P V

Geospatial Officer: J. Grant

Plan reference:

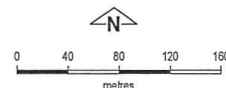
Metropolitan Region Scheme 1:25000 sheet 15

Examined: J Ballarotta

Oracle reference no: 2833

Revised:

Version No: 1



Plan Number:

3.2622

Department of
PlanningWestern
Australian
Planning
Commission