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Ms M Northcote
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Dear Maria

Thank you for contacting me regarding the recent Planning Approvals meeting at the Shire of Mundaring where the Stoneville and Parkerville developments were discussed.

I appreciate your active interest in this issue.

I can confirm that a meeting has been organized where the Minister for Planning and Infrastructure will meet the Shire of Mundaring and me to discuss residential density issues and the possibility of legal protection for the Hills.

In April 2003 the Metropolitan Region Scheme (MRS) was amended to rezone two parcels of land from Rural to Urban Deferred to facilitate the establishment of two new town sites at Parkerville and Stoneville consistent with the recommendations of the North East Hills Settlement Plan (2002). It was envisaged that the two townsites would assist in catering for population growth and alleviate pressure for the continued sprawl of rural residential development.

The purpose of an Urban Deferred zone is to identify land that may ultimately be suitable for urban development but which, due to existing constraints, is unable to be developed at the present time. Once these constraints have been satisfactorily addressed the land may be transferred to the Urban zone to facilitate its development. There is no stipulated timeframe in which the land must be transferred to the Urban zone.

The MRS Amendment was predicated on two structure plans. These structure plans were not however, endorsed by the Western Australian Planning Commission (WAPC). **The WAPC is not, therefore, committed to the subdivision pattern, the densities or the uses indicated on these plans.**

Prior to the transfer of the land from the Urban Deferred to the Urban zone, detailed structure plans clearly demonstrating the form and nature of the intended urban development including residential densities would need to be prepared.



These structure plans and supporting information would need to show that:

- Urbanisation of these areas is a logical extension of the urban development;
- Environmental issues have been addressed;
- There is sufficient infrastructure capacity;
- Areas of land for public uses have been identified and set aside; and
- An employment strategy is available to underpin the urban development that generates local employment and achieves Government sustainability outcomes.

Matters relating to lot sizes and resultant densities will largely be dependent on the outcome of these more detailed structure planning studies.

In addition, the urbanisation of the two sites is currently severely constrained by the lack of a reticulated sewer system and appropriate wastewater treatment and disposal options. Prior to the lifting of the Urban Deferment, the WAPC will need to be satisfied that the essential services can be provided.

The broad strategic planning document for the region is the North Eastern Hills Settlement Pattern Plan. The plan provides general guidance regarding the spatial distribution and form of the future growth in the region. It proposes that in the first instance, growth should be directed to the 'existing hinterlands' like Parkerville and Stoneville where existing infrastructure and services can be utilised. Since the completion of the Settlement Pattern Plan, the State Government has released Network City, which is a community planning strategy for Perth and which strongly emphasises the importance of urban containment.

The process surrounding the proposed residential development is one that needs to occur carefully with strong involvement from the Shire of Mundaring to ensure that community expectations are met and that lifestyle considerations of Hills residents are kept in mind. The concerns that you raise are valid, and I appreciate being kept informed of your views so that I can advocate on behalf of existing residents when the opportunity arises.

Yours sincerely



Jaye Radisich MLA
Member for Swan Hills