



Minister for Transport; Planning; Lands

Your ref: A647032

Our ref: 72-06652



Hon Matthew Swinbourn MLC
Chairman
Standing Committee on Environment and Public Affairs
Parliament House
4 Harvest Terrace
WEST PERTH WA 6005

Dear Chairman

PETITION NO 21 – Shenton Park Hospital Redevelopment

Thank you for your correspondence of 1 November 2017 regarding Petition No 21 tabled by Hon Alison Xamon MLC in relation to the bushland at the Shenton Park Hospital Redevelopment site (Montario Quarter).

The planning framework for Montario Quarter comprises an Improvement Scheme, with a supporting Structure Plan and Master Plan. The development of the Master Plan for Montario Quarter has been based on extensive community and stakeholder consultation, which commenced in 2014. Prior to the lodgement of the Improvement Scheme, LandCorp undertook extensive community engagement outside of the required statutory process, through multiple channels, including the formation of a Community Reference Group and a Senior Officers Working Group. Input and feedback into the planning process was sought from immediate neighbours of the site as well as the broader community, including previous employees and patients of the hospital.

Consultation has highlighted multiple and sometimes conflicting areas of stakeholder interest from which LandCorp has sought to take a balanced approach. Whilst there has been significant focus on the area referred to as bushland (which currently includes access ways, drainage and parking infrastructure) LandCorp used the feedback received from the consultation process to produce a plan that balances the retention of this bushland with other competing factors such as the bushfire management, infill targets, retention of significant trees, heritage legacy, housing diversity, building heights and amenity. These considerations, along with the existing regional Water Corporation infrastructure, limit the ability for the infill targets to be met on the balance of the site alone.

In the process leading up to the gazettal of the Improvement Scheme in 2017, due regard was given to all relevant State Planning policies, inclusive of *State Planning Policy 2.8, Perth and Peel @ 3.5 Million* and the *Capital City Planning Framework*. Specifically, the Western Australian Planning Commission requested changes to the Improvement Scheme, which reduced the extent of developable land in the western portion of the site. The Department of Planning also required that the Structure Plan be strengthened in terms of its requirements for the public open space areas over the western portion of the site so that the environmental values of this area can be enhanced.

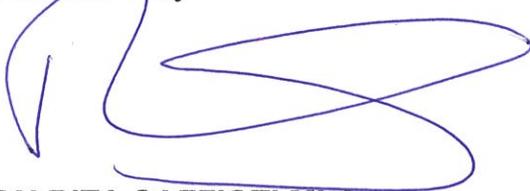
The Improvement Scheme and Structure Plan for Montario Quarter have also been assessed by both the Commonwealth, under the Environment Protection and Biodiversity Conservation Act 1999, and the State's Environmental Protection Authority. The outcome of the assessment by both independent agencies was that the development scheme did not require further modification.

The Western Australian Planning Commission also assessed the Improvement Scheme, and concluded that the form of development facilitated through the planning framework balances the competing planning considerations. It was satisfied that the vegetation will be retained on the site in a configuration that will enable any existing ecological linkage functions to be maintained.

The final Improvement Scheme included an increased quantum of retained bushland, priority trees and rehabilitation outcomes whilst accommodating bushfire management measures. Across the site, significant portions of existing vegetation will be retained and enhanced with greater than 25 percent of Montario Quarter allocated to public open space, which is two and a half times greater than the statutory requirement for allocation of public open space. In addition, the project leverages the proximity to infrastructure and transport and will deliver a leading edge urban village of between 1100 to 1600+ dwellings, bringing new amenity, jobs and much needed housing diversity to the area.

As such, I am satisfied that the adopted plan represents a considered and balanced approach, achieving the retention of significant vegetation, and the need for infill development along a key public transport corridor to support our METRONET policy.

Yours sincerely



**HON RITA SAFFIOTI MLA
MINISTER FOR PLANNING; LANDS**

29 NOV 2017