

MOORE RIVER — PLANNING PROCESS

**540. Mr J.M. FRANCIS to the Minister for Planning:**

I refer the minister to comments made in this house last week by the member for Gosnells that Labor made great decisions on Moore River, and to his strong criticism of the minister's actions on moving forward on this issue. Can the minister please tell the house the basis for his decision and outline to the house the difference between the current government and the former government on this issue?

**Mr J.H.D. DAY replied:**

Mr Speaker —

**Ms A.J.G. MacTiernan** interjected.

**The SPEAKER:** Member for Armadale!

**Ms A.J.G. MacTiernan** interjected.

**The SPEAKER:** I ask the minister to take his seat. The question was not asked of the member for Armadale. I formally call her to order for the first time.

**Mr J.H.D. DAY:** I thank you, Mr Speaker, and I thank the member for Jandakot for the question.

I must say that I was absolutely amazed to hear last week the member for Gosnells, and indeed any member of the Labor Party, talk about the wonderful work and the very good work that was undertaken in planning decisions in the Moore River area. What we had was anything but wonderful work. In fact we had a legal and planning mess, which was left behind when the previous government went out of office. In legal terms there was an appeal underway in the Supreme Court on a State Administrative Tribunal decision. It was an action that had been put on hold with the agreement of the previous government and was therefore unresolved in the Supreme Court. In planning terms, there was complete uncertainty about the future use of the land in question just south of Moore River. The previous government had intentions, so it seemed at least, of substantially down-zoning the land that had been zoned for urban development in 1995. There was also a complete impasse with the Shire of Gingin on its town planning scheme 9, which is very much needed. As you would understand, Mr Speaker, because I think the land is in your electorate, there was a stand-off between the former government and the Shire of Gingin in which the former government was telling the shire that it needed to advertise TPS9 with the amendments that the previous government wanted to put in place in the Moore River land. On the other hand, the Shire of Gingin was concerned that it would be left legally liable for a potentially substantial amount of compensation. Another aspect of the impasse is that many rezoning applications in the Shire of Gingin have been on hold since 2006. To claim, therefore, that wonderful work was undertaken by the previous government was a very creative use of the word "wonderful".

**Ms A.J.G. MacTiernan:** We stopped a 15 000 housing development that would have been a complete disgrace.

**Mr J.H.D. DAY:** I am interested to hear the member for Armadale interject because she was, of course, excluded from the process for a period because of a perceived conflict of interest. I do not criticise her for having a conflict of interest, of course, but the reality is that she was excluded from the process. There was an acting minister who was dealing with the issue for a period and who got himself into all sorts of trouble with the Corruption and Crime Commission over a phone call with Julian Grill about land development in Moore River. Therefore, as I said, a complete mess was left behind.

**Ms A.J.G. MacTiernan:** That was not Moore River, sorry. You really need to check your facts.

**Mr J.H.D. DAY:** My understanding is it was land —

**Ms A.J.G. MacTiernan:** It had nothing to do with Moore River.

**Mr J.H.D. DAY:** The report that I have read referred to Moore River.

**Ms A.J.G. MacTiernan:** Well, you are incorrect.

**Mr J.H.D. DAY:** Okay. I accept that point.

Nevertheless, Mr Speaker, there was a situation in which the previous acting minister had a significant problem. It has been left to this government and to me as the Minister for Planning to sort out the problem that was left behind by the former government. I also make the point that the area of land in question is not, as the member for Gosnells said, an "almost pristine area". As I understand it, the land that is being looked at for development is

essentially cleared farmland; it is not pristine land. Certainly, there are some parts of the area along the Moore River and along the coastline that are of high environmental value, and it is important to protect them properly.

The approach that is being taken by this government, with the involvement of the Planning Commission and the Shire of Gingin, means that there will be a reduction by 60 per cent of the number of lots that can be developed. That is a reduction from about 5 000 lots, as was originally contemplated in the initial rezoning in 1995, to the 2 000 lots that are being contemplated now. The Planning Commission will need to approve a new outline development plan, and that will take into account appropriate setbacks for coastal and riverine protection and also appropriately deal with the other environmental issues. Consideration will need to be given to appropriate water management and wastewater management plans, to contemporary urban design issues and also the important issue of developer contributions for essential infrastructure, including building a bridge over Moore River and for boating facilities. The development of a school site will also need to be addressed with the approval of the Planning Commission. The reality is that this government is dealing with a substantial problem that was left behind by the previous government —

**Ms A.J.G. MacTiernan:** But which was created by a previous Liberal government.

**The SPEAKER:** Member for Armadale!

**Ms A.J.G. MacTiernan:** You have acknowledged that, haven't you? You have cut it back by 60 per cent.

**Mr J.H.D. DAY:** The point is we are getting a sensible outcome while preserving the zoning of the land that was agreed to in 1995. By using contemporary standards, we are taking an appropriate and sensible approach to creating a development in that area that is broadly in line with the Gingin coast structure plan that was put out when the previous government was in office. The development that will occur at Moore River will not be an isolated pocket for the disenfranchised, as has been alluded to. It will be a development that can meet the growing long-term demands of early retirees and people involved in the mining, fishing, agricultural and tourism industries. It will enable the areas around Guilderton and Moore River, and the inland areas, to be better serviced with retail, educational and other community facilities than has been the case in the past. There will be a lot more traffic on Wanneroo Road in that area because of the opening of Indian Ocean Drive, which is scheduled for mid-2011, and this development will fit in with the overall increase in traffic. This is a much more sensible outcome than the approach taken by the previous government, and I believe that our approach has broad support.