



Our Ref: 103.14
Your Ref: Petition No 54

Hon Simon O'Brien MLC
Chairman
Standing Committee on Environment and Public Affairs
Parliament House
Harvest Terrace
PERTH WA 6000

Dear Mr O'Brien

Petition No 54 – Gidgegannup Urban Precinct

Thank you for the opportunity to provide a submission to the Standing Committee on Environment and Public Affairs in relation to the above petition. I was pleased to table this petition on behalf of the principal petitioner given the apparent level of community concern in relation to the Metropolitan Region Scheme Amendment (MRSA) 1239/41. I have also moved a disallowance motion on MRSA 1239/41 in order to provide the opportunity for Members to debate this important community matter. I have not referred these issues to the Parliamentary Commissioner for Administrative Investigations.

The MRSA 1239/41 proposed amendment is to transfer approximately 296.36ha of land from rural to an Urban Deferred Zone in the Metropolitan Region Scheme. This would allow for significant development of the Gidgegannup Town Site and surrounding areas. Recent reports indicate that there are proposals to increase the area to 429 ha with 1500 housing lots. I understand there are proposals to increase development sizes to up to 5000 housing lots. However, this is part of the problem. I am informed by residents that they have not seen any firm plans of the current proposal (or a master plan) including the expansion in the number of housing lots. Moving to an urban deferred zoning without clear plans on how this will progress will be unfair on the community and may compromise the area in relation to basic infrastructure needs such as water, sewerage and electricity.

I note that while there is significant community concern about this zoning, there does not appear to be any anti-development sentiments in the community per se. In fact, residents report they welcome the town site development. However, they are extremely concerned that the fundamental issues of infrastructure and lot sizes and numbers are addressed in an open and consultative way prior to any decisions that would make way for development or accelerate that process. Further, because of the likely high cost of infrastructure related to problems in delivering these services in

Alanna Clohesy
Member for **East Metropolitan Region**

62 Eighth Ave, Maylands WA 6051
Phone: (08) 9272 1718 | Fax: (08) 9272 1719
Email: clohesy.emetro@mp.wa.gov.au



the hills, it is likely developments will be at the larger end of the scale. This would dramatically alter the amenity of the hills, including what is known as the "hills lifestyle".

The provision of water to the proposed development requires further consideration. While some options have been identified the feasibility of these needs to be further explored. In addition, sewerage treatment and disposal questions still require resolution. Some of this includes questions of size of developments and the may be dependent on any other developments in the area.

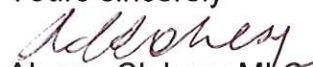
Similarly, residents advise that the supply of electricity to the area has improved, however there may be problems with capacity should developments progress.

The provision of electricity, water and sewerage disposal are fundamental to the establishment of new developments in any community. There appears to a range of different understandings about what can be provided and how these can be achieved that should be brought together in order for clarity to be provided prior to moving to the next stage of development.

Toodyay Road, which is the main road through the town site, has been the scene of many major traffic accidents. Some work has commenced in upgrading a small section of the road at Noble Falls. However, this will address only immediate danger problems. Should the population of the area increase, and rapidly, this will put additional pressure on the road and the surrounding side roads. Further investigation is required to identify ways that increased traffic will impact on the area and to develop proposals to address these. It has been suggested that much of the funding for road improvements could come from developer contributions. However, there are other new infrastructure that also will be dependent on developer contributions. This will put extra pressure on State and Federal Governments funding allocations for road upgrades. These issues need to be made clearer in order to allow for immediate and long term planning and funding. Further, Gidgegannup is not serviced by public transport. An increase in population of even 1500 will cause demands for improved roads as well as the introduction of appropriate public transport.

I urge your Committee to consider investigating these and related matters (including environmental issues) further in order to provide all parties with a clear understanding of what is being proposed as well as informing the Parliament of the most recent changes which may allow all parties to support these proposals.

Yours sincerely


Alanna Clohesy MLC

MEMBER FOR EAST METROPOLITAN

8/10/14