



Hills Gazette

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Community

Land laws sought

By Neil Smith

STONEVILLE Progress Association delegates have drafted three resolutions they want translated into legislation governing real estate developers.

Apart from hopes of modifying existing contentious urbanised subdivisions, the suggested legislation would help resolve Perth's residential land crisis, the association claims.

Mundaring councillors representing the Stoneville ward are to advance the resolutions to the next shire meeting, on June 27,

for council to lobby Planning Minister Alannah MacTiernan to overturn or modify planned urbanised subdivisions at Stoneville and Parkerville.

Council approved the urbanised subdivisions more than 10 years ago and there is Planning Commission approval to urban deferred status. The proposals for council decided at Monday's meeting were:

- Developments to be "village style" with a limited number of blocks starting at a minimum of 2000sqm and increasing in size up to two hectares.

- That the Minister for Planning, in conjunction with the wider community, formu-

late legislation to afford legal protection to the Perth Hills as an area of special significance to all Western Australians.

- Changes in planning legislation to ensure that all development proposals should start no later than two years from the date that the local authority grants planning approval. (Starting would be deemed to be the offering the first blocks for sale in the first stage of the development.)

Association chairman Mike Davies said the third proposal would mean land shortages in Perth would be a thing of the past. It would prevent land-banking - waiting for values to increase.

"The minimum size blocks in the first draft, we believe, would support the present Hills lifestyle. At our committee meeting, before it goes to council, we intend strengthening the wording to ensure that 90 per cent don't finish up as 2000sqm (half acre) blocks.

"At present developers can hold on to land for which they have approval in order to manipulate land values. They can create shortages that don't actually exist to increase their profits during periods of high demand.

"A sunset clause would also prevent developers deliberately using delays to diffuse local protests," Mr Davies said.