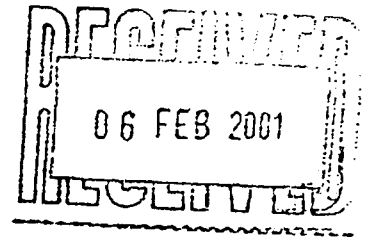


THE ANGLICAN CHURCH OF AUSTRALIA

DIocese OF PERTH



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Our Ref: #561(b)



2 February 2001

Dr Sue Graham-Taylor
President
Conservation Council of WA Inc.
2 Delhi Street
WEST PERTH WA 6005

Dear Dr Graham-Taylor

Townsite Development-Lot 69 Roland Road, Stoneville

In his absence, the Archbishop's office has passed your letter to me as Chairman of The Perth Diocesan Trustees to provide you with some relevant information concerning this site.

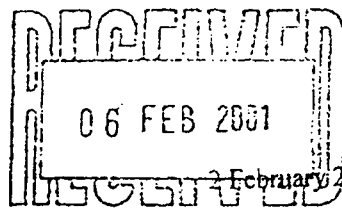
The land was purchased by the Trust many years ago as a much larger parcel, partly to provide a future school site and partly for investment to fund future parish development as the city grows. Over the years various sections have either been sold or transferred, including some land to the Parkerville Children's home. The remaining site has been held in its present state for some twenty years during which time there have been many proposals for its development.

During the early 1980's part of the north eastern area was subdivided for rural residential living and at that time it was the Trustees intention to continue that process indefinitely. However after making a start in a small way the state planning authorities decided that they would realign Great Eastern Highway from west to east through the land and a moratorium was placed on further subdivision of any kind. After some years this idea was abandoned and there was as a result a lengthy period when no development took place.

Approximately ten or twelve years ago the Trustees were approached by the local authority who were concerned that, with increasing numbers of people moving to the hills, that Mundaring town site would become inappropriately large and that an alternative was needed to take this pressure away. The Trustees land and one other area to the west near John Forrest National Park were the only sites in the municipality large enough to accommodate a second town site.

The Trustees of the day were prepared to set aside their previous plans and embark on the lengthy and difficult process needed to create the opportunity for such a townsite. Indeed it has been a far more lengthy, difficult and expensive undertaking than even those engaged in these matters could have anticipated. Very many thousands of dollars have been expended on Planning, Engineering and Environment and other research and reports.

Dr Sue Graham-Taylor
Townsite Development-Lot 69 Roland Road, Stoneville



I personally attended a series of public meetings at least eight years ago when the council's proposals were first presented to the local residents and the public. There have been countless meetings and public announcements and after about six years the local authority finally resolved to put in to effect what had been its own ideas originally.

This still left a separate and distinct process of seeking approval from the state planning authorities relative to the Metropolitan Region Plan before anything could actually happen on the ground. This process is largely complete and we believe that the strenuous and costly efforts over more than twenty years may finally bear fruit. This is an extremely important asset of the Diocese, especially given the inputs over the years, as outlined.

We believe that the planned development is appropriate and in keeping with the objectives of the local authority and the rights of the owner. If the community through the Conservation Council or anyone else, wishes to produce a result where the land is used for any other purpose than that planned, the Trustees would be prepared to discuss a sale of the land as long as the proposal provided recoupmnt of the cost in time and money expended to date and a market value reflecting the results that can confidently be expected from completion of those plans over a number of years.

Yours sincerely

A handwritten signature in cursive script, appearing to read "B D Mickle".

B D MICKLE AM
Chairman
The Perth Diocesan Trustees