



OFFICE OF THE MINISTER FOR PLANNING
AND INFRASTRUCTURE

13th Floor, Dumas House

2 Havelock Street

WEST PERTH WA 6005

Telephone: (08) 9213 6400

Facsimile: (08) 9213 6401

Email: amactiernan@dpc.wa.gov.au

ABN: 61 313 082 730

Our ref: 2-10455

Mr Mike Davies
Chairman Stoneville Progress Association Inc.
PO Box 33
STONEVILLE WA 6081

13 MAR 2006

Dear Mr Davies

PROPOSED PARKERVILLE AND STONEVILLE TOWNSITE DEVELOPMENTS

The Minister for Planning and Infrastructure, Hon Alannah MacTiernan MLA, has asked me to thank you for your letter of 2 February 2006 regarding the proposed Stoneville and Parkerville townsites and to reply on her behalf.

In April 2003 the Metropolitan Region Scheme (MRS) was amended to rezone two parcels of land from Rural to Urban Deferred to facilitate the establishment of two new town sites at Parkerville and Stoneville consistent with the recommendations of the North East Hills Settlement Plan (2002). It was envisaged that the two townsites would assist in catering for population growth and alleviate pressure for the continued sprawl of rural residential development.

The purpose of an Urban Deferred zone is to identify land that may ultimately be suitable for urban development but which, due to existing constraints, is unable to be developed at the present time. Once these constraints have been satisfactorily addressed, then it may be possible to transfer the land to the Urban zone to facilitate its development. There is no stipulated timeframe in which the land must be transferred to the Urban zone.

The MRS amendment was predicated on two structure plans which identified and protected the majority of the areas of natural vegetation. However, these structure plans were not endorsed by the Western Australian Planning Commission (WAPC) and therefore, the WAPC is not committed to the subdivision pattern, the densities or the uses indicated on these plans.

Prior to the transferral of the land from the Urban Deferred to the Urban zone, detailed structure plans clearly demonstrating the form and nature of the intended urban development including residential densities would need to be prepared. These structure plans and supporting information would need to show that:

- i) urbanisation of these areas is a logical extension of the urban development;
- ii) environmental issues have been addressed;
- iii) there is sufficient infrastructure capacity;
- iv) areas of land for public uses have been identified and set aside; and
- v) an employment strategy is available to underpin the urban development that generates local employment and achieves Government sustainability outcomes.

Matters relating to densities and resultant lot sizes will largely be dependent on the outcome of these more detailed structure planning studies and, in the absence of this information, it is difficult to offer any further comment in respect of these issues.

It is acknowledged that the urbanisation of the two sites is currently constrained by the lack of a reticulated sewer system and appropriate wastewater treatment and disposal options. Please be assured that prior to the lifting of the Urban Deferment, the WAPC will have to be satisfied that the essential services can be provided.

Yours sincerely



**HON ADELE FARINA MLC
PARLIAMENTARY SECRETARY TO THE MINISTER FOR
PLANNING AND INFRASTRUCTURE**