

STONEVILLE PROGRESS ASSOCIATION INC.

PO BOX 33
STONEVILLE POST OFFICE
STONEVILLE WA 6081

Alannah MacTiernan MLA
Minister for Planning and Infrastructure
2, Havelock Street
West Perth
WA 6005

9th May 2006

Cc.
Simon O'Brien, Shadow Planning Minister
Jaye Radisich MLA
John Beaton, Mundaring Shire President
Jonathan Throssell, CEO Mundaring Shire
www.saveperthhills.org

Dear Ms. MacTiernan,

Re: our meeting Monday May 1st

I am writing to thank you and your adviser Michael Kane for giving us so much of your time last week during what was a very busy schedule.

We welcomed the opportunity to voice our concerns that if these developments go ahead as planned, the small block sizes will open the door to similar dense development throughout the Hills. As discussed the City of Swan has rezoned 'rural' land to 'urban' around Ellenbrook in order to do exactly this and thereby expand such developments. We're pleased that you believe legislation should be used to prevent such an occurrence.

Our concerns are not confined to Stoneville and Parkerville but relate to the Hills region as a whole. The South Australian Government has already taken action to protect the Adelaide Hills as an area of special significance. We were pleased to be able to present you with the first draft of our strategy to enact similar legislation and we look forward to receiving your comments.

We acknowledge your concern regarding the demand for housing in the Hills. As a result of our discussions we visited the West Australian Planning Commission website. They have just produced a report (The Metropolitan Development Programme – January 2006) that projects population growth. This states that the Shire of Mundaring will grow by 1000 people by 2011 (2.8% growth spread over 5 years). This would seem to indicate a low demand for housing. Could you tell us on what evidence your comment is based?

Chairman	Mike Davies	9295 3979
Vice Chairman	Rusty Celler	9295 4481
Secretary	Joanne Sheil	9295 666
Treasurer	Natalie Pratt	9578 3444

I have enclosed a copy of the update of the Ellenbrook Economic Impact Study that shows a shortfall in projected rates income for the City of Swan of \$17 million. This is as a result of their contributions towards infrastructure and only 47% of the projected number of blocks being sold. The figure of \$17 million is calculated in "1993/4 dollars" so the actual figure is far greater. This highlights our concern that dense urban development in a rural setting has only limited appeal and can result in a huge financial impost to existing residents.

Finally, we agree with your adviser Mr. Kane whose parting comment was that these developments are in the wrong place.

Yours sincerely,

A handwritten signature in black ink, appearing to read "Mike Davies", enclosed within a large, hand-drawn oval.

Mike Davies