



WESTERN AUSTRALIAN  
PLANNING COMMISSION

TPS 3/2

Attachment

APPENDIX A

SERVICES	OFFICER	OPEN OFF
P/DS	KM/SR	

Our Ref: 853/2 27/3 Parts 2, 12, 14, 15, 16, 19 and 20  
 Your Ref: TPS 3  
 Enquiries: Robyn Warts

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Sri Ramanathan  
 Executive Manager  
 Planning and Development Services  
 Shire of Mundaring  
 7000 Great Eastern Highway  
 MUNDARING WA 6073

Dear Sir

### PROPOSED AMENDMENTS TO THE SHIRE OF MUNDARING TOWN PLANNING SCHEME NO. 3

I refer to your letter of 14 July 1997, in which you enclosed your submission to the Western Australian Planning Commission supporting a series of amendments representing departures from Town Planning Scheme No. 3.

The Western Australian Planning Commission considered proposed Amendments 2, 12, 14, 15, 16, 19 and 20 to the Shire's Town Planning Scheme on 9 September 1997 with the submission from the Council in support of these amendments.

The Commission has resolved that the submission forwarded by the Council does not provide an adequate rationale to enable the Commission to support the proposed amendments and will therefore be recommending that the Hon Minister refuse to grant final approval to the proposed amendments. The rationale for the Commission's resolution is as detailed below.

#### Population Projections

It is understood that the Shire of Mundaring has set a target population of 53,350 by the year 2008, while the final form of TPS 3 as modified by the (then) Minister for Planning was based on an estimated population of 37,700 by the year 2000. The actual population for the Mundaring Shire was 33,294 in June 1996 (ABS - Census 1996), having grown by 2612 from 30,682 in 1991.

From the 1990/91 financial year to June 1997, there have been final subdivision approvals to create 1696 lots, catering for a potential population of 4749 (assuming 2.8 persons per dwelling unit). In addition, two proposed new townsites at Parkerville and Stoneville will potentially increase the population by another 6972 (excluding 100 short stay lots), as indicated in Attachment 1. This gives the potential for an additional population of 11,722, or total population of 42,404 which exceeds the Ministry for Planning's Metropolitan Land Use Forecasting System (MLUFS) June 1996 population projection of 39,400 for the year 2006 by approximately 3000. The MLUFS provides the official Government population projections and is used as a basis for

the Metropolitan Development Program.

In the regional context, there is sufficient Urban and Urban Deferred land available in the ~~Metropolitan Region~~ to accommodate an additional 209,300 lots, or a population of 586,000, equivalent to between 21 and 27 years supply (Ministry for Planning: Land Monitoring Report, Dec. 1996). This does not take into account the amount of land in rural areas which is zoned for, and capable of, further subdivision. (The population in the Perth Metropolitan Region is presently 1.3 million and is expected to grow to 1.9 million by 2026.)

In the Shire of Mundaring, the Ministry for Planning's Research Branch estimates there is 2544 ha of undeveloped land (Attachment 2) which has the potential to create an additional 3662 lots, or additional population of 10,254 at 2.8 persons per dwelling. This is in addition to land for which final subdivision approval has been given by the Commission, and could potentially provide for a total population of approximately 52,000. (This figure is conservative, as it assumes that land zoned Rural Landscape Living 2.4 can only be subdivided into lots of 4 ha.)

The Shire's concern that there will be a shortage of lots towards and after the TPS review in 1999 is therefore not justified, particularly since the actual annual growth rate in the Shire between 1991 and 1996 was only 1.7%.

### Metropolitan Strategy

The Council's long term planning strategy provides for the *"limited expansion of settlements"* and *"zoning land between settlements for non-urban uses in lots of 2 ha or more"*.

In general terms, whilst it is recognised there is a need for choice and variety in lifestyles, the creation of a large number of households at low densities is an inefficient use of land and other resources, and it is also contrary to the objectives of the metropolitan strategy to provide a more sustainable city, better access to facilities and employment and better use of transport systems.

The retention of non-urban areas is also seen as essential in maintaining the open rural character of the Metropolitan rural areas and in providing distinct edges to the urban corridors to prevent indiscriminate sprawl. Retention of larger lots in rural areas is desirable both to enable sustainable agricultural pursuits to continue without the pressure of rising land values associated with lot breakdown, and to provide for uses unsuitable for urban zones. While the subdivision of land into two hectare lots as proposed by the Shire in some circumstances may aid in revegetation and in a lessening in the problems of nutrient export from large scale agriculture, by providing a large number of lots for a "hobby farm" lifestyle, it is preferable to retain the majority of this land in the form of larger lots for the following reasons:

- \* dispersal at low densities can lead to a lack of community;
- \* the identity of settlements is likely to become merged, with low density sprawl between existing and proposed new settlements;
- \* nutrient export and pollution may be greater than with larger lots due to the cumulative effects of hobby farm activities and effluent disposal systems;

- \* the low densities proposed lead to inefficiencies in servicing and the provision of facilities, and are less cost-effective than the provision of these to consolidated townsites. An efficient use of resources cannot be achieved with the creation of a large number of households at low densities;
- \* the lack of local employment will lead to increased commuter travel to Midland and Perth. The dispersed nature of settlement is a disincentive to public transport, and increased private vehicle commuter travel will exacerbate the degradation in the air quality of the Metropolitan Region which has been recognised by the Department of Environmental Protection and the Department of Transport;
- \* the increased volume of traffic may have a detrimental effect on the physical environment and the amenity of the Shire, which has a relatively impermeable road system necessitating high volume traffic on the existing north - south roads;
- \* progressive rural residential development increases the risk of progressive deterioration of rural land and pressure to subdivide the remaining General Rural land in the Shire, and in the adjacent localities of Toodyay and Gidgegannup; and
- \* this type of subdivision will lead to a loss of the existing rural character and the loss of non - urban land for purposes not appropriate in urban areas.

There needs to be a balance between future demand for new homes in the hills areas and the value of maintaining their specific character. Emphasis should be on small scale developments and "rounding off" existing settlements, and on maintaining the predominately rural character of the area.

### Community Acceptance

It is difficult to ascertain whether there is current community acceptance of the Council's long term planning strategy, given that community consultation was carried out in 1990, and that there were a considerable number of submissions opposing further development at that time and in relation to the series of amendments now proposed.

### Infrastructure

The Council's Strategy states that new development should make use of existing infrastructure. However, information regarding the current adequacy of infrastructure provision, including roads, services, community facilities and employment opportunities, has not been provided.

One objective of the Shire's long term planning strategy is to *"avoid the need for connection to the metropolitan sewerage system of development on and east of the Darling escarpment..."*. This is considered to have the potential to cause considerable incremental problems with increased development due to the number of existing and proposed water catchment areas in the Shire.

### Constraints

It is noted that in the review of TPS 1 it was determined that each of ten townsites and its

surrounds needed a population of around 3000 to 4000 to support community facilities such as primary school, hall, playground, oval and tennis courts. Of the ten townsites listed by the Shire, all except Mahogany Creek, Sawyers Valley, Chidlow and Wooroloo currently have the potential for around 3000 or more persons. Three of the proposed amendments would create the potential for an additional population of 86, 392 and 140 in Sawyers Valley, Wooroloo and Chidlow respectively. These particular areas have significant environmental and locational problems, and it is not considered that these have been sufficiently addressed in the respective amendments. The Strategy also specifically allows only for limited expansion in Sawyers Valley and limited infill and expansion in Chidlow and Wooroloo.

### Conclusion

In conclusion there would appear to be more than adequate land in the Metropolitan Region generally and in the Shire specifically which is suitably zoned for further subdivision. In addition, the Commission is not satisfied that the existing infrastructure and environmental constraints can support the population increases proposed by the amendments.

The Commission has resolved to advise the Minister in the above terms, and to recommend for approval to Amendments 2, 12, 14, 15 and 16 not be granted, and that consent to advertise Amendments 19 and 20 not be granted. The Commission, however, resolved to advise the Council of its recommendation prior to forwarding it to the Minister to give the Council the opportunity to comment further, and this will also be forwarded to the Minister, but should be received no later than 9 October 1997.



CLAIRE KRUMMENACHER  
FOR SECRETARY  
WESTERN AUSTRALIAN PLANNING COMMISSION

12 SEP 1997

**POPULATION PROJECTIONS  
SHIRE OF MUNDARING**

SUBURB	1991 Actual Pop. (1)	2006 Est. Pop. (1)	Final Approvals (lots) (1)(2)	New Townsite Proposals (lots)	Potential Additional Population	Total Potential Population	Preliminary Approvals (6)
Bellevue	778	832	0			778	1
Boya	723	783	2		6	729	3
Chidlow	1811	2098	71		199	2010	92
Darlington	3079	2764	35		98	3177	64
Glen Forrest	2841	2925	56		157	2998	96
Greenmount	3392	3317	52		146	3538	70
Helena Valley	1140	2107	495		1386	2526	555
Hovea	504	542	45		126	630	56
Mahogany Creek	792	965	32		90	882	55
Midvale	951	1044	5		8	959	9
Mt Helena	2447	2599	154		431	2878	303
Mundaring	2111	2868	251		703	2814	433
Parkerville	1426	1713	55	740-100 short stay (4)	2226	3652	211
Sawyers Valley	919	989	23		64	983	56
Stoneville	2129	2227	65	1525 - 225 g.d. (5)	5082	7211	10
Swan View	5116	5707	290		812	5928	39
Wooroloo	237	280	67		188	425	7
Munda i (3)	286	307				286	
<b>TOTAL</b>	<b>30682</b>	<b>34067</b>	<b>1696</b>	<b>2490</b>	<b>11722</b>	<b>42404</b>	<b>25</b>

(1) Census Control Districts aggregated to MPP MLUFS suburbs; ie excludes parts of suburbs in other Shires

(2) From 30 June 1990 to 30 June 1997

(3) Water catchment area

(4) Pt Lot 81 Hidden Valley Road, Parkerville (short stay excluded)

(5) Lot 69 Roland Road, Stoneville

(6) From 30 June 1990 to 30 June 1997

(7) From the Ministry's Research Branch

## SHIRE OF MUNDARING

### ESTIMATED LOT AND DWELLING POTENTIAL FROM VACANT URBAN AND RURAL UNDEVELOPED LAND

Zone	Vacant Undeveloped Land (ha) (1)	Potential Number of Lots	Potential Additional Population
Urban	741	2964 (2)	8299
Rural landscape Living 2 > 4 ha	993	496	1389
Rural Landscape Living 2/4 > 8 ha	810	202	566
TOTAL	2544	3662	10254
Rural Landscape Living 2/4 > 4 ha	1190	397 (3)	1112

1. Estimates of undeveloped land from the Ministry's Research Branch
2. Average lots per acre 4
3. Common denominator of 3, as an estimate of lots not capable of being subdivided to 2 ha. potentially another 546 2 ha lots may be obtainable (1528 potential additional population)