

Ms Alannah MacTiernan; Chairman; Mrs Cheryl Edwardes; Ms Katie Hodson-Thomas; Mr John Hyde; Mr Martin Whitely; Mr Shane Hill; Dr Janet Woollard; Mr Rod Sweetman

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**Division 54: Western Australian Planning Commission, \$84 617 000 -**

Mr Edwards, Chairman.

Ms MacTiernan, Minister for Planning and Infrastructure.

Mr M.L. Harris, Acting Director General, Department for Planning and Infrastructure.

Mr P. Frewer, Deputy Director General, Department for Planning and Infrastructure.

Mr K.A. Stone, Acting Executive Director Maritime Division, Department for Planning and Infrastructure.

Mr B.G. James, Acting Executive Director Metropolitan, Department for Planning and Infrastructure.

Mr M.A. Burgess, Acting Director Transperth, Department for Planning and Infrastructure.

Mr R.E. Carleton, Chief Financial Officer, Department for Planning and Infrastructure.

Mr P.M. Melbin, Executive Director Corporate Management, Department for Planning and Infrastructure.

Mr R.D. Farrell, Policy Officer, Office of Minister for Planning and Infrastructure

Ms MacTIERNAN: There has been a suggestion, Chairman, by the member for Kingsley that perhaps we could do section 54 first. I do not have a particular problem if that is what is preferred.

The CHAIRMAN: Members, it really is your decision. Thank you, Minister. I will put it to the members. Are they happy to deal with 54 first? A consensus of opinion is that we deal with 54. Nobody has a problem with that. We will deal with 54 first. Minister, thank you. I would welcome all those in the gallery as well on my left. Are there any questions?

Ms MacTIERNAN: Yes. If I can make a bit of a general statement first about the creation of the new department, this is the first time that we have had the old Ministry of Planning and the Department of Transport basically fused and, whilst the legislation has not yet been introduced in Parliament that will sort this out in toto, we have at an administrative level moved towards an amalgamation and integration and that obviously has taken a fair bit of effort. I want to acknowledge the work of the officers and the enthusiasm with which they have embraced that task. It is going to make the estimates a little bit different, I suppose, from other years because that matter is still being worked through. We are also, of course, still working through a range of other issues that will be sorted out, we hope, in the next couple of months as the legislation goes through the Parliament, but that is the basic framework, I suppose.

The CHAIRMAN: Thank you, Minister. Members, I will try and ask a question from each side of the table. Obviously enough if there is a reason to follow up on a question, I will allow that to happen as well.

Mrs EDWARDES: Page 923, Minister, actually is the output and appropriation summary. You have the purchase of outputs being output 1, output 2 and output 3, the budget estimate for each of those figures. I wonder if you could provide - and I am happy by way of supplementary information - a full breakdown of that expenditure.

Ms MacTIERNAN: Which figures are these?

Mrs EDWARDES: Output 1, \$5 093, output 2, \$7 978 and output 3, \$54 411.

Ms MacTIERNAN: Can you be a bit more precise in what you are requiring.

Mrs EDWARDES: A breakdown of all the projects that those funds are going to be covering or other aspects. They may not all be projects.

Ms MacTIERNAN: We can give a broad list now to that.

Mr FREWER: The first output includes the breakdown of metropolitan statutory regional planning activities, policy and legislation -

Mrs EDWARDES: Can you give me a breakdown of the figures, please?

Mr FREWER: No, I do not have those. I have the aggregated figures.

Mrs EDWARDES: No, what I would like is a breakdown of the items with the amounts attached to those items, if that is possible.

Ms MacTIERNAN: We will take that on notice.

Mrs EDWARDES: Perhaps, Mr Chair, whilst I am in that area, under Major Policy Decisions on 922 you have a priority insurance dividend. I wonder if you could also outline what are and how that is going to be met. What services or programs are going to be cut in an endeavour to cover that?

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Ms MacTIERNAN: Would you like to comment on that? It is not so much that particular services or programs are going to be cut. To a large extent it is going to be a question of managing the budget better and I think it is a mistake to presume that producing a priority or assurance dividend necessarily means that a service is going to be cut. That is an assumption that you are making that we certainly do not share and to a large extent it will be a question of managing the budget better.

The CHAIRMAN: Minister, I just wonder if the member of Kingsley is looking for a more detailed answer - member for Kingsley I am looking at you - that is probably what you are looking for.

Mrs EDWARDES: The Minister's response on that is fine. They are only very small amounts.

[9.10 am]

Mrs HODSON-THOMAS: Mr Chairman, can I just seek some clarification on that first question the member for Kingsley asked?

The CHAIRMAN: Yes.

Mrs HODSON-THOMAS: Is the Minister going to provide that by way of supplementary?

The CHAIRMAN: That was going to be my next question. Will that be supplementary information, Minister?

Ms MacTIERNAN: Sorry?

The CHAIRMAN: Will that be supplementary information?

Ms MacTIERNAN: Yes, we will provide that by supplementary information.

The CHAIRMAN: You will do so. Member for Perth, could I have a follow-up on that question as well?

Ms MacTIERNAN: In relation to the priority and assurance dividend, some of that is derived from the Coastal and Clean Seas Grant Scheme sponsored jointly by the State and Commonwealth Government amounting to \$1 million a year. A reduction in the State's contribution may lead to a commensurate drop in the Commonwealth contribution.

Mrs EDWARDES: May lead to commensurate.

Ms MacTIERNAN: Drop in the Commonwealth contribution.

Mr HYDE: I am referring to pages 926 and 927 where there are several references to the Liveable Neighbourhoods Community Design Code which I believe has been the basis of an extended tenement period; certainly when I was in local government they were very much aware of it. Is the minister aware of this design code? Can she describe its nature to us? When is the trial period due to conclude and if the Liveable Neighbourhoods Community Design Code is reviewed favourably at the conclusion of the trial, is it likely to receive the Government's continued support?

Ms MacTIERNAN: Absolutely. This particular program has been very successful and in fact recently the team that was responsible for the Liveable Neighbourhoods Community Design Code were awarded an international medal in New York as perhaps the leading proponent of new urbanism. I will get the Deputy Director General Planning to give us an outline of it but basically the aim of this is to ensure that the designs of our new subdivisions and of, I guess, the towns that we are engaging a process of urban renewal have in them a fabric that really allows for maximum community connectiveness. Particularly between the 60s and 90s, much of the subdivisions that we embarked on were not terribly successful in creating a real sense of community. The developments led to a great quantity of social isolation and what the Liveable Neighbourhoods does is try to go back to some of the very early town developments and say, "What do we need to make a neighbourhood a community?" and it is centred around the notion of maximum flexibility of the network, of having a focus and a hub.

The CHAIRMAN: Member for Perth, does that answer your question? I am conscious that we are on a time frame here and the answers need to be kept reasonably short and reasonably succinct. If that has answered your question, we will move on.

Mr HYDE: I think it is getting there but obviously I was looking at a number of specifics, things like sustainability and so on, which I am assuming will be brought up now.

The CHAIRMAN: If we can keep it reasonably brief.

Mr FREWER: The Planning Commission decided to extend the trial period for the design code recently for another two years to enable some of the developments that are at a planning stage to come about on the ground. The focus of it is to really try and improve the sustainability of neighbourhoods by providing more access, better local employment, improved design and getting communities heavily involved in the planning process. There

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has been a range of major charrettes and workshops held throughout the metropolitan area. In fact about a month ago at Butler they focused on a new urban fringe development. There has also been a range of areas looked at within the existing urban form such as at Claremont and Mirrabooka to try and improve the nature and form of suburb and development and they are being implemented both through the Planning Commission and with local authorities with a high degree of community involvement in those processes.

Mrs EDWARDES: If I could refer the minister to page 935, statement of financial performance, you have salaries and allowances there as the very first item and, if you go down to note (a), you have FTEs being eight. If you do a quick division here, that puts the average salary on about \$420 000. It seems to be an underreporting. I wonder if the acting CEOs could identify that and also too, why in these set of budget papers, like most of the other budget papers, there is no reference to a wages policy or parity. Is that not relevant?

Ms MacTIERNAN: Wages policy is across Government.

Mrs EDWARDES: Yes, it is in all other portfolios and agencies and when we get on to planning, under the decisions taken since the State election there is usually a line item for that. There is not one for the Planning Commission and I ask as to the reason why.

Mr HARRIS: The salaries and allowances total includes chairman's salary, sitting fees for non-public sector commission members. The salary allowance for the eight FTEs is around \$416 000 which is an average of about \$50 000-odd.

Mrs EDWARDES: I wonder then, Mr Chairman, if we could not have a breakdown of what is comprised in that figure.

Mr HARRIS: I should point out those FTEs are in the appeals section of the organisation.

Mrs EDWARDES: And the meaning to that is that they are going to transfer?

Mr HARRIS: No, they are just part of the Planning Appeals Committee.

Mrs EDWARDES: I wonder if we could have a breakdown, Minister, of that, and again by way of supplementary information is fine.

Ms MacTIERNAN: Yes. We will give you a general breakdown. We are certainly not going to give you a salary-by-salary breakdown.

Mrs EDWARDES: Chairmen and members, how much they get paid and all the rest of it I think is public information.

Ms MacTIERNAN: Yes, absolutely.

The CHAIRMAN: Minister, can I take it that will be supplementary information?

Ms MacTIERNAN: Supplementary. We will give you the chairman's salary and the sitting fees. Yes, we will give those.

The CHAIRMAN: Thank you.

Mr WHITELY: There are a number of references in 54 to the completion, release and implementation of BushPlan Forever; for example, in division 50 on pages 819 and 820 and division 54 on pages 922, 928, 929 are in division 54.

The CHAIRMAN: Can we just deal with 54 of the statement?

Mr WHITELY: Can the minister for planning report to the Committee on what has been done to date to implement BushPlan Forever and is this the only practical contribution the department and the Planning Commission make to the preservation and enhancement of the environment in this state?

Mr HYDE: A point of clarification: if areas are going across both divisions, surely it would save time if we were dealing at once with those, or do you want the member to come back and ask the same question again when we start on division 50?

The CHAIRMAN: I am in your hands as far as that goes. If there is agreement on that, I am happy to stay with it. If there is disagreement, then we will stay with 54.

Mrs EDWARDES: From experience I think it is far better if we stay with division 54. There is a lot of crossover between planning and the Planning Commission and you might find your answer actually answers it and you do not have to go back to it. I had similar questions on BushPlan.

Ms MacTIERNAN: That is right. I think that if we have already given the answer in 54, when we come back to 50 we will obviously refer to the previous answer that we have given.

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[9.20 am]

The CHAIRMAN: We will stick with 54 at the moment. Thank you.

Ms MacTIERNAN: If I could just give some details of this. The commission has established a fund of \$100 million to purchase additional lands not previously reserved in the Metropolitan Region Scheme over a period of 10 years and acquisitions for Bush Forever are formally commenced during this current financial year. Perhaps if I can give you some idea of what we have purchased to date. In addition to Lake Badgerup, which was purchased for \$2.7 million, we have purchased site 23 at The Vines which was \$900 000 and from the Forrestfield industrial estate we purchased 2.85 hectares and that was for a total of \$2.033 million. We have 8.2 hectares at Mundijong. It was \$280 000.

Three properties were purchased for the Mandurah rail and the widening of Eighty Road at Baldivis to protect basically the Stakehill Swamp and a site was purchased between Wattleup Lake and Banganup Lake in the Beeliar Regional Park and that was another \$242 000. As well as the Bush Forever land we are still purchasing land from the Metropolitan Region Improvement Fund. Generally that is reserve land. Paul, do you want to comment as well?

The CHAIRMAN: Minister, if I could interrupt. Before you do, member for Kingsley, was that a supplementary question that was going to follow through?

Ms MacTIERNAN: We are still answering that.

The CHAIRMAN: Yes, I know but I wanted to make sure the member for Kingsley is not asking a similar question that could be answered by the adviser.

Mrs EDWARDES: I think Paul Frewer is going to be picking up on the \$16 million which is there for the regional land acquisition and following through, but perhaps also too, Minister, whilst you are on the same topic, you could just give us a general view on what is the process now in terms of any changes that have happened since the election as to how BushPlan or Bush Forever is being administered. I thought that the Government was going to be making some changes as to how that was going to be coordinated and assessed.

Ms MacTIERNAN: Paul, can you answer? You can perhaps provide some more information.

Mr FREWER: Within the Ministry for Planning, the office was set up to deal with BushPlan negotiations. A lot of them dealt with land that was zoned and needed to be offset against the environmental values. A lot of those negotiations have been under way and are completed. The EPA has also said that they would like to have a role in assessing those and we are currently negotiating with them on the process to ensure that there is some transparency to that. There is also a view that some of the sites might need to have some more refined site survey work done in order to finalise the boundaries of the conservation areas. Some of these sites are contentious and probably fairly well known, especially in Shenton Park, and that is going through a process which not only involves negotiation but, dare I say it, the courts, and it is providing some excitement. Suffice to say a lot of the sites themselves that have been subject to up-zoning are being dealt with in a systematic way and a lot of those negotiations, as I said, have been completed.

I think the important point is that now the compensation mechanism is starting to come in where land is actually being protected and acquired. The commission is also looking at initiating a major amendment to the Metropolitan Region Scheme in the near future which would pick up the best of the land that needed to be reserved and acquired through public purchase, and that is also being prepared at the moment.

Mr HYDE: No 54, and I refer to page 929. There is a dot point regarding the Lower Great Southern Regional Strategy which is stating that this is initiative 0102. Minister, can you report to us on the purpose of the work that is being done by the department on that particular regional strategy and how it was initiated.

Ms MacTIERNAN: This developed in part out of the Cabinet visit down to Albany. It was quite clear that we had a number of different local authorities within the region and that the planning or the activity that took place in one local authority would deeply affect what happened in the adjoining shires, so it is not possible really to have proper planning, or the planning is going to be confined to a particular local authority. Just as we have a Metropolitan Region Scheme that oversees the development within the metropolitan area and then each of the local authorities within the metropolitan area has its town planning scheme that meshes into the overall metropolitan scheme, the same concept is being applied here now to the Lower Great Southern. I think it is five shires that are included in it and it is an attempt in effect to overcome some of the problems that we have with the proliferation of small country shires by providing a mechanism for an integrated planning approach similar to the Metropolitan Region Scheme.

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I note the Chairman looking with some interest because obviously his area is one of those areas where we have Greenough, Chapman Valley and Geraldton that really do need to be looked at as a whole from a planning point of view because, as I say, the decisions and the developments that occur in one area will very deeply impact upon the other. The other aspect of it too is that this is going to be perhaps one of the first of our region schemes that we develop that will really bring in all the transport planning as well, so this is very much a plan that is acting on our fusion of the various agencies and we will be incorporating all the freight plans, planning for the port, into this regional strategy.

The CHAIRMAN: Was that an integrated question to me? No. Right.

Mr HYDE: To follow up from that, I imagine that with, say, a council such as Denmark which has very good environment policies as part of its overall planning, you would be looking for some sort of consistency among the five.

Ms MacTIERNAN: I think what we have to try to do is to set up an overall framework for the whole region. For example, if someone is going to have a chip mill within his shire and then the logs have to get to that chip mill, that is going to impact on the surrounding shire and the product of the chip mill then has to get to the port. That is going to impact on the adjoining shire. Those decisions have to be made, taking into account the broader region. They cannot be made just solely on the basis of that local shire.

There are some very real problems we have seen, for example, where, when the town and the shire were separated, a decision was made by the shire at the time shortly before the amalgamation to approve a shopping centre right on the boundary of the town and the shire then has the capacity to undermine the proper planning for the town centre, so I think, particularly as we are finding with these towns such as Geraldton, Northam, Albany expanding, becoming more complex, it is making it very problematic to have the planning for those towns separated into their own town planning schemes.

It really does have the capacity to create some very real problems. In Northam, for example, proposals that the town centre has to develop a lot of facilities to cater for developments that might be occurring in the adjoining shires may not necessarily have any capacity to access the rate revenue from those developments in the outlying shires.

The CHAIRMAN: Thank you, Minister.

Mrs EDWARDES: Minister, can I refer you to page 932? Whiteman Park is expected to be transferred to the botanic gardens and on page 932 it identifies some major initiatives which have been done in Whiteman Park during the last year and also proposed for the following year. Is it expected that all this work will be completed before the transfer? When is that likely to take place and, in terms of the area which is likely to be divested because it is no longer required, is that already out in the public arena as a concept plan or in some other form?

Ms MacTIERNAN: No, not at all. These are very early stages. I am not quite sure what the process for transfer has been. I think that we are probably aiming at this not occurring until the next financial year.

[9.30 am]

Mr FREWER: With respect to the capital improvements that need to occur, the Planning Commission needs to have an interest in the land in order to actually spend the money on it, so the planning for it is well advanced at a strategic level and the funding allocation is to ensure that those capital improvements can occur until transfer occurs. There needs to be obviously a transition period over some time to enable that to occur, but equally there is work being done in some of the natural areas of the park which Kings Park and the botanic gardens board would probably take more of an interest in until such time as the overall capital development program is finalised.

Mrs EDWARDES: It is similar to what is happening in the regional parks. In some aspects some of the management may actually be taken over first and foremost.

Ms MacTIERNAN: For strategic purposes, because of the funding arrangements that will take some further time. It is also true, and I think it is important, that the various local park boards have confidence in the botanic parks authority to look broadly at their interests. I think, as you can image, member for Kingsley, there is sometimes a bit of resistance to change and I think it is a question of allowing these local park managers to understand that the botanic parks board is not the Kings Park Board and I think you will see that some of the appointments we have made recently to the botanic parks board have been designed to broaden out its focus. For example, the Araluen Park management will feel more comfortable and more accepting that this is a general parks board, not a reincarnated Kings Park Board.

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Mrs HODSON-THOMAS: Minister, I refer to dot point 9 on page 99 under Major Initiatives for 2001-02, Metro Perth, and also dot point 3 on page 930 that refers to a State Coastal Planning Program and, "The Metro Coastal Strategy will commence". I wonder if we can deal with those simultaneously.

Ms MacTIERNAN: Which was your first one?

Mrs HODSON-THOMAS: Dot point 9, "The Metropolitan Coastal Strategy will commence" .

The CHAIRMAN: What page was that?

Mr HYDE: Page 99, dot point 9.

Mrs HODSON-THOMAS: The second-last one.

Mr HYDE: And page 930, dot point 3.

Mrs HODSON-THOMAS: And then on page 930, "The State Coastal Planning Program will commence". I wonder whether you can clarify that for me and in that can you advise whether there is any funding for storm damage in the case of emergencies. I know in the past it has been dealt with in other areas, but the member for Dawesville has raised this with me and is very keen to know what is available in terms of storm damage.

Ms MacTIERNAN: Storm damage for?

Mrs HODSON-THOMAS: The coast, or is it dealt with elsewhere in the budget papers?

The CHAIRMAN: It is in division 50.

Mrs HODSON-THOMAS: It is in division 50. I will take that up in division 50, but can you deal with those two dot points.

Ms MacTIERNAN: Absolutely. As the member for Carine is aware, we are very much into community consultation -

Mrs HODSON-THOMAS: Yes, I am aware.

Ms MacTIERNAN: - having participated in a number of our very excellent exercises in that regard. In relation to coastal management, what we first of all need to do is determine what is the most appropriate structure for coast management in this State because as you would be aware from Gantheaume Point in the north to Augusta in the south, we have had a series of disputes and community conflict going on in relation to coastal management. What we want to do is to work out the best practice in terms of structures. To that end, we have appointed an independent committee that is chaired by Verity Allan who is a planner and currently with the HIA. I think there are 15 members on the committee. I do not have the full list of them here, but they represent a real cross-section of stakeholders. We have industry people, people from the urban development industry. We have representatives of the Coastal Planning Coalition. We have representatives from the Conservation Council, a marine tourist operator and local government is represented, as well as the regulators.

Their task is to come up with what structures we need to basically put in place to ensure that we get coastal management right, because the interplay that we have at the moment does not seem to be working. Even when we have done an extensive policy, such as the Leeuwin Naturaliste Ridge statement of planning policy, we are not getting good quality outcomes. We are not getting outcomes which the community is happy with so we obviously have to go back to the drawing board and try to get those structures in place.

They have been asked to have an interim report ready by early November with the view of having a final report ready in March next year. We will be conducting a workshop, basically on the interim report, at a major community coastal planning conference down in Esperance in the first weekend in November.

Mrs HODSON-THOMAS: Minister, are you referring to a media statement there, in terms of the make-up of the committee, because I can search for it myself.

Ms MacTIERNAN: Yes, on 21 August 2001.

Mrs HODSON-THOMAS: Thank you, Minister.

Mr HILL: Minister, I refer to pages 926 and 930 of division 54 which refer to the Geraldton Region Scheme and to the Batavia Coastal Planning Strategy, items which affect my electorate. Can the minister, perhaps with the assistance of her planning advisers, report to the Committee on the purpose of these specific plans and what benefits they will bring to the Geraldton region? They are on pages 926 and 930.

Ms MacTIERNAN: We canvassed some of the principles here when we were talking about the Great Southern Region plan. The region scheme is a statutory document that provides mechanisms to implement regional plans,

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including the region plan. As I say, it operates very similarly to the Metropolitan Region Scheme. Treasury has allocated some \$7 million a year from the consolidated fund over the next 30 years to fund the implementation of region schemes. As I say, we have canvassed a lot of those issues in relation to the region scheme. Perhaps I can go on and talk a little more about the Batavia Coastal Planning Strategy.

The CHAIRMAN: Minister, with respect, can you keep it reasonably brief, if you would please.

Ms MacTIERNAN: The purpose of this strategy is to provide a framework for coastal planning and management at both a regional and local level. The cost of the plan has been in part funded by the Commonwealth Government's Coastal and Marine Planning Program. The total cost to date has been \$67 000. The State's contribution has been around \$38 900 and obviously this is going to link in; this work will ultimately link in with the work that has been done by the new Coastal Planning Committee that we referred to in answer to that last question.

The CHAIRMAN: Thank you, Minister.

Mrs EDWARDES: Can I refer the minister to page 924, "Output 1, Statutory Planning", and ask in respect to the housing plan for the Hollywood School site, has that been submitted yet to the Planning Commission and, if so, what is the process that is now to be followed and does that have to go back to Cabinet?

Ms MacTIERNAN: My understanding, on my recollection of that, is that that has gone through the WA Planning Commission and has in fact gone to Cabinet.

[9.40 am]

Mrs EDWARDES: So what happens now? That is then back out to the public or does it have to go to local government?

Ms MacTIERNAN: That process has already taken place and it will be shortly placed before the Parliament as a Metropolitan Region Scheme amendment.

Mrs EDWARDES: Who will manage that? Currently it is still with the Department of Education. Will it be transferred across to Landcorp?

Ms MacTIERNAN: Yes, absolutely. The education department is not in the business of the subdivision of property. I have to say that the previous Government, having made a mess of some of the land developments, went out and did do a good job in starting the community consultation in relation to Hollywood and that has proceeded well and I think has general broad community support.

Mrs EDWARDES: One can always learn.

Ms MacTIERNAN: That is right.

The CHAIRMAN: A back-handed compliment, I think!

Mr WHITELY: I refer the minister to page 922 which makes reference to the need for planning assistance to special localities in Perth including Armadale, and also to division 50, pages 816 and 843, which refer to a total of \$1 million to be spent on establishing an Armadale Planning Authority, with \$750 000 to be spent in this financial year. Can the minister tell the Committee why the Government has allocated this money and what it hopes to achieve with that expenditure?

Ms MacTIERNAN: As the member for Roleystone, I presume you are interested particularly in the Armadale one, rather than the Mirrabooka or the Clarkson projects, although we could talk about those.

Mr WHITELY: Certainly.

Ms MacTIERNAN: It is an interest, interestingly enough, that I share with you, member for Roleystone, but I think it is true that Armadale, like many of the other outer metropolitan areas, has really not perhaps proceeded in the way that had initially been hoped. The Armadale town centre has really gone through a period of decline and it is quite unfortunate that what has in fact happened in the south-east corridor has led really to a major distortion of growth within the metropolitan area. The south-east corridor, although there is a plentiful availability of land, really has not gone ahead because there has been basically a sense of decline. There has been a lack of and indeed in some respects a reduction in public capital and, following that, private capital.

What that has meant is that the low standing and status of the area has meant that the cost of subdivision exceeds the cost that one can actually attract for the purchase of a block, so although there is plenty of urban land zoned, it is actually not economically feasible for the land to be subdivided. You have in fact this continuing spiral: because there is no growth or very little growth in the area, there is even a greater requirement of capital. I have to say the problems have been exacerbated by a very huge expansion of the Cannington area, an expansion that I

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understand was not recommended by the WA Planning Commission. We have had a very grave distortion of the growth within the metropolitan area and so it is really important that we now come in and use some public infrastructure and public expenditure to leverage off to get proper development of both Armadale and Gosnells. We are focusing very much on the redevelopment of the town centre of Armadale

Can I say, even since we have announced this redevelopment authority, we have seen very positive results. There is a lot more investor interest in Armadale now. We have lots of the land-holders coming forward, now being prepared to invest, and various businesses such as Harvey Norman and a range of other big box operators that are now indicating some confidence in Armadale and wanting to locate there, so I am optimistic that we are going to be able to stimulate that critical mass to get the town centre up and running and get a decent range of business activity, of job opportunities, and combine with that some really state-of-the-art planning, incorporating very much the Liveable Neighbourhoods concepts that the member for Perth is so interested in.

Mrs EDWARDES: Minister, can I again refer you back to page 924 which is the output 1 on statutory planning and refer to the police academy site at Maylands? In an answer to a question number 348 on notice you identified that there were going to be further studies undertaken by the Ministry of Planning. The result of public consultation with local residents and the wider community would then depend upon the development of the site. Could you please update us again as to where that process is now? Has that further information been sought? Has the further public consultation taken place and did the EPA make its recommendation or is that on hold pending this further development by the commission?

Ms MacTIERNAN: What has happened, member for Kingsley, is that we have in discussion with the WA Planning Commission recently terminated the Metropolitan Region Scheme amendment process that was under way. We have withdrawn that now and instructed the commission that it is the Government's intention to withdraw that, so we basically need to go back to the drawing board. These things really need to be properly managed. I think the previous Government had a spectacular lack of success in a couple of them such as the Leighton marshalling yards. Some they then learnt and did well such as the Hollywood High School site and I think we have to do the same sort of thing here out at Maylands.

Because of the way the process was managed, there was a great deal of conflict within the local community about it and it really is very much a matter of going back to the drawing board, setting out some parameters of what we might need to be able to gain from the sale of that site to inject into the police budget, because these are community assets - they are not just assets for that local community - so setting out some financial parameters and then sitting down with the community and saying, "This is the outcome that we need." In terms of a financial return how can we now go about designing what we do on this site that gives the local community what they want, but then gives the broader community a decent and fair return on that asset?

Mrs EDWARDES: Do you have a time frame for that?

Ms MacTIERNAN: Not at this stage, no.

Mr HYDE: Just a point of clarification on that: at 924 we have a specific question regarding the Maylands police academy site. I cannot see where on page 24 that fits into the budget.

Mrs EDWARDES: It is a commission decision, I presume, and please correct me if I am wrong, under that output.

Ms MacTIERNAN: It is probably exceeding the licence a little, but we were happy.

The CHAIRMAN: The minister was happy to answer the question and I will accept that.

Mr HYDE: Obviously for our questions in terms of where the boundary is.

Dr WOOLLARD: Minister, on page 932, "Major Initiatives for 2001-02, Metropolitan and Country Region Schemes," could the minister please identify which properties are for disposal and which are currently reserved under the Metropolitan Region Scheme?

Ms MacTIERNAN: Which dot point is this?

Dr WOOLLARD: This is the first dot point under, "Metropolitan and Country Region Schemes, disposal of surplus properties reserved under the Metropolitan Region Scheme."

Ms MacTIERNAN: Members, I do not think that that refers to Duncraig House. In fact, I can almost assure you that it does not refer to Duncraig House.

Dr WOOLLARD: And the lowlands? I am also concerned about the lowlands.

Ms MacTIERNAN: Can I just explain to you that Heathcote Hospital site is in the ownership of the health department, I understand. Sometimes the commission acquires properties, say, land that was acquired for the



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construction of the Northbridge tunnel or its predecessor, basically road reserves that were created over time and properties that were acquired in order to facilitate that. Then either the road is developed or not developed and then there is land that remains and that land then is disposed of. That is a constant process of reassessment, particularly of road reserve land, and the sale of that land that is not required.

[9.50 am]

Mr FREWER: There is a list of examples there. I think the other issue is that from time to time the commission buys land, say, for river foreshores or other environmental purposes. Only part of that land may be required for that purpose and the part that is required for wetland protection or foreshore protection may be excised and the remainder sold off. Those issues usually arise from more detailed planning rather than having an explicit program of properties, but, as the minister said, the issues relating to land disposal relating to road reservations is actually an important -

Dr WOOLLARD: I thank the minister. I obviously was concerned about the areas in my electorate, Duncraig House and the lowlands.

Mr HYDE: Can I just get some indication how much longer we will be on 54? I have a lot at 50.

Mrs EDWARDES: I have another couple of questions.

Mrs HODSON-THOMAS: I just wanted some clarification. Are we able to get that information supplementary in relation to the properties or land that is going to be disposed of, Minister?

Ms MacTIERNAN: A question on notice?

The CHAIRMAN: If the member for Perth will just bear with me for a moment, member for Carine, what are you actually asking for? Supplementary information?

Mrs HODSON-THOMAS: 932, the question that the member for Alfred Cove asked in relation to dot point 1 under, "Major Initiatives for 2001-02, Metropolitan and Country Region Schemes", the disposal of properties. Is it possible to have that information by supplementary?

Ms MacTIERNAN: No. We can put it on notice.

The CHAIRMAN: I want to get this quite clear, Minister, because obviously for the record we have to get that right. You will take it on notice?

Ms MacTIERNAN: Yes. I want to be realistic about the amount of information we can provide.

The CHAIRMAN: So it will not be supplementary information.

Ms MacTIERNAN: We will put it on notice, yes.

Mrs EDWARDES: It is most unusual, though, I must admit. As a minister in eight years I attempted to provide the majority -

Ms MacTIERNAN: Yes. I am just a bit concerned, because of the detailed nature of all the stuff that you are requiring, I do not want to create an unachievable burden when you are looking at things that will go into hours and hours of research.

The CHAIRMAN: Minister, I accept your answer. What I need to do is refer to the member for Carine. The member will need to lodge that question on notice with the Clerk's office, so we have got that quite clear. I just wanted to make sure of that.

Mr HYDE: Can I seek clarification on that? Is this disposal of every piece of land under the Planning Commission?

Mrs HODSON-THOMAS: No. Approval for acquisition of new properties and disposal of surplus. All I am after is the disposal of surplus property.

Mr HYDE: My question is also on page 932, the final dot point regarding the management plan for the "Island" at Ascot Waters and continue capital development including development of the Black Swan breeding habitat. Obviously from a planning point of view I am interested in the Black Swan breeding habitat. Obviously that is being planned in a number of other areas and I guess I am hoping that what is planned at Ascot could perhaps be the template for other areas along the Swan in terms of integrating planning with our environmental policies to get all black swans back onto the Swan.

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Ms MacTIERNAN: I will perhaps ask Paul Frewer if he can answer that for us, but I just hope that these black swans do a bit better than the white swans do down in Hyde Park where they get a bit of a hard time from some of the locals.

Mr FREWER: The Ascot Waters development was a result of a joint Government and private enterprise that led to basically an award-winning development on the Belmont foreshore and the development of the island was part of the environmental works that were required to rehabilitate the site. The island itself has a number of characteristics. It has a very broad foreshore area and one of the proposals there is to develop a plan which will look at the reintroduction of black swans, including its nesting habits, into that riverine foreshore area. That will be done in conjunction with local community groups and environmental interests in the area.

Mrs EDWARDES: If I could have the minister's indulgence again and refer to page 924 and Statutory Planning, there is no line item dealing with expenditure, but expenditure does have a role to play and it will give the minister another opportunity to belt up the former Government and tell us how consultative she is.

Ms MacTIERNAN: The member knows me. I have never -

Mrs EDWARDES: The Scarborough Beach High School, Minister. Can you update the House with where this proposal currently is? What role does the Planning Commission still have to play? Has a proposal formally been resubmitted back to the local council?

Ms MacTIERNAN: As I understand it, the local authority has developed a town planning scheme. It has approved a town planning scheme. That town planning scheme obviously then goes through the WA Planning Commission and comes to me for approval, but it has been approved. There is no requirement now for a Metropolitan Region Scheme amendment because that was done under the previous Government.

Mrs EDWARDES: It is still to go to the commission, though, and then to you to sign.

Ms MacTIERNAN: Yes, as any town planning scheme would.

Mrs EDWARDES: Do you have a time frame on that? It must be imminent.

Ms MacTIERNAN: It has gone through council. We would be waiting for it to come from the Planning Commission. Do you have any idea, Paul, where it is?

Mr FREWER: No, I am not sure. It is up to the local authority to initiate -

Ms MacTIERNAN: As I understand it, the local authority has actually done that and it should be with the commission. It certainly has not come to me as of yet.

Mrs EDWARDES: Can I just extend that? The right of way that is there. Would that have been done as part of all of that?

Ms MacTIERNAN: The right of way?

Mrs EDWARDES: Yes. There is a right of way that was in the middle of all of that land. Has that been dealt with as well at the same time? It needed to be closed and/or its status changed because it was -

Ms MacTIERNAN: We will be waiting obviously until we see the town planning scheme that has been initiated by the local authority. Presumably they are doing that level of detail.

Mrs EDWARDES: I wonder if you could put a note back by way of a supplementary note as to what has happened to that right of way.

Ms MacTIERNAN: Yes.

Mrs EDWARDES: Thank you, Minister.

Mr SWEETMAN: Minister, I want to refer to page 922 and dot points 6 and 8. The comment there is, "Continuing arrangements with the Department of Conservation and Land Management for the preparation of Management Plans" and then ultimately "the transfer of the ownership and management of regional parks". I want to see what part the Planning Commission plays in the excisions or resumptions of pastoral lease areas. As you would be aware, CALM has a program that has been funded fairly handsomely over the last two or three years to acquire all the pastoral leases to develop these high conservation areas.

Ms MacTIERNAN: Yes.

Mr SWEETMAN: Does that fit under the definition of the parks? There is constant reference to parks.

Ms MacTIERNAN: I do not think it does, does it?

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Mr FREWER: No. The first part of the question was relating to regional parks in the Perth metropolitan area which are being transferred to CALM progressively as regional parks and they include areas like Herdsman's Lake, Canning River, Yellagonga, Rockingham Lakes, Beeliar and those sort of parks. The pastoral land acquisition program is being handled through the Department of Land Administration, as a separate issue with CALM. The pastoral leases themselves are under DOLA and the Land Administration Act, rather than under the Planning Commission Act.

Ms MacTIERNAN: Perhaps I can point out to the member for Ningaloo why this is. It is largely to do with sources of funds. The reason why a lot of these parks are in the possession of the WA Planning Commission is because they were purchased through the Metropolitan Region Scheme Improvement Fund. They then go into the ownership of the Planning Commission. We are trying to rationalise that and say that we have acquired them using that fund, but then the ongoing management is not really the job of the Planning Commission. It needs to go over to CALM.

The pastoral leases are not being purchased out of that fund obviously. They are being purchased directly out of moneys provided through the CALM budget, so there is no issue of it being acquired by one body and then actually having to be passed over to another body for final management. I understand that DOLA is actually applying this but actually it commenced with CALM to transfer anything. As I say, some of the payments are very handsome. I will be a bit harder on the pastoralists I think.

The CHAIRMAN: Are there any other questions?

[10.00 am]

Mrs EDWARDES: Mr Chairman, I only have a couple more, if there are no further questions from anybody else. At page 929, Minister, under "Major Initiatives For 2001-02, Metropolitan Perth", the fifth dot point down refers to the MRS amendment for the Gnangara groundwater mound. We have been expecting that for quite some time, even though our Government - it was one of those initiatives we were going to do last year. I wonder if you could give us a time frame on when Parliament can expect that amendment.

Mr FREWER: The final report of the Gnangara land use and water management strategy was released in December last year. The preparatory work for the amendment is still under way. It is quite complex and it includes not just the metropolitan region but also will affect parts of the shire of Gingin to the north. Setting the final boundaries has actually been quite important. There is some more work going on to refine those boundaries. The report can then be initiated through the commission and then will come to Parliament through the process.

Mrs EDWARDES: So it is more than likely going to be next year, rather than this year at this stage?

Mr FREWER: By the time the final amendment is through, it will be probably the end of next year.

Mrs EDWARDES: Page 933, Port Catherine - \$12 million - under "New Works". I wonder if you could identify for us what that is going to be used for.

Ms MacTIERNAN: There are two major items as I understand it. One is the remediation work that needs to be undertaken. This is an old industrial site and there is substantial remediation of the land area I understand.

Mr FREWER: The groundwater is also contaminated, so there is work going on in that area.

Ms MacTIERNAN: There is also a road realignment to facilitate the redevelopment. It is like many of the sites where we are seeking to remove the contamination and then ultimately subdivide that and make that into a thriving seaside village.

Mrs EDWARDES: Thank you, Minister. I have two more questions. On page 926, the R codes. It is understood that they are going to go back up as a draft again. Do you have a time frame?

Ms MacTIERNAN: Yes.

Mrs EDWARDES: When and for how long?

Ms MacTIERNAN: I have recently advised the local authorities. Perhaps I can go back so that the members understand it. The previous Government initiated a review of the R codes. That is the residential building code. It went out for review I think at some time last year. There was a great deal of concern about the R codes. There was a complaint in particular that whilst they might be appropriate for the newer areas, they had the capacity to reduce very substantially the control that local authorities had in built-up areas, already built-up areas, to control their environment. In particular I think it would be true to say that the leafy western suburbs were those that were most concerned. It was not exclusively those, but certainly the western suburbs were the most concerned

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about the lack of control that they would have over the future character of their environment as a result of these new R codes.

There was a whole range of things in terms of basic removal of requirements for setbacks, a lot greater flexibility for development and a lot of removal of discretions. We indicated very early on that we were prepared to substantially reconsider some of those areas. As a result of that, I think there were something like a hundred submissions on these R codes - very detailed submissions. There has been an extensive rewrite. Many of the councils had actually urged us to abort the whole R code review process and start again and we said, "No. These things are very time-consuming. There is a lot of good in the original draft. We do not want to waste all that work."

What we undertook to do was that when we did the rewrite, because the rewrite was so extensive, we would go back to the community obviously for a lesser period. From memory we have given a couple of months - that is my recollection now - for the community -

Mrs EDWARDES: Is it going to be advertised publicly?

Ms MacTIERNAN: Yes. It has gone out. There are bulletins that have gone -

Mrs EDWARDES: I missed the notice.

Mr FREWER: It is being released in the next couple of weeks I think.

Ms MacTIERNAN: I am sorry. I have signed it all off two weekends ago.

Mrs EDWARDES: It is being advertised when?

Ms MacTIERNAN: In October.

Mrs EDWARDES: The last question from me, and it is a dorothy dixer, Minister. On page 929 under "Research", the first dot point, the research that was done in terms of population projections - is that document public? Has it been tabled in the Parliament and can we access a copy please? I think that would be valuable information for all members.

Mr FREWER: Yes, the document is currently available. It has got the State's population forecasts, labour force forecasts and employment forecasts up to the year 2030 by local authorities. That information I think is also on the Web site.

Mrs EDWARDES: I could not pick it up off your Web site but I will go back to that. Thank you.

Ms MacTIERNAN: It is very important work obviously for local authorities and for the State Government indeed in their planning for infrastructure of all types.

Mr HYDE: Is that the one that Minister Kierath launched?

[10.10 am]

Mr FREWER: No. This is actually a statistical publication which looks at population projections by age and by sex. There are also labour force projections in it also covering the whole state. It was a report called West Australia Tomorrow.

Ms MacTIERNAN: We are not quite clear to what extent we factored in the new impacts of migration. That could be out a bit.

Mr SWEETMAN: Minister, you can choose to answer this or not, but I can link it to a dot point on page 922, the first dot point in fact - the framework for future planning of the State. It is a question I wanted to try to develop in my first question in relation to what is going to happen I guess within shire district plans or town planning schemes but particularly in relation to coastal areas that are already coming under coastal strategies and things like that. I take as an example what happened in Exmouth on the west coast where those units have been built up on top of that hill - an absolute planning disaster. The minister called it that when it happened, but the shire had the authority to do that

We now have a similar situation likely to develop down on Warra Station where there has been an application to build basically three houses which connect very directly to the foreshore, to the coast on Warra Station. I have seen the EPA about that. I am just wondering what position the Planning Commission will take in relation to developments like that?

Ms MacTIERNAN: If I go back to that earlier answer that I gave, this is the task which we have charged our Coastal Planning Committee to deal with. We are not asking this Committee to come up with an actual policy for all of the coastline. What we are saying is, "What is the structure? What is going to be the interrelationship?"

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What is going to be the interrelationship between a local authority town planning scheme?" In some of these areas, they do not actually even have town planning schemes over these areas. "What is going to be the interrelationship between that and the WA Planning Commission and any other body that might be relevant?" We are actually trying to get that framework sorted out because it has not been sorted out.

We have got pockets obviously where there has been more concentration of activity. Down in the Leeuwin-Naturaliste Ridge, for example, we have a statement of planning policy. You are supposed to have your town planning schemes compatible with the statement of planning policy, although it has created more arguments and disputes than it has actually resolved. We have got to get that structural stuff up. We do not quite know the answer yet but that is what we are very, very desperately working on because it is a real problem - what we do, for example, along the coast generally from Maud's Landing up to Exmouth. Do we try to do the same sort of thing? Do we have nodes of development and say that in these other areas we are going to have either no development or much more low key development.

As you would be aware, there is an enormous array of usages up and down that coast, a lot of them not entirely falling within the law and a lot of environmental consequences occurring because of the influx of people up and down the coast -and we have got to manage it. It has been basically allowed to run free but I think now the intensity of the use is such that it is really having an impact on the viability. You have got a lot of these pastoral leaseholders at the same time who are wanting to make a quid from running basically tourist operations on their pastoral leases.

Mr SWEETMAN: Tourist operations and also trying to position themselves to acquire a piece of land freehold on leasehold land.

Ms MacTIERNAN: I would be very interested in your views on this issue.

Mr SWEETMAN: My views are that what is happening on Warra should not be happen. Clough should not have built the mansion where it built the mansion. Ningaloo should not as part of the buy-back of the pastoral lease be granted 600 hectares of freehold land. It is just unacceptable. Perhaps it is the socialist in me but those things are planning issues. The whole issue seems to be running away quicker than the Planning Commission can sort of man up on all the interests, particularly the vested interests in play, that are properly planning issues.

Ms MacTIERNAN: As one of my mini roles, I have a responsibility for pastoral lands as well. These are issues that I think we have to resolve. We have the pastoral land-holders wanting more security of tenure and I think in the process of those deliberations and negotiating that sort of the thing, we have to work out how we do it because there are many people who would argue that it is unfair that because they have a pastoral lease there, they should have first bite of the cherry. On the other hand, although it is a pastoral lease, they feel - particularly if they have been there for generations - that it is their land and they should be allowed to participate. These are very challenging issues that we have got to work on. We are certainly going to have a seminar on these issues with the pastoral land people themselves, but in relation to that the interplay between tourism, coastal management and the pastoral lessees, I would be very interested. If you would like to be involved in the broader process, we will willingly get you involved in that.

The CHAIRMAN: Minister, however, I think we have slightly moved away from the matters relating to expenditure. I did let that go forward a little longer but I am sure the member for Ningaloo will be happy to liaise with the minister and I am sure you will happily liaise with him. Do I have any further questions on division 54? Members, I just point out to you we put the question and you vote on it in the affirmative. You will not be able to come back to division 54. There will be no further questions on division 54.