

CHINA GREEN, SUBIACO

359. Hon SIMON O'BRIEN to the parliamentary secretary representing the Minister for Planning and Infrastructure:

I gave notice of this question yesterday under standing order 125.

- (1) Has the minister and/or the Subiaco Redevelopment Authority received correspondence from a residents' association styling itself the Subiaco China Green Action Group?
- (2) When was correspondence received and when will it be responded to?
- (3) Is it true that the SRA is now pursuing a plan for Subiaco China Green that is radically different from the 2004 concept plan?
- (4) What are the essential differences between the two plans?
- (5) Is it the truth that the honouring of the original plan was a condition of the sale of land by Subiaco City Council to the SRA?
- (6) Now that the minister is aware of the extent of opposition from local residents to the SRA's current development plans, which vary dramatically from those originally agreed, will she direct the SRA to cease implementation of the latest plans pending consultation with the community and Subiaco City Council; and, if not, why not?

Hon SALLY TALBOT replied:

On behalf of the parliamentary secretary representing the Minister for Planning and Infrastructure, I thank the member for some notice of this question. The minister has provided an answer in the following terms.

- (1) Yes.
- (2) The minister received a formal submission from the Subiaco China Green Action Group on 19 March 2008. The SRA received the same submission on 16 and 17 March 2008. The SRA acknowledged the submissions and thanked representatives from the action group for their feedback, informing them that their comments would be considered. Both the SRA and the minister received further correspondence from the Subiaco China Green Action Group dated 31 March 2008, which will be responded to shortly.
- (3) The focus of the SRA is still clearly on the mixed use transit-oriented development close to public transport. The current plan for China Green sets higher standards of environmentally sustainable development as required under a contract of sale with the City of Subiaco. The current plan is better aligned with Network City, which was formally adopted as government policy in November 2005, and addresses the need for more transit-oriented development, housing and stability. The SRA aims to set a nationally recognised standard of excellence with this development and intends it to be an exemplar of high quality medium density development that will help to address the major challenges of climate change. The old plan is now five years old and did not take into account WA's present and ongoing strong economic and population growth. The new plan reflects the high population growth predictions for Perth over the next decade and the resulting housing affordability and housing diversity issues facing Perth. Between 2006 and 2031 the number of lone person households in Perth's inner city is expected to increase by 44 per cent. This is the largest increase of all household types in Perth's inner city. This is equivalent to 50 per cent of total growth in private occupied dwellings over that period. There is also recognition of the increased demand for office space in Perth and the areas around the city close to public transport.
- (4) The February 2004 concept plan indicated 105 dwellings and about 20 000 square metres of commercial floor space within generally three to four-storey buildings. The China Green plan indicates up to 330 dwellings and up to 55 000 square metres of commercial office mixed use floor space. This equates to approximately R80 across the whole site, the same as the existing Station Square development in Subiaco. Under the current proposal, the edges of China Green will have three storeys to integrate with the existing residential areas and will graduate to five storeys in an area surrounded by built form of similar heights. On Hay Street the plan envisages that up to six storeys could be developed for commercial office and residential uses, with an option for one site fronting the Hay Street and Roberts Road corner commercial areas to have a 10-storey element set back from the street. This would be comparable in height but not in bulk or scale with the close-by King Edward Memorial Hospital for Women.
- (5) No. The condition of sale contemplates changes to the February 2004 plan provided that the changes would be beneficial to the agreed environmental objectives of the SRA and the City of Subiaco. The

contract required SRA and the City of Subiaco to create a model precinct with a new level of environmentally sustainable development for the Perth metropolitan region. The contract also provides that the China Green subdivision and redevelopment will be generally in accordance with and no more intensive in scale than proposed on SRA's concept plan dated 2004 unless with the written agreement of the City of Subiaco. Such agreement is not to be unreasonably withheld where it can be established that an increase in intensity would be beneficial to the agreed environmental objectives of the parties.

- (6) The minister is aware of opposition from a number of local residents who have expressed concern on a number of elements but not all have expressed concern with the concept as a whole. It is incorrect to imply that the concept plan was an agreement. The SRA is conducting an orderly planning process under its act, and that process is not concluded. The consultation period closed on 29 February 2008 and the Subiaco Redevelopment Authority is reviewing all the comments received as part of the next stage of planning for the precinct. Once the SRA has formed a position on all the feedback, it will refer the China Green precinct plan and draft design guidelines to the minister as required under the SRA's legislation for her consideration.