

LEGISLATIVE COUNCIL
Question Without Notice

Tuesday, 29 October 2019

C1381. Hon Tim Clifford to the Minister representing the Minister for Planning

I refer today's WAToday article, 'Conflict of interest claims hit embattled Perth Hills development', and I ask:

1. How does the Minister plan to ensure the conflict of interest between the WA Planning Commission chairman David Caddy and the North Stoneville development is managed?
2. Will the Minister please table all correspondence regarding the North Stoneville Development between her office, Nigel Satterley, the Anglican church, and WA Planning Commission chairman David Caddy since March 12, 2017.

Answer

1. Strict protocols govern conflicts of interest and ethics for all public officials, and the Minister is confident that Mr Caddy appropriately manages any potential conflicts of interest in accordance with these protocols.
2. There has been no correspondence to the Minister for Planning from the Anglican Church or Nigel Satterley.

I table the attached correspondence from the Satterley Property Group which is the only correspondence they have had with the Minister for Planning's office on this matter.





Minister for Transport; Planning

Our Ref: 72-16789

Mr Ray Stokes
[REDACTED]

Dear Mr Stokes

SHIRE OF MUNDARING - PROPOSED NORTH STONEVILLE TOWNSITE DEVELOPMENT

Thank you for your email of 7 January 2019 regarding the above matter.

I have been advised that the Shire of Mundaring has recently advertised the proposed amendment to the North Stoneville Structure Plan 34 (Structure Plan) to facilitate the North Stoneville Townsite. I am also aware that the Save Perth Hills group is opposed to the proposal.

I understand that a Stoneville Technical Advisory Group was initiated to respond to matters raised by the Shire and the Department of Planning, Lands and Heritage including bushfire and environmental protection, wastewater management and other planning requirements. It is my understanding that the Structure Plan was prepared based on this consultation process and the design considered the local context of the Perth Hills. I trust this process was of assistance.

Although I will not be involved in the determination of the Structure Plan, I appreciate that information has been prepared to keep the community informed of the proposal.

Having regard to all of the above, I respectfully decline your request to meet at this time. Nonetheless, I thank you for raising this matter and should the need arise, my office will be in contact.

Yours sincerely

**HON RITA SAFFIOTI MLA
MINISTER FOR PLANNING**

14 FEB 2019

Nettleton, Katy-Jane

From: Ray Stokes [REDACTED]
Sent: Monday, 7 January 2019 10:29 AM
To: Saffioti, Minister
Cc: [REDACTED]
Subject: HPECM: North Stoneville Townsite - Save Perth Hills Campaign
Attachments: North Stoneville information brochure _web.pdf; North-Stoneville-FAQ-for-Local-Structure-Plan-advertising-period-January-2019.cleaned.pdf; North-Stoneville-Timeline-January-2019.pdf

This email's attachments were scanned for potential threats.

Click [here](#) if the original attachments are required (justification needed).

Dear Minister Saffioti,

We are writing to you regarding the recent media campaign launched by the Save Perth Hills action group against Satterley's proposed new North Stoneville Townsite development in the Shire of Mundaring.

As you may be aware, our Local Structure Plan (LSP) for the new North Stoneville Townsite is currently being advertised for public comment by the Shire of Mundaring. The Shire will be making a recommendation to the WA Planning Commission which will make the final determination on the LSP.

The advertising is generating social media discussion and a petition has been started on change.org by Save Perth Hills (SPH), opposing the North Stoneville Townsite. A media event organised by SPH was televised on the Channel 7 programme Today Tonight last Wednesday 2 January 2019.

We are concerned at the apparent misinformation and misconceptions regarding the proposed development in some of the social media comments. In particular, it is claimed that the proposed development will result in suburban-style high density development like some estates on the coastal plain which is not consistent with the character and lifestyle of Hills communities. It is also claimed that the proposed development will expose future residents to bush fire risk in an area which is bush fire prone.

Whilst the LSP does not require your approval as Minister for Planning, we are aware that members of the public may contact you to seek your support and we are, therefore, keen to ensure that you are fully informed on the proposed development. We have also written similarly to Jessica Shaw MP, Member for Swan Hills.

The site of the proposed townsite development was zoned for Development in 1994 and is a key component of a long standing State and local government strategy to avoid the fragmented subdivision of rural landholdings in the Shire into rural-residential blocks which are not easily serviceable and inefficient in the use of land. Instead, the strategy is to concentrate growth into distinct townsites including the new townsite proposed at North Stoneville. A LSP was previously approved by the Shire of Mundaring and WA Planning Commission in 1999 but development has been delayed pending provision of a wastewater

scheme which has now been resolved. The current LSP updates the previously approved LSP to reflect contemporary policy and practice including bushfire mitigation and environmental management.

A great deal of consideration has gone into the planning and design of the proposed townsite to ensure it is in keeping with the character and lifestyle of traditional Hills communities.

The LSP is based on walkable villages which respond to, and reflect, the natural features and conservation values of the site. A Transect Design Guide, based on the traditional structure of country townsites, will be used to determine lot sizes and housing densities, as well as the design and construction of streets, landscaping and public open spaces.

The LSP proposes 1410 lots down from the 1700 lots proposed in the previous LSP. The proposed density of development is 5.8 dwellings per urban hectare well below the typical 15 dwellings per hectare for developments on the coastal plain. The proposed development will provide a wide range of lot sizes and housing choice, with lot sizes range from compact lots of around 350m² in the village centres, suitable for small households including seniors and downsizers seeking a low maintenance block, to 2ha lifestyle lots on the periphery of the townsite. The majority of the lots (78%) are 800 -2,000m².

Around 100ha of existing good quality vegetation will be retained in a 100ha woodland conservation area and a further 45ha will be set aside as public open space. The proposed public open space incorporates Aboriginal heritage sites along the watercourses and creek lines consistent with a current approval under the State Aboriginal Heritage Act.

The proposed townsite development meets all the requirements of State Planning Policy regarding planning in bushfire prone areas. The LSP has been prepared in consultation with the State's Department of Fire and Emergency Services and we believe represents best practice in bushfire prevention and mitigation through provision of multiple points for emergency access, protection of homes through low fuel asset protection zones, designation of building envelopes, and management of the conservation area and public open spaces to reduce fire risk.

Overall, we believe the proposed development will reduce bush fire risk and improve bushfire management in the area by reducing the fuel load through the clearing of degraded vegetation, the provision of reticulated water services which can be used for firefighting, and improvements to road access for emergency firefighting.

Satterley is committed to engaging the local community and has worked with the Shire of Mundaring to design a community that is responsive to the character and lifestyle of the hills. In preparing the proposed LSP, Satterley organised a community engagement workshop which included 35 representatives from 25 different community groups. Satterley has also briefed the Shire Council on the development on two occasions and met with the local Rotary Club. Coinciding with the commencement of Local Structure Plan advertising, Satterley held a Community Information Stall at the Mundaring Rotary Markets on 9 December 2018, at which conversations with the many locals we met were very positive and beneficial.

In undertaking our community engagement, we are also committed to ensuring information about the proposed development is factual and provides a platform to discuss any questions.

The following additional information and quick-reference documents may also assist you.

- LSP and associated documents - electronic copy available under the Public Notices section of the Shire of Mundaring website. Hard copies available at the Shire council office, Albert Facey Library

(Mundaring) and Katharine Susannah Prichard Library (Boya). Advertising period for public submissions closes on Thursday 10 January 2019.

- Brochure - electronic copy attached. Hard copies are available at the locations above, and were available at our Community Information Stall in December.
- FAQ - electronic copy attached and available on our website (see below).
- Timeline - attached. The timeline is also included within the brochure document.
- Website - documents, links and contact information are available at www.northstoneville.com.au

We would be pleased to meet with you to brief you on the proposed townsite development at your convenience. Alternatively, to provide you with any further information or clarification by email or over the phone.

In either case, please do not hesitate to contact me by email or by phone on [REDACTED] or [REDACTED]

We are naturally keen to ensure the LSP receives fair and objective consideration based on the facts and merits of the proposals.

Kind regards,

RAY STOKES RPIA (LIFE FELLOW) LFPIA, CPP
Executive Manager, Planning



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